Rezoning Application:

RZ-STD 23-0792

Zoning Hearing Master Date:

September 18, 2023

BOCC Land Use Meeting Date:

November 07, 2023



Development Services Department

1.0 APPLICATION SUMMARY				
Applicant:	Jon W. Berry			
FLU Category:	RES - 1	The state of the s		
Service Area:	Rural			
Site Acreage:	20.12			
Community Plan Area:	N/A			
Overlay:	None	RECORD TO THE PARTY OF THE PART		

Introduction Summary:

The applicant is proposing to rezone the subject parcel from ASC-1 to RSC-2 for approximately 19 single-family lots.

Zoning:	Existing	Proposed	
District(s)	ASC - 1	RSC - 2	
Typical General Use(s)	Agricultural, Single-Family Conventional	Residential, Single-Family Conventional	
Acreage	20.12	20.12	
Density/Intensity	1 DU per GA/ FAR: NA	1 DU per GA/ FAR: NA	
Mathematical Maximum*	20 units / FAR: NA	20 units / FAR: NA	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	ASC – 1	RSC – 2	
Lot Size / Lot Width	43, 560 Sq Ft/ 150'	21,780 Sq Ft/ 100'	
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50' Buffering:	Front: 25' Side: 10' Rear: 25' Buffering:	
Height	50′	35′	

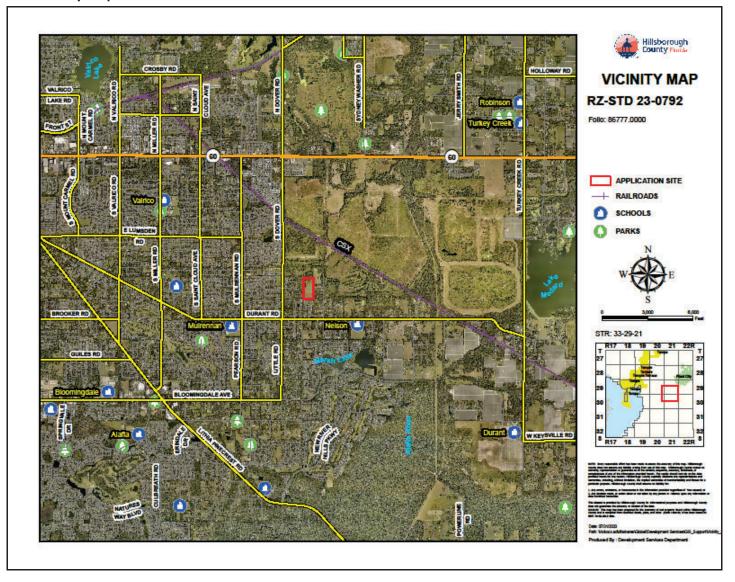
Additional Information:			
PD Variation(s)	None requested as part of this application		
Waiver(s) to the Land Development Code	NA		

Planning Commission Recommendation:	Development Services Recommendation:		
Consistent	Approvable		

Case Reviewer: Carolanne Peddle

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



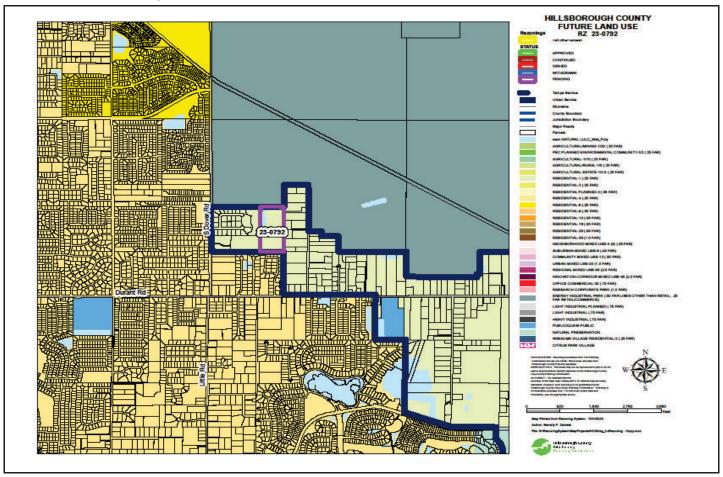
Context of Surrounding Area:

The site is located in an area which is comprised of a majority single-family residential uses with ASC-1, RSC-2, RSC-4 and a Planned Development to the north approved for an energy industrial park. A portion of the western property line abuts a vacant residential lot owned by a homeowner in the Dover Woods subdivision. The only access to the subject parcel is through the Siloam Springs Wood subdivision at the southern property boundary.

Case Reviewer: Carolanne Peddle

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

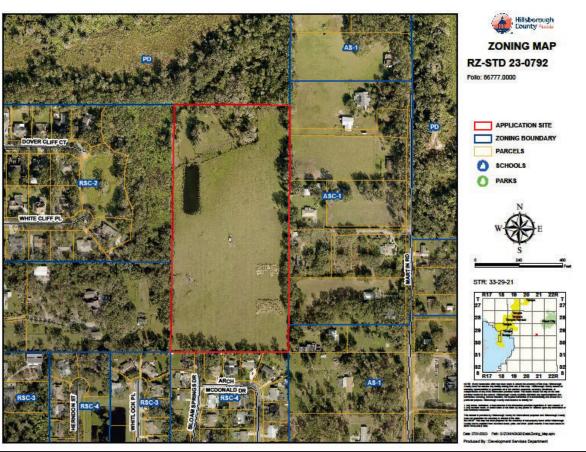


Subject Site Future Land Use Category:	RES-1
Maximum Density/F.A.R.:	1 Du per GA/ 0.25 FAR
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Case Reviewer: Carolanne Peddle

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses						
Location:	Location: Zoning:		Allowable Use:	Existing Use:		
North	PD, AS – 1, RSC - 2	PD: NA DU per GA/NA Agriculture, Single Family R 2 DU per GA/NA		ENERGY PARK		
South	RSC - 4	4 DU per GA/NA	Single Family R	SINGLE FAMILY R		
East	AS – 1, ASC - 1	1 DU per GA/NA	Agriculture, Single Family R	SINGLE FAMILY R		
West	ASC – 1, RSC - 2	1 DU per GA/NA, 2 DU per GA/NA	Agriculture, Single Family R	PASTURE, VACANT RESIDENTIAL		

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

N/A

Case Reviewer: Carolanne Peddle

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Siloam Springs Dr.	County Local - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
Arch McDonald Dr.	County Local - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation ☐ Not applicable for this request						
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	230	17	22			
Proposed	230	17	22			
Difference (+/-)	No Change	No Change	No Change			

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request						
Project Boundary Primary Access Additional Cross Access Finding						
North		Choose an item.	Choose an item.	Choose an item.		
South		Choose an item.	Choose an item.	Choose an item.		
East		Choose an item.	Choose an item.	Choose an item.		
West		Choose an item.	Choose an item.	Choose an item.		

Notes: As is the case for all Euclidean zoned properties, access and connectivity will be reviewed at the time of plat/site/construction plan review.

Design Exception/Administrative Variance Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

APPLICATION NUMBER: RZ-STD 23-0792
ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 07, 2023 Case Reviewer: Carolanne Peddle

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No			
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No		
Conservation & Environ. Lands Mgmt.		☐ Yes ⊠ No	☐ Yes ⊠ No		
Check if Applicable: ⊠ Wetlands/Other Surface Waters □ Use of Environmentally Sensitive Land Credit □ Wellhead Protection Area ⊠ Surface Water Resource Protection Area	☐ Significan☐ Coastal H☐ Urban/Sul	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☑ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	☐ Yes ☐ No	□ Yes ⊠ No	□ Yes ☑ No		
Impact/Mobility Fees					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested ☐ Consistent ☐ Inconsistent	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No		

APPLICATION NUMBER: RZ-STD 23-0792

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 07, 2023 Case Reviewer: Carolanne Peddle

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The immediate adjacent properties are zoned with ASC-1, RSC-2, RSC-4 and PD to the north. The site is surrounded by a mixture of residential uses with various lot sizes, and a Planned Development approved for an energy industrial park. The subject site is located between higher density/intensity Future Land Use classifications of RES – 4, to the south, and Energy Industrial Park, to the north.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 2 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

APPLICATION NUMBER: RZ-STD 23-0792

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 07, 2023 Case Reviewer: Carolanne Peddle

6.0 PROPOSED CONDITIONS

Zoning Administrator Sign Off:

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: RZ-STD 23-0792

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 07, 2023 Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



APPLICATION NUMBER:	RZ-STD 23-0792			
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 18, 2023 November 07, 2023	Case Reviewer: Carolanne Peddle		
8.0 PROPOSED SITE PLAN (FULL)				
		N/A		

APPLICATION NUMBER: RZ-STD 23-0792

ZHM HEARING DATE: September 18, 2023
BOCC LUM MEETING DATE: November 07, 2023 Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zo:	DATE: 9/10/2023	
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANN	NING AREA: ER	PETITION NO: RZ 23-0792
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attach	ed conditions.
This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a \pm -20.74 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) to Residential Single-Family Conventional – 2 (RSC-2). The subject parcel lies within the R-1 future land use designation, and no change to this designation has been proposed to staff's knowledge. As such, the maximum number of units which could be constructed on the lot remain unchanged.

Consistent with the Development Review Procedures Manual (DRPM), neither a trip generation nor site access analysis was required to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
ASC-1, 20 single-family detached dwelling units (ITE LUC 210)	230	17	22

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-2*, 20 single-family detached dwelling units (ITE LUC 210)	230	17	22

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total I Hour T	
	Way Volume	AM	PM
Difference	No Change	No Change	No Change

^{*}Maximum trip generation potential limited by the R-1 future land use designation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Siloam Springs Dr. is a 2-lane, publicly maintained, local, urban roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in below average condition. The Siloam Springs Woods plat (Plat Book 49, Pages 68-1 and 68-2) indicate the right-of-way width of the facility is 50 feet. There are +/- 5-foot-wide sidewalks along both sides of the roadway sides of the roadway in the vicinity of the proposed project, with the exception of that +/- 150-foot-long portion of the east side of the roadway, between the subject site and Arch McDonald Dr. There are no bicycle facilities along the roadway in the vicinity of the proposed project (nor are any required for a local roadway).

Arch McDonald Dr. is a 2-lane, publicly maintained, local, urban roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in below average condition. The Siloam Springs Woods plat (Plat Book 49, Pages 68-1 and 68-2) indicate the right-of-way width of the facility is 50 feet. There are +/- 5-foot-wide sidewalks along both sides of the roadway sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project (nor are any required for a local roadway).

SITE ACCESS AND CONNECTIVITY

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Staff would note that as the sole, near term entrance and exit for the project, the intersection of Durant Rd. and Arch McDonald Dr. will be considered a site access intersection during staff's analysis of the project (i.e. at the time of plat/site/construction plan review). As such, the applicant will be required to submit a trip generation and site access analysis at that time which adds project volume to the existing volume of trips making eastbound left turns or westbound right turns into the site. If either of those movements is found to exceed Sec. 6.04.04.D. warrants whereby an auxiliary (turn) lane would be required, then the developer would be required to construct the required turn lanes or alternatively reduce development impacts below warrant levels.

Staff also notes the project will be required to construct emergency and or full roadway stubouts to other frontages for future connection (example locations shown below), although staff notes that compliance with Sec. 6.02.01 of the LDC will be formally evaluated at the time of plat/site/construction plan review.



ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Arch McDonald Dr. and Siloam Springs Dr. are not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided. Information for the next closest facility is provided below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Durant Rd.	Little Rd.	Lewis Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Siloam Springs Dr.	County Local - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Arch McDonald Dr.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	230	17	22		
Proposed	230	17	22		
Difference (+/-)	No Change	No Change	No Change		

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: As is the case for all Euclidean zoned properties, access and connectivity will be reviewed at the time of plat/site/construction plan review.

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	☐ Yes ⊠ No		

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 23-0792
DATE OF HEARING:	September 18, 2023
APPLICANT:	Jon Berry
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to RSC-2
LOCATION:	North of the Intersection of Arch McDonald Dr. and Siloam Springs Dr.
SIZE OF PROPERTY:	20.74 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-1

Rural

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Jon W. Berry

FLU Category: RES - 1

Service Area: Rural

Site Acreage: 20.12

Community Plan Area: N/A

Overlay: None

Introduction Summary:

The applicant is proposing to rezone the subject parcel from ASC-1 to RSC-2 for approximately 19 single-family lots.

Additional Information:

PD Variation(s): None requested as a part of the application

Waiver(s) to the Land NA Development Code: N/A

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable

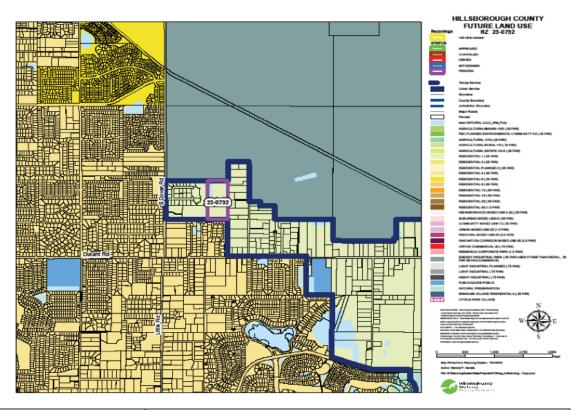
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

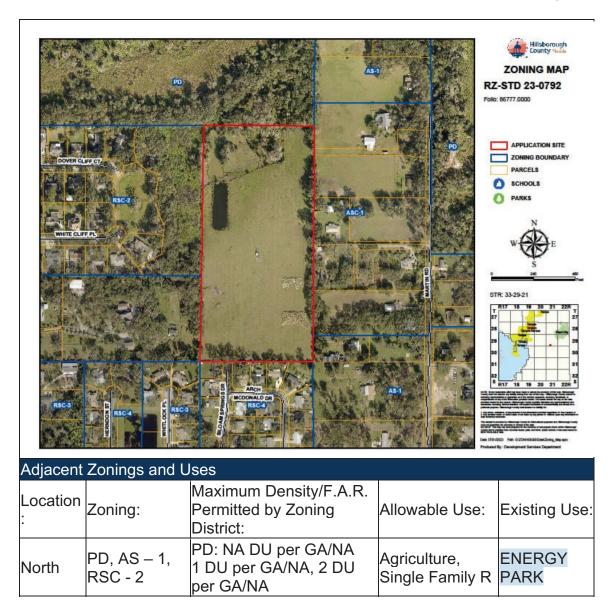
The site is located in an area which is comprised of a majority single-family residential uses with ASC-1, RSC-2, RSC-4 and a Planned Development to the north approved for an energy industrial park. A portion of the western property line abuts a vacant residential lot owned by a homeowner in the Dover Woods subdivision. The only access to the subject parcel is through the Siloam Springs Wood subdivision at the southern property boundary.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-1
Maximum Density/F.A.R.:	1 Du per GA/ 0.25 FAR
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi- purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4ProposedSitePlan(partialprovidedbelowforsizeandorientationpurposes.SeeS ection8.0forfullsiteplan)

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Siloam Springs Dr.	County Local - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
Arch McDonald Dr.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	230	17	22			
Proposed	230	17	22			
Difference (+/-)	No Change	No Change	No Change			

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes: As is the case for all Euclidean zoned proporties, access and connectivity will be reviewed at the time of				

Notes: As is the case for all Euclidean zoned properties, access and connectivity will be reviewed at the time of plat/site/construction plan review.

Design Exception/Administrative Variance ☑Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

I	4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY					
ı	INFORMATION/REVIEWING AGENCY					
	Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Check if Applicable: ☑ Wetlands/Other Surface Waters					
☐ Use of Environn	☐ Use of Environmentally Sensitive Land Credit				
□ Wellhead Proteo⊠ Surface Water F		otection Area	a		
☐ Coastal High Ha	□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation □ Design Exc./Adm. Variance Requested □ Offsite Improvements Provided	□X Y e s □No	□ Yes □X N o	□ Yes X □No		
Service Area/ Water & Wastewater Urban □ City of Tampa ⊠Rural □ City of Temple Terrace	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No		

Hillsborough County School Board				
xxx Adequate □ K-5 □6-8 □9-12 □N/A	x □ Yes □No	□ Yes x □No	□ Yes □x N o	
Inadequate □ K-5 □6-8 □9-12 □N/A				

Impact/Mobility Fees

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
□ Meets Locational Criteria □ N/A □ Locational Criteria Waiver Requested □ Minimum Density Met □ N/A □Density Bonus Requested □ Consistent □ Inconsistent	⊠ Yes □No	□ Inconsistent ⊠ Consistent	□ Yes ⊠No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The immediate adjacent properties are zoned with ASC-1, RSC-2, RSC-4 and PD to the north. The site is surrounded by a mixture of residential uses with various lot sizes, and a Planned Development approved for an energy industrial park. The subject site is located between higher density/intensity Future Land Use classifications of RES – 4, to the south, and Energy Industrial Park, to the north.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 2 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 18, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai 14031 North Dale Mabry Tampa testified on behalf of the applicant. Ms. Mai stated that the request is to rezone 20.12 acres from ASC-1 to RSC-2. She testified that the subject property is a cattle pasture abutting the Urban Service Area and is not located within a Community Plan. The property owner would like to rezone the property for a maximum of 19 single-family lots. Access will be on Siloam Springs Drive which stubs out to the abutting parcel to the south. Ms. Mai stated that the lots sizes will vary between 0.5 acres to 1 acre which is compatible with the Dover Woods subdivision to the northwest. She added that the subject lots are less intensive than the abutting Siloam Springs subdivision to the south which has smaller lot sizes. Ms. Mai concluded her presentation by referring to the 14 letters of support filed into the record. She stated that she understood that there are several neighbors that sent in letters with their concerns.

Ms. Heinrich of the Development Services Department asked Mr. Hung T. Mai to confirm that Ms. Mai is authorized to present on behalf of the applicant as he is listed as the authorized agent. Mr. Mai stated that he and his daughter were representing the applicant.

Ms. Carolanne Peddle, Development Services staff, testified regarding the County's staff report. Ms. Peddle stated that the applicant is requesting a rezoning from ASC-1 to RSC-2. She described the surrounding parcels and applicable zoning and land use categories. She concluded her remarks by stating that the request for RSC-2 is compatible with the development pattern in the area and staff found the request to be approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-1 Future Land Use classification and the rural Service Area. Ms. Massey stated that the proposed lots sizes are comparable to the surrounding single-family lots. She concluded her presentation by stating that the proposed rezoning for 19 single-family lots is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Alethea Hoskins 2108 Sil0am Springs testified in opposition. Ms. Hoskins stated that the neighbors are opposed to the rezoning request. She testified that the subject property owner dumped 50 loads of dirt in the neighborhood in 2021 which left their roads damaged with cracks and potholes. She added that they reported the damage to the County but nothing has been done. Ms. Hoskins detailed concerns about the potential increase in traffic and a cut through from Dover Road to Durant Road. She also stated she is concerned about flooding in her neighborhood due to the development of the existing farm land as well as the use of septic tanks. Ms. Hoskins testified that the area schools are currently struggling to accommodate the existing residents and the rezoning would serve to increase the problem. She stated that the density should not be doubled on the rural parcel. She asked that the access be to the west rather than the south through her neighborhood and that the speed limit should be reduced from 25 mph to 15 mph and that the damaged roads and sidewalks should be repaired.

Ms. Teri Wagner 2108 Arch McDonald Drive testified in opposition. Ms. Wagner stated that her home is adjacent to the subject property. She stated that she moved into the neighborhood four years ago due to the more natural and open spaces found in her community. She testified that she is a retired crime scene investigator and has PTSD which is affected by the sounds of construction, sirens and overall noise. She detailed the sounds of the heavy equipment which moved dirt in 2021 and stated that the roads were damaged. The dump trucks would break down which could affect in-coming emergency vehicles. Ms. Wagner concluded her remarks by stating that the development is unnecessary and purely for profit.

Ms. Dana Wilson 2102 Arch McDonald Drive testified in opposition and stated that she recently moved to the neighborhood and backs up to the field on the subject property. She stated that she likes the rural feel of the area and the low density on her dead end street. Ms. Wilson testified that the property is proposed to double the size of the rural neighborhood and that the impacts of the construction will change the feel of the area.

Mr. Justin Tillman 2106 Siloam Springs testified in opposition and stated that he has lived in the neighborhood for nine years. He stated that he understood the position of the subject property owner as his family sold their farm to build houses. He testified that the requested 19 homes is a money grab. Mr. Tilman discussed the condition of the existing traffic and the nearby high school which blocks the intersection twice per day.

Mr. James Ratliff of the County's Transportation Review section testified that the project is not increasing in density from a transportation perspective as the Comprehensive Plan category is RES-1 which limits the development potential to one dwelling unit per acre. He stated that a transportation analysis will be required at the construction plan review stage to ensure the access to the south meets County standards.

Ms. Mai testified during the rebuttal period that the property owner purchased the subject property in 2000 and used it as an active orange grove until 2016 when the trees died. The orange grove has six to eight trailers that used Arch McDonald Drive and Siloam Springs Drive to access the grove and harvest the oranges for a month during the year in addition to the trucks that brought in fertilizer and pesticides to apply on the grove. Ms. Mai stated that the construction traffic would be approximately three to four months during daylight hours. She affirmed Mr. Ratliff's testimony that there is no increase in traffic. She submitted an analysis from the School District stating that there is adequate capacity at the area schools. Ms. Mai referred to a crime search map analyzing data from the past five years which showed that there were no crimes reported in the area. Regarding the comments made about the sewer lines, Ms. Mai testified that the project would utilize septic tanks and public water. Ms. Mai concluded her rebuttal testimony by stating that the project will not increase flooding in the area as the project will develop in accordance with the County's stormwater technical manual and all applicable SWFWMD regulations. Ms. Mai submitted comparisons of property values in the area.

Mr. Jon Berry 1620 South Dover Road testified as the property owner. Mr. Berry stated that he has lived in the area for 24 years and seen wildlife in the area and will have a wildlife survey done prior to development. He added that he plans to live on the subject property as a part of his downsize plan.

Ms. Mai stated that a full plant and wildlife survey will be reviewed by the County's Natural Resource section at the time of site development review.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Hoskins submitted a video on a thumb drive into the record.

Ms. Mai submitted her written rebuttal testimony which included an aerial photo, information from the School District regarding school capacity, site graphics, comparative Property Appraiser data and a letter of support into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- 1. The subject property is 20.74 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
- 2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-2 (RSC-2) zoning district. The applicant's representative stated that the property owner intends to develop 19 single-family lots.
- 3. The Planning Commission staff supports the rezoning request and stated that the proposed lots sizes are comparable to the surrounding single-family lots. The Planning Commission staff found the proposed rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
- 4. Fourteen letters of support were filed into the County's record regarding the subject rezoning application.
- 5. Testimony in opposition was provided at the Zoning Hearing Master hearing by several residents in the area. The concerns primarily focused on the prior trucking in of dirt and the resulting damage to the neighborhood roadways in the area as well as project traffic, overcrowded schools and the potential negative impact on flooding and wildlife.

The County's Transportation Review staff person testified that there is no increase in traffic with the proposed rezoning as the Comprehensive Plan limits the property to a maximum density of up to one dwelling unit per acre and the applicant proposes to develop 19 lots on 20.74 acres.

The applicant's representative testified that the School District submitted a letter stating that the area schools currently have adequate capacity for the project. Additionally, the representative stated that the project will obtain all required permits regarding stormwater and wildlife.

- 6. The subject parcel is surrounded by parcels zoned PD (Energy Park) to the north, RSC-4 to the south, AS-1 to the east and ASC-1 and RSC-2 to the west.
- 7. The request for RSC-2 on 20.74 acres for the development of 19 single-family lots is consistent with the RES-1 Future Land Use category and the development pattern in the surrounding area. The proposed lot sizes which will range between one-half acre to one acre is equal to or greater than in size than residential lots that abut the subject property.
- 8. The rezoning request is consistent with the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the RSC-2 zoning district. The property is 20.74 acres in size and is currently zoned ASC-1 and designated RES-1 by the Comprehensive Plan. The parcel is located within the Rural Service Area.

The applicant is requesting a rezoning to the RSC-2 zoning district to develop 19 single-family lots.

The Planning Commission staff supports the rezoning request and stated that the proposed lots sizes are comparable to the surrounding single-family lots. Staff found that the rezoning is consistent with the Comprehensive Plan.

The Fourteen letters of support were filed into the County's record regarding the subject rezoning application.

Testimony in opposition was provided at the Zoning Hearing Master hearing by several residents in the area. The concerns primarily focused on the prior

trucking in of dirt and the resulting damage to the neighborhood roadways in the area as well as project traffic, overcrowded schools and the potential negative impacts on flooding and wildlife. The County's Transportation Review staff person testified that there is no increase in traffic with the proposed rezoning as the Comprehensive Plan limits the property to a maximum density of up to one dwelling unit per acre and the applicant proposes to develop 19 lots on 20.74 acres. The applicant's representative testified that the School District submitted a letter stating that the area schools currently have adequate capacity for the project. Additionally, the representative stated that the project will obtain all required permits regarding stormwater and wildlife.

The request for RSC-2 on 20.74 acres for the development of 19 single-family lots is consistent with the RES-1 Future Land Use category and the development pattern in the surrounding area. The proposed lot sizes which will range between one-half acre to one acre is equal to or greater than in size than residential lots that abut the subject property.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-2 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

October 9, 2023

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough (County Rezoning
Hearing Date: September 18, 2023 Report Prepared: September 6, 2023	Petition: RZ 23-0792 Folio 86777.0000 North of Sloam Springs Drive, west of Martin Road, and east of South Dover Road
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Rezoning from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2) to allow for approximately 19 single-family homes
Parcel Size	20.12 ± acres (219,106.8 square feet)
Street Functional Classification	Sloam Springs Drive - Local South Dover Road - Collector Durant Road - Collector
Locational Criteria	N/A
Evacuation Zone	None



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The approximately 20.12 ± acre subject site is located north of Sloam Springs Drive, west of Martin Road and east of South Dover Road.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject property is located within the Residential-1 (RES-1) Future Land Use category, which can be considered for a maximum density of 1 dwelling unit per acre and a maximum intensity of 0.25 floor area ratio (FAR). The RES-1 Future Land Use category is intended to designate areas for rural residential uses, compatible with short-term agricultural uses. Other uses include rural scale neighborhood commercial, office, and multi-purpose projects may be permitted. RES-1 Future Land Use typical uses include farms, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Residential-1 (RES-1) Future Land Use surrounds the subject site to the east and west. To the south and southwest is the Residential-4 (RES-4) Future Land Use category. To the north and northeast is the Energy Industrial Park (EIP) Future Land Use category.
- There are currently agricultural uses on the subject site. Vacant undeveloped lands, agricultural uses and single-family uses are interspersed around the subject site.
- The subject site is currently zoned as Agricultural Single Family Conventional-1 (ASC-1). ASC-1 is also to the east and west of the subject site. Also to the west is the Residential Single Family Conventional-2 (RSC-2) zoning district. There is a Planned Development (PD) zoning district to the north. To the south is the Residential Single Family Conventional-4 (RSC-4) zoning district, to the southeast is the Agricultural Single Family 1 (AS-1) zoning district, and to the southwest is the Residential Single Family Conventional-3 (RSC-3) zoning district.
- The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2) to allow for approximately 19 single-family homes.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Rural Area

Objective 4: The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

Policy 4.1: Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship To Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.

Community Design Component

5.0 Neighborhood Level Design

5.1 Compatibility

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Staff Analysis of Goals, Objectives, and Policies:

The approximately 20.12 acre ± subject site is located north of Sloam Springs Drive, west of Martin Road, and east of South Dover Road. The site is located within the Rural Area and is not located within the limits of a Community Plan. The applicant is requesting to

rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2).

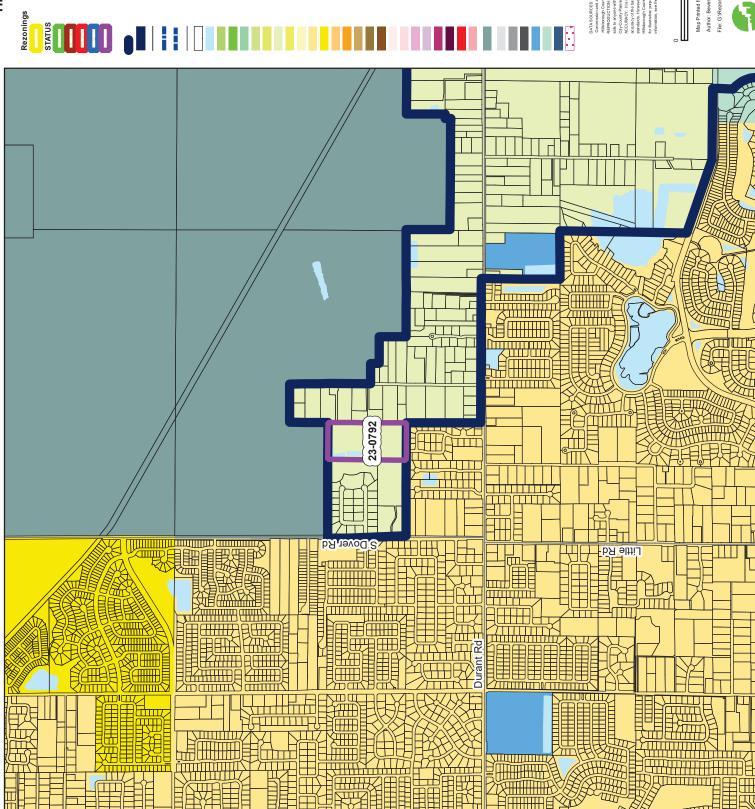
The subject site sits within the Rural Area but abuts the Urban Service Area to the north and south of the subject site. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Due to the nearby single-family homes to the south and west of the subject site, the proposed request is therefore consistent with this policy direction.

The subject site is currently vacant and zoned for ASC-1. The applicant is proposing to rezone the subject site to RSC-2 to allow for approximately 19 dwelling units on site on 0.5 acre to 1.0 acre lots. There are single-family and agricultural uses throughout the area. The single-family homes that abut the subject site have similar lot sizes as the proposed request. This meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.8, 16.10 and 16.11, which seek to have the overall density and lot sizes of new residential projects reflect the character of the surrounding area. A rezoning to RSC-2 is compatible with the existing character development of the area.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Unincorporated *Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.



HILLSBOROUGH COUNTY

FUTURE LAND USE RZ 23-0792

<all other values>

CONTINUED APPROVED

Tampa Service WITHDRAWN PENDING DENIED

Jurisdiction Boundary County Boundary Major Roads Shoreline

Urban Service

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/MINING-1/20 (.25 FAR)

wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



920

Map Printed from Rezoning System: 7/31/2023 Author: Beverly F. Daniels

File: G\RezoningSystem\MapPI



AGENCY COMMNENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DAT			
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation	
PLANN	NING AREA: ER	PETITION NO: RZ 23-0792	
	This agency has no comments.		
X	This agency has no objection.		
	This agency has no objection, subject to the listed or attach	ed conditions.	
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a \pm -20.74 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) to Residential Single-Family Conventional – 2 (RSC-2). The subject parcel lies within the R-1 future land use designation, and no change to this designation has been proposed to staff's knowledge. As such, the maximum number of units which could be constructed on the lot remain unchanged.

Consistent with the Development Review Procedures Manual (DRPM), neither a trip generation nor site access analysis was required to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 20 single-family detached dwelling units (ITE LUC 210)	230	17	22

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total l Hour l	
	Way Volume	AM	PM
RSC-2*, 20 single-family detached dwelling units (ITE LUC 210)	230	17	22

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

^{*}Maximum trip generation potential limited by the R-1 future land use designation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Siloam Springs Dr. is a 2-lane, publicly maintained, local, urban roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in below average condition. The Siloam Springs Woods plat (Plat Book 49, Pages 68-1 and 68-2) indicate the right-of-way width of the facility is 50 feet. There are +/- 5-foot-wide sidewalks along both sides of the roadway sides of the roadway in the vicinity of the proposed project, with the exception of that +/- 150-foot-long portion of the east side of the roadway, between the subject site and Arch McDonald Dr. There are no bicycle facilities along the roadway in the vicinity of the proposed project (nor are any required for a local roadway).

Arch McDonald Dr. is a 2-lane, publicly maintained, local, urban roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in below average condition. The Siloam Springs Woods plat (Plat Book 49, Pages 68-1 and 68-2) indicate the right-of-way width of the facility is 50 feet. There are +/- 5-foot-wide sidewalks along both sides of the roadway sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project (nor are any required for a local roadway).

SITE ACCESS AND CONNECTIVITY

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Staff would note that as the sole, near term entrance and exit for the project, the intersection of Durant Rd. and Arch McDonald Dr. will be considered a site access intersection during staff's analysis of the project (i.e. at the time of plat/site/construction plan review). As such, the applicant will be required to submit a trip generation and site access analysis at that time which adds project volume to the existing volume of trips making eastbound left turns or westbound right turns into the site. If either of those movements is found to exceed Sec. 6.04.04.D. warrants whereby an auxiliary (turn) lane would be required, then the developer would be required to construct the required turn lanes or alternatively reduce development impacts below warrant levels.

Staff also notes the project will be required to construct emergency and or full roadway stubouts to other frontages for future connection (example locations shown below), although staff notes that compliance with Sec. 6.02.01 of the LDC will be formally evaluated at the time of plat/site/construction plan review.



ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Arch McDonald Dr. and Siloam Springs Dr. are not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided. Information for the next closest facility is provided below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Durant Rd.	Little Rd.	Lewis Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Siloam Springs Dr.	County Local - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Arch McDonald Dr.	County Local - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	230	17	22			
Proposed	230	17	22			
Difference (+/-)	No Change	No Change	No Change			

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	

Notes: As is the case for all Euclidean zoned properties, access and connectivity will be reviewed at the time of plat/site/construction plan review.

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	☐ Yes ⊠ No		

COMMISSION

Joshua Wostal Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Gwendolyn "Gwen" W. Myers Michael Owen



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: September 18, 2023	COMMENT DATE: August 16, 2023		
PETITION NO.: 23-0792	PROPERTY ADDRESS: Dover, FL 33527		
EPC REVIEWER: Jackie Perry Cahanin	FOLIO #: 086777-0000		
CONTACT INFORMATION: (813) 627-2600 X 1241	STR: 33-29S-21E		
EMAIL: cahaninj@epchc.org			
REQUESTED ZONING: ASC-1 to RSC-2			

FINIDA	NGC
FINDI	NGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	3/4/2020
WETLAND LINE VALIDITY	YES
WETLANDS VERIFICATION (AERIAL PHOTO,	EPC Survey valid through 5/1/2025
SOILS SURVEY, EPC FILES)	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary
 for the development as proposed will be issued, does not itself serve to justify any impact to wetlands,
 and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
pending formal agency jurisdictional determinations of wetland and other surface water boundaries
and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan
 submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

jpc

ec: jwberry67@gmail.com htmai@aol.com



Adequate Facilities Analysis: Rezoning

Date: 9/8/2023 **Acreage:** 20.74 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: RSC-2

Case Number: 23-0792 Future Land Use: R-1

HCPS #: RZ 551

Maximum Residential Units: 19

Address: North of Siloam Springs Drive and East

of South Dover Road Residential Type: Single Family Detached

Parcel Folio Number(s): 086777.0000

School Data	Nelson Elementary	Mulrennan Middle	Durant High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	963	1445	2738
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	689	1187	2592
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	72%	82%	95%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/6/2023	16	39	114
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	4	2	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	74%	85%	99%

Notes: At this time, adequate capacity exists at Nelson Elementary, Mulrennan Middle, and Durant High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Hingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 23-0792 REVIEWED BY: Clay Walker, E.I. DATE: 9/8/2023	
FOLIC	NO.: 86777.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A <u>6</u> inch water main exists (adjacent to the site), (approximately <u>feet from the site</u>) and is located south of the subject property within the west Right-of-Way of Siloam Springs Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater force main exists _ (adjacent to the site), _ (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	IENTS: The subject rezoning includes parcels that are located outside of the Urban Service Area, therefore connection to the County's potable water and wastewater systems is not generally allowed. As there is a water line located adjacent to the subject property a single metered could be allowed, however no water line extension would be allowed unless it is required or allowed as a condition of the rezoning of the development meets the exception criteria for the connections outside of the Urban Service Area.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 7/31/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/2/2023

APPLICANT: Hung T. Mai, P.E. (H.T. Mai, Inc.) **PID:** 23-0792

LOCATION: North of Siloam Springs Drive & 1,400 ft. east of S. Dover, FL 33527

FOLIO NO.: 86777.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is located within a Surface Water Resource Protection Area (SWRPA) but is not a restricted or prohibited activity. The project is not located within a Wellhead Resource Protection Area (WRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: 1 August 2023
REV	TEWER: Bernard W. Kaiser, Conservation and	Environme	ntal Lands Management
APP	LICANT: Hung Mai	PETITIO	N NO: <u>RZ-STD 23-0792</u>
LOC	CATION: Dover, FL 33527		
FOL	IO NO: 86777.0000	SEC: <u>33</u>	TWN: <u>29</u> RNG: <u>21</u>
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attache	d conditions.
	This agency objects, based on the listed or atta	ached cond	ditions.
COMI	MENTS:		

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VERBATIM TRANSCRIPT

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	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, September 18, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:54 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, FL 33601
Reported by: Diane DeMarsh, AAERT No.	1654

employment centers and desirable industry with appropriate 1 infrastructure in areas without conflicting with surrounding The proposed zoning district will attract employment while also remaining compatible with the surrounding land uses and is therefore consistent with the Riverview Community Plan. And based on these considerations, Planning Commission staff finds the proposed rezoning consistent with the Unincorporated Hillsborough County Comprehensive Plan subject to 8 the restrictions proposed by the Development Services Department. 10 11 HEARING MASTER: Thank you so much. Is there anyone in the room or online that would like to speak in support? 12 13 Anyone in favor? Seeing no one. Anyone in opposition? No one. 14 Ms. Heinrich, anything else? 15 MS. HEINRICH: No, ma'am. 16 HEARING MASTER: Ms. Mai, anything you want to add 17 before I close? 18 MS. MAI: No, ma'am. 19 HEARING MASTER: Okay. Thank you so much. With that, 20 we'll close rezoning 23-0640 and go to the next case. 21 MS. HEINRICH: Our next case is Item C.6, Standard 22 Rezoning 23-0792. The applicant is requesting to rezone 23 property from ASC-1 to RC-2. Carolanne Peddle with Development 24 Services will provide staff findings after the applicant's 25 presentation.

1 HEARING MASTER: Good evening again. MS. MAI: Good evening again. Tu Mai. For the 2 3 record, address is 14031 North Dale Mabry Highway, Tampa, Florida 33618. I'm here representing the applicant, Jon Berry, who is here with me tonight along with Hung Mai, the engineer of record. Petition 23-0792 is the request to rezone ASC-1 to RSC-2 for detached single-family homes. Subject site is 20.12 8 acres with a Future Land Use of RES-1. It is located north of Siloam Springs Drive and 1400 feet east of South Dover Road. 10 11 The property is a cattle pasture abutting the urban service area and is not in a community plan. Mr. Berry is proposing to 12 13 rezone the subject parcel for a maximum of 19 single-family 14 Vehicle access is on Siloam Springs Drive, a county 15 public right-of-way which has an existing stubout that abuts the subject property at the south property boundary. 16 The proposed lot size will vary between 0.5 acres and 17 18 1.0 acres. The proposed standard rezoning is compatible with the Dover Woods subdivision that abuts the subject site to the 19 The petition is also less intensive than the 20 21 abutting Siloam Springs Wood subdivision to the south with 22 smaller lot sizes than the applicant's proposed request. 23 We received no objections from all the review agencies. We concur with staff's findings of the request as 24 25 approvable. We submitted 13 letters of support to the record.

I have an additional letter tonight to submit. Thank you to 1 Development Services and the Planning Commission for their hard work cooperation. We understand that there are several neighbors that sent in letters with their concerns, which we would like to address. I'd like to reserve any remaining time in my presentation for the rebuttal. Thank you. 8 HEARING MASTER: Thank you. I appreciate it. Development Services. 9 MS. HEINRICH: I'm sorry, Ms. Finch. Can I interrupt 10 11 very quickly? 12 HEARING MASTER: Absolutely. 13 MS. HEINRICH: I apologize. Just before we move on, 14 the applicant's agent is Hung Mai, and I know Tu Mai works for 15 the same corporation. So if he could just go on record saying he was acceptable of her doing the presentation. 16 17 HEARING MASTER: All right. 18 Mr. Mai, if you could come and just give your name and address and -- and affirm that Ms. Mai is also an agent for the 19 20 application. MR. MAI: Good afternoon, Madam. My name is Hung Mai. 21 22 The company name is H. T. Mai, Incorporated. The address 14031 23 North Dale Mabry, Tampa 33618. I am representing the applicant along with my daughter, Tu Mai. Thank you. 24 Thank you. I appreciate it. 25 HEARING MASTER: If you

could also sign in. 1 All right. Ms. Peddle, good evening again. 2 MS. PEDDLE: Good evening. Carolanne Peddle, 3 Development Services. This is for Standard Rezoning 23-0792. The applicant requests to rezone the property from ASC-1 to The property has a Future Land Use designation of RES-1 which permits residential densities up to a maximum of one dwelling unit per acre and a nonresidential intensity up to a 8 maximum FAR of 0.25. The surrounding subject parcel Future Land Use 10 11 categories are PD, R-1, and R-4. The properties in the 12 immediate vicinity are developed for residential uses and an 13 energy park. The subject's parcel is located in the center of 14 single-family residential properties and south of the university 15 energy park. The property has a connecting subroad to the south off Siloam Springs Drive and the Siloam Springs Wood subdivision 16 17 which are zoned RSC-4. The parcels to the west are zoned RSC-2 18 and AS-1, while the parcels to the east are zoned AS-1 and ASC-1. The northern abutting parcel is zoned PD approved for an 19 20 energy park. 21 The staff finds the proposed RSC-2 rezoning district 22 is compatible with the existing zoning district development 23 pattern in the area. Therefore, staff finds it approvable. 2.4 HEARING MASTER: Thank you so much. 25 MS. PEDDLE: You're welcome.

1 HEARING MASTER: Planning Commission. MS. MASSEY: Jillian Massey, Planning Commission 2 The subject property is in the residential 1 Future Land 3 Use category. It is in the rural area and not located within the limits of a community plan. The subject site sits within the rural area but abuts the urban service area to the north and south of the subject site. Future Land Use Element Policy 1.4 requires all new developments to be compatible with the 8 surrounding area, noting that compatibility does not mean the 9 Rather, it refers to the sensitivity of the 10 11 development proposals in maintaining the character of the 12 existing development. Due to the nearby single-family homes to 13 the south and west of the subject site, the proposed request is 14 therefore consistent with this policy direction. 15 The subject site is currently vacant and zoned for The applicant is proposing to rezone the subject site to 16 17 RSC-2 to allow for approximately 19 dwelling on the site on 0.5 18 acre to 1.0 acre lots. There are single-family and agricultural 19 uses throughout the area. The single-family homes that abut the 20 subject site have similar lot sizes as the proposed request. 21 This meets the intent of the neighborhood protection policies of Future Land Use Element Objective 16, which seek to have the 22 23 overall density and lot sizes of new residential projects reflect the character of the surrounding area. And rezoning to 24 RSC-2 is compatible with the existing character in this area. 25

1	Based on these considerations, Planning Commission
2	staff has found that the proposed rezoning is consistent with
3	the Unincorporated Hillsborough County Comprehensive Plan.
4	HEARING MASTER: Thank you very much. I appreciate
5	it.
6	Is there anyone in the room or online that would like
7	to speak in support? Anyone in favor? Seeing no one. Anyone
8	in opposition? All right. How many do we have? So I see
9	put your hands up so we can get a count. We just have to divide
10	up the time. How many people would like to speak for?
11	UNIDENTIFIED SPEAKER: Four.
12	HEARING MASTER: Okay. Is there anyone online that
13	would like to speak in opposition?
14	THE CLERK: We do not have anyone online.
15	HEARING MASTER: Okay. So four. We'll do four
16	minutes apiece. And whoever would like to go first, please come
17	forward. Good evening.
18	MS. HOSKINS: Good evening. My name is Aleathea
19	Hoskins. My address is 2108 Siloam Springs. I am here, and I'm
20	gonna try not to read verbatim here. But good good evening.
21	My neighbors and I are here tonight supporting green in
22	opposition. Everyone here opposed to this. We have collected
23	over 200 signatures online. We have sent postcards. We have
24	our staff here or our group here as well as the letters that
25	were sent via email opposing this.

There are many reasons why we are wanting this 1 rejected, one of which, the property owner previously 2 unpermitted use of our neighborhood to dump 50 loads of dirt into his property back in 2021. That left our roads damaged, cracked, and riddled with potholes. We reported this, and there is record of this with the County, and, yet, nothing has been done. Our roads are still damaged today. There was no, you know, nobody held the owner accountable for his actions. So any 8 further activity, construction, additional traffic with new homes would only further damage our roads. 10 The potential for increased traffic, coupled with 11 claims by the property owner to eventually rezone his property 12 13 which his house currently resides on poses a significant concern 14 for our quiet neighborhood. This creates opportunity for a 15 cut-through from Dover Road to Durant Road, avoiding the 16 fabulous four-way stop that I'm sure many of my neighbors are 17 familiar with, adding traffic as well as potential for more car 18 accidents because they will be now cutting into our neighborhood. 19 20 It is increasingly difficult to enter as well as exit 21 our small neighborhood during the start and end of school days. A left lane -- a left turn lane into our subdivision is 22 23 warranted and will be demanded by the residents if this new development is approved. Furthermore, any alterations or 24 25 construction of the 20 acres could negatively impact the

surrounding neighborhoods, raising our flood insurance costs as well as pushing homes into flood zones.

Considering the potential for a high water table on the farmland today, the proposed use of septic systems may not be viable, potentially leading to a request for county sewage and further disrupting our community.

Additionally, our schools are already struggling to accommodate the existing residents' school-aged children. With multiple housing and apartment developments that are already taking place in the current zone, this rezoning would just add to the challenge that we have today with our school systems, as our classroom sizes are already over the max. We insist that the county commissioners listen to the community which it serves and reject this rezoning along with the following actions:

The current land use designated as one per acre on buildable land should remain. The doubling in density on this rural parcel is not warranted. It puts undue burden on our area's infra structure. The established Siloam subdivision should not be forced to have its internal roads used as access roads to this landlocked property. Siloam Springs Drive was not designated with that in mind. It's not capable of safely and adequately accommodating other subdivision's through traffic or construction.

If the applicant wishes to build, they should file the use of their own adjacent property to the west as the sole

access road. If Siloam Woods neighborhood used for access of 1 the property, the property owners should be held responsible for repairing the existing roads and adding a left turn lane into the neighborhood if it gets approved. 5 The County should be responsible for reducing the speed limit from 25 miles an hour to 15, replacing and repairing the existing storm drain systems, as well as repairing the dangerous damaged sidewalks that were done from the hurricanes 8 and still yet to be fix. We know you'll do the right thing. I 9 10 thank for your time. 11 HEARING MASTER: Thank you. If you could please sign in, please. 12 13 MS. HOSKINS: Will do. 14 HEARING MASTER: Good evening. 15 MS. WAGNER: Good evening, Madam hearing Master. name is Teri Wagner. I live at 2108 Arch McDonald Drive in 16 17 My home is adjacent to the parcel that's in question. 18 Ed Begley, Jr said, "When we destroy something created by man, 19 we call it vandalism. When we destroy something created by 20 nature, we call it progress." Excuse me. It's very emotional 21 for me. 22 My family and I moved to the Siloam Woods subdivision 23 four years ago. We came from a very dense development where we couldn't stand in our own front yard and see anything other than 24 the houses around us. We wanted to move to some place that was 25

more natural, more open, where the sounds of silence weren't 1 marred by the sounds of machines. We found that home in 2019 and immediately made the decision to purchase it. 3 4 I'm a retired crime scene investigator from the Hillsborough County sheriff's office, and I have PTSD. difficult for me to say. My anxiety is very much affected by the sounds of construction, sirens, noise. It's lessened by the calm, bucolic surroundings of the home as it is now. The field 8 behind my home is the area where I get my peace. In 2021, dump trucks moved loads of dirt for Mr. 10 11 Berry's other new development on Dover Road and dumped them 200 12 feet from my backyard. The noise was unbearable. There was a 13 steady stream of heavy construction equipment behind my house. 14 Mr. Berry used our tiny neighborhood as the thoroughfare to 15 enter the field, meaning there were dump trucks driving on a 16 normally quiet road in front of my house as well. 17 Several of the residents as well as myself, we work 18 from home. We'll be unable to work with the level of noise that 19 this will bring. Not to mention the numerous endangered and 20 threatened species that have been documented on that parcel: 21 Gopher tortoises, sandhill cranes, and the cassius blue 22 butterfly. 23 While the heavy equipment was moving through our neighborhood, many of us made the observation that our streets 24 are not designed for that kind of traffic. Along with the still 25

unrepaired damage to our road, there was the feeling of being trapped within our own community. Residents' vehicles were stuck waiting for a break between dump trucks before they were able to move freely down the one narrow exit road in our neighborhood.

What if an emergency vehicle needed to respond? What about the kids trying to safely walk home from school? We don't even have a left turn to get into the neighborhood from Durant, so the additional traffic from the development plus any construction traffic would make using Arch McDonald Drive as an entrance horrifically dangerous. This is asking for someone to be killed or hurt at that intersection. Our tiny neighborhood can't handle the traffic with the increased density behind us if this is allowed to be developed.

Mr. Berry's supporters have said he's a good man and has ties to the community, and I'm not going to argue that. But we are all good people here too opposing this. My husband, my neighbors are disabled veterans. They gave a great portion of their life to this country, and I gave a great portion to the citizens of Hillsborough County. All we want is to have our homes and the peace and quiet that east Hillsborough used to be known for.

So I ask to everyone -- okay? We say we support the troops, and we say we back the blue. So do you really back the blue? Do you really support the troops? If so, support us by

saying this isn't reasonable progress, but this is dangerous, 1 unnecessary development purely for profit. And this is a vandalism of peace and nature. 4 HEARING MASTER: Thank you very much. If you could please sign in. Next, please. Good evening. MS. WILSON: Hello. My name is Dana Wilson. I reside at 2102 Arch McDonald Drive. My husband and I are the newest 8 additions to the Siloam Springs neighborhood as we just 9 purchased a house this summer in the very back of the 10 11 neighborhood that backs up to this beautiful field that's up for 12 rezoning right now. We thought we had found our dream home in 13 this very overcrowded county. We, along with everyone else in 14 the neighborhood, purchased the home because we fell in love 15 with the rural feeling that the neighborhood currently has. 16 This is our first home, and I wanted to start my family here, 17 purposely buying in a low population density area on a dead-end street. 18 Unfortunately, before we could even move in, the 19 20 farmland is in danger of being rezoned to double the size of the 21 quiet rural neighborhood my neighbors and I want to be in. 22 of the reasons why we bought in this area are now being jeopardized by this rezoning. Instead of watching my future 23 children grow up in a safe and quiet neighborhood, we will be 24 25 dealing with construction, dust, vehicles, and loud noises

followed by a completely changed neighborhood feel with further 1 damaged roads and flooding issues. 2 I know a lot of my current neighbors will be moving 3 out of the Siloam Springs neighborhood if the rezoning passes, which will increase the number of renters in the neighborhood, who simply do not care for the property like an owner would. That, combined with the home depreciation that will occur when our very semirural environment becomes crowded and looks like 8 every other subdivision, is going to force me to stay in this 9 house for quite some time as my home is not gonna be worth 10 11 nearly as much as what I just paid for. 12 While this potential rezoning does personally affect 13 me and my surrounding neighbors, there are so many other 14 logistical reasons why this is a bad idea, which my fellow 15 neighbors will touch on tonight. I truly appreciate you taking 16 the time to consider the reasons why this rezoning should not 17 take place. 18 HEARING MASTER: Thank you for coming down. Please 19 sign in. 20 All right. We have one more person, I believe. Yes? 21 Good evening. 22 MR. TILLMAN: Good evening. My name is Justin 23 I love at 2106 Siloam Springs. I quess one of my biggest upsets with this -- I've been here for nine years, 24 growing up in Hillsborough County. I've seen developments. Ι 25

I get it. My family sold their property to 1 grew up on a farm. build houses. I completely get that side of it. There's 35 homes in this neighborhood. One entrance, old neighborhood built in the early eighties, and now we're gonna add -- just because you can add 19 more homes that's already zoned for one house per acre, I think that's one of the biggest shame to this. It was already mentioned before; this is like a money grab, trying to get as much money possible for it. 8 I really feel that any time that there's gonna be 9 something bad happening with the traffic -- we have high school 10 11 kids. Twice a day, that intersection is blocked. It's roughly right under a half mile from the main intersection to this 12 13 entrance to the neighborhood that every morning is completely 14 blocked. So adding more homes in here is not a good answer. 15 That's gonna affect the quality of life of everybody that lives in this neighborhood, and it's just not fair, for what it is. 16 17 So that's all I got. 18 HEARING MASTER: Thank you, sir. I appreciate it. Ιf 19 you could sign in. 20 All right. With that, we'll close opposition 21 testimony. We'll go back to Development Services. Ms. Heinrich, any additional comments? 22 23 MS. HEINRICH: Nothing further. But, again, we do have Transportation online if you have any questions. 24 25 HEARING MASTER: I think that's a good suggestion.

All right. Mr. Ratliff, if you're available? 1 MR. RATLIFF: Yes. Good evening. James Ratliff, 2 Transportation review section. 3 HEARING MASTER: Yes. You heard the comments in 4 opposition. If you could just give us your perspective regarding the proposed access for this, given the existing neighborhood. So one thing I guess I would note 8 MR. RATLIFF: Sure. and that's important to note is that from the way that we 9 analyze these projects is we look at whether or not a project is 10 creating an increase in density or intensity. And because the 11 12 underlying Future Land Use designation of R-1 is remaining in 13 place, going from ASC-1 to RSC-2 -- and, again, if somebody at 14 zoning knows of a comprehensive plan amendment that I'm unaware 15 of, please correct me -- but my understanding is that there is no pending comprehensive amendment, so that R-1 designation 16 17 would remain the limiting factor. 18 So going from the ASC-1 to the RSC-2 wouldn't actually increase the number of units that can be constructed on a gross 19 acreage basis from a density standpoint because that R-1 20 21 designation would control. It, of course, changes the size of 22 the lots that can be constructed and those other particulars. 23 But that's, I think, one important thing to point out in terms of the staff report when I've indicated that there's no change 24 in the maximum trip generation potential of the subject parcel. 25

1 With respect to the access issue, again, this is Euclidean zoning and so we take a look to, you know, we don't 2 require projects to go through a full-fledged transportation analysis. And this project is generating such a few number of trips, that it wouldn't have been required to do it anyway, even if this had been a PD application. I will say that at the time of -- we did not identify any issues as part of our review at the stage. But, of course, at the time of site construction plan review, planning, we're going to require the applicant to prepare a transportation 10 11 analysis that looks at the access there to the south and make sure, you know, that the access is meeting standards to see 12 13 whether or not a turn lane would be triggered at that time. 14 HEARING MASTER: All right. Thank you. That's very 15 helpful. I appreciate it. 16 All right. Then we'll go back to the applicant for 17 rebuttal. Ms. Mai. 18 MS. MAI: Tu Mai, for the record. Thank you to all the neighbors for coming out and expressing their passionate 19 20 We offer the following responses to their expressed comments. 21 concerns. 22 In terms of roadway and increased traffic, Mr. Berry 23 purchased the property in 2000 as an active orange grove until 2016, at which time the orange grove died. There were six to 24 eight tractor trailers that used Arch McDonald Drive and Siloam 25

Springs Drive to access the groves and harvest the oranges for 1 at least a month during the year. In addition, there were tractor trailers that brought in fertilizer and pesticides to 3 apply to the groves. 5 Both roadways are public right-of-ways, and the applicant has a right to access that public right-of-way as a citizen of Hillsborough County. There are -- there would be potentially construction traffic for a period of time, 8 9 approximately three to four months. However, it would be during normal daylight hours. We submit Exhibit A to the public -- we 10 submit Exhibit A to the record. 11 12 This is a public road that was built in 1984 and has 13 provided access onto the subject site. As for increased 14 traffic, as Mr. Ratliff stated, Transportation staff submitted 15 analysis dated September 9, 2023, showing that there is no 16 change in trip generation from existing zoning to proposed 17 zoning. 18 As far as overcrowding and schools, we submit to you Exhibit B. This is an adequate facilities analysis dated 19 20 September 8, 2023, that was conducted by the department manager 21 of growth management for Hillsborough County Public Schools. In 22 her analysis, Mrs. Stichnone (phonetic) reports that, at this 23 time, adequate capacity exists at Nelson Elementary School, 24 Mulrennan Middle and Durant High School for the proposed 25 rezoning.

In terms of safety and crime in the neighborhood, we submit Exhibit C, a crime search map from the Hillsborough County Sheriffs database performing a five-year search dating from September 14, 2018, to September 14, 2023. The crime search map reflects that there are no crimes reported near the subject site nor adjacent neighborhood. In addition, the applicant is proposing a private subdivision with proposed large home sites, so we assert that this proposed development would not increase any crime in the neighborhood.

As far as impact to the sewer lines, the applicant does not propose to hook up to the county sewer line because there are no county sewer lines nearby the subject site, nor are there sewer lines near the Arch McDonald and Siloam Springs neighborhood, according to the Hillsborough County GIS map shown in Exhibit D. This map was provided to us by the Public Utilities Department GIS and Records. Mr. Berry, however, does intend to apply for a single-service water connection, per Planning Commission's Policy 2.2 allowing the property, which is outside the urban service area but abuts to connect to the County's water system just as Dover Woods subdivision connects to the system.

As far as flooding or flood zone impact, we maintain that this is not an issue at this point in time pertaining to the rezoning. When the project undergoes a site development review for subdivisions through Development Services Department,

each department, including the stormwater department, will 1 review the project to ensure that it meets needs Hillsborough 3 County stormwater technical manual regulations which ensures postdevelopment conditions are equal or lesser to predevelopment conditions. In addition, the project would be regulated under statewide stormwater management regulations through an environmental resource permit that is thoroughly reviewed and 8 issued by the Southwest Florida Water Manager District. As far as lowering property value, we maintain that 10 11 this not an issue at this time for the rezoning process. 12 However, it was raised as a concern, so we would like to submit 13 Exhibit E1 and E2. We did two comparisons for property value. The first comparison is located at 2106 Arch McDonald Drive. 14 15 The gross square footage is 2,672 square feet. Market value is \$233,884. Exhibit E2 is located at 1517 Glen Alpine Place in 16 17 Valrico. It was built in 2016. With a comparable gross square 18 footage, market value is \$328,461. At this time, I'd like Mr. 19 Berry to attest to the wildlife. 20 HEARING MASTER: Good evening. Give us your name and 21 address, please. 22 MR. BERRY: Jon Berry, 1620 South Dover Road. 23 HEARING MASTER: Thank you. MR. BERRY: There's a reference to the wildlife. 24 25 24 years that I've lived there, you see animals come and go,

ZHM Hearing September 18, 2023

especially since I feed a lot of the wild animals that come in. 1 They fly in; they fly out. They wander in. They eat some of the -- my birds that I have, the ducks and geese and chickens. But there will be a wildlife survey done prior to the development. I believe that's standard procedure. In 24 years, I've been trying to downsize a little 6 The development that they referred to that I did before, I bit. didn't -- I just sold the land across the street. That was not 8 my development. And with this development, I will actually plan to live in this development as my downsizing process. 10 11 you. 12 Thank you. If you could please sign HEARING MASTER: 13 in. 14 Ms. Mai, does that conclude your rebuttal? 15 MS. MAI: I would just like to confirm that per Hillsborough County LDC, natural resources would require at site 16 17 development review, a full plant and wildlife survey to be 18 submitted. Thank you. Thank you. I appreciate it. 19 HEARING MASTER: 20 All right. With that, we'll close Rezoning 23-0792 21 and go to the next case. 22 MS. HEINRICH: Our next case is Item C.7, Standard 23 Rezoning 23-0846. The applicant is requesting to rezone property from RSC-3 and ASC-1 to RSC-4. Camille Krochta with 24 Development Services will present staff findings after the 25

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EXHIBITS SUBMITTED DURING THE ZHM HEARING

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SIGN-IN SHEET: RFR. [DATE/TIME: 9/18/29	ZHM] PHM, LUHO PAGE 1 OF 6 23 6 PM HEARING MASTER: SUSAn Finch
	2) GFT TEARING MASTER. JOS 4/1 1 1/10.
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Todd Pressman
23-6369	
	CITY St. Pete STATE FL ZIP 33 M/PHONE
APPLICATION #	PLEASE PRINT SUSAN SWIFT
23-0263	MAILING ADDRESS 607 S. BALLYGODD St = 101
	MAILING ADDRESS 607 S. BALLYGADE ST #101 CITY PHONES 747 9100
APPLICATION #	PLEASE PRINT OF THE NAME
27-0082	MAILING ADDRESS OF JULY SEP 2 445
	CITY . P. STATET ZIPTED PHONE 1260
APPLICATION #	NAME Michael Bernstein
27-6082	MAILING ADDRESS 19537 Deer Lake Rd
	CITY Thut STATE T ZIEBS 19 PHONE 8/3293/930
APPLICATION #	PLEASE PRINT NAME JAY A Muffly
23-0082	PLEASE PRINT NAME JAY A MUFFIG MAILING ADDRESS 102 5Th AVE 5E CITY LUTE STATE FL ZIP 33549 PHONE 949-2224
-	CITY LUTE STATE FL ZIP 33549 PHONE 949-2224
APPLICATION #	PLEASE PRINT NAME Linda Stewart
23-055	MAILING ADDRESS 6992-B Professional Parlary East
VS	CITY <u>Stasota</u> State /- ZIP34248 PHONE

SIGN-IN SHEET: RFR, DATE/TIME:	ZHM, PHM, LUHO 23 CPM HEARING MASTER: SUSAN FINCH
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT Mollie Shen
23-0552	MAILING ADDRESS 55 13 Rgin From Ch. CITY Plant City STATE F ZIP 3356 PHONE
VS	CITY / CANT CTY STATE / ZIP 356) PHONE
APPLICATION #	PLEASE PRINT NAME Tonethon Hoke
23-0552	MAILING ADDRESS 55/3 Rain Frog In
	CITY Plant City STATE F1 ZIP 33507 PHONE 8/3-2205 151
APPLICATION #	NAME Gretchen Genrich Hoke
23-0552	MAILING ADDRESS 5513 Rain Frog Cane CITY Plant City STATE F ZIP 355 PHONE 83-704
-	CITY Plant City STATE F ZIP 336 PHONE 83-757-398
APPLICATION#	NAME Mollie Genrich
27-8552	MAILING ADDRESS 5521 Rain Freq Cn.
VS	CITY Plant CitySTATE FL ZIP 3567 PHONE
APPLICATION #	NAME Margaret Thompson
23-0352	MAILING ADDRESS 5567 Rain Frag (n
US	CITY Plant Citystate FL ZIP JELDPHONE
	NAME Charles Genrich
	MAILING ADDRESS 5521 Rain Frog Lo.
V \$	CITY Plant City STATE FL ZIP 3567 PHONE

SIGN-IN SHEET: RFR,	ZHM. PHM, LUHO PAGE 3 OF 6
DATE/TIME: <u>9/18/2</u>	ZHM PHM, LUHO 13 C PM HEARING MASTER: SUSAN FINCH
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME RUTH LONDONO
23-0571	MAILING ADDRESS 1502 W. Busch Blvd CITY TPA STATEFL ZIP 33612 PHONE (813) 919-7802
ŕ	CITY TPA STATE FL ZIP 33612 PHONE (813) 919-7802
APPLICATION #	PLEASE PRINT NAME Isoloche albert
23-657	
	MAILING ADDRESS 1000 N. ashley Dr. CITY Tampa STATE A ZIP 3360 PHONE 331-0976
APPLICATION #	PLEASE PRINT TU MGI
23-6640	MAILING ADDRESS 14031 N. Dale Masty Hwy
	CITY Tampa STATEFL ZIP 33618 PHONE (\$13/962-6230
APPLICATION #	PLEASE PRINT TU Mgi
23-8790	MAILING ADDRESS 14231 N. Dala Maby Hwy.
	MAILING ADDRESS 14231 N. Dala Maby Hwy. CITY TAMPN STATE To ZIP PHONE (8/3/962-623)
APPLICATION #	PLEASE PRINT NAME MA
23-0790	MAILING ADDRESS 14031 N. Dale Maby
	CITY Town STATE 12 ZIP 33618PHONE 813 962-6230
APPLICATION #	NAME Aleathea HOSKINS
23-0792	MAILING ADDRESS 2108 Silvan Springs Dr
	CITY DOVEY STATE FL ZIP 33527 PHONE 813-431-993

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 4 OF 6
DATE/TIME: $\frac{9/180}{6}$	23 6PM HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TEri Wagner
27-6792	MAILING ADDRESS 2108 Arch MC Donald Dr
	CITY DOE STATE L ZIP33500 PHONE 8134346722
APPLICATION #	PLEASE PRINT NAME DUNA WIJSON
23-0792	MAILING ADDRESS 2102 AICH MIDONGIS DOVO
•	CITY <u>01011</u> STATE <u>FL</u> <u>ZIP 33527</u> PHONE <u>309-287-9</u> 739
APPLICATION #	PLEASE PRINT NAME NAME
23-0792	MAILING ADDRESS 14031 N. Dale Mabry Hwy CITY TMMPA STATE \[\int \text{ZIP} \frac{33618}{23618} \text{PHONE} \(\frac{\xi_1}{2} \) \[\frac{962-623}{2} \]
	CITY TAMPA STATE ZIP 336/8 PHONE (8/3) 962-623
APPLICATION #	PLEASE PRINT JUSTIN CILLMON
73-0799	MAILING ADDRESS 2/06 Silvan Silvan
	CITY DOVO STATE F ZIP 325 PHONE 23 335-494
APPLICATION #	NAME Tow Berry
23-6792	MAILING ADDRESS /620 S Done R
	CITY DOW STATE P/ ZIP 3 25 27 PHONE 813 23 0 75 36
APPLICATION #	NAME Lami Cor be #
23-68416	MAILING ADDRESS 101 & Koned g 15/0d
	CITY JAMPA STATE A ZIP 3360 ZPHONE 913-27-7 -842

SIGN-IN SHEET: RFR, DATE/TIME: 4/18/2	ZHM, PHM, LUHO RAGE 5 OF 1 COPM HEARING MASTER: SUSAN PIACH
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Kathyn Barry
73-6846	MAILING ADDRESS 3028 Colonial Ridge Dr
&J 0114	CITY Brandon STATE FL ZIP 3351 PHONE 540-419-5122
APPLICATION #	PLEASE PRINT STELL TENEM
23-0846	MAILING ADDRESS SUZ3 WILAMEL ST
	CITY PA STATE ZIP 33607 E 13-2E9 (C39)
APPLICATION #	PLEASE PRINT NAME SENTING
23-0059	MAILING ADDRESS 401 E Jucksym
	CITYSTATEZIPPHONE <u>J(7</u>
APPLICATION #	PLEASE PRINT NAME RYAN MANASSE 2500
27-8659	MAILING ADDRESS 401 & TACKSIN ST STE 3100
	CITY TIMPL STATE 37812 ZIP 3360 PHONE 813-225-2500
APPLICATION #	PLEASE PRINT NAME Steve Schmitt
23-0109	MAILING ADDRESS 5545 Wildwood Dr.
Vs	CITY Rend STATE W ZIP89511 PHONE
APPLICATION #	PLEASE PRINT NAME Levin Reali
23-8414	MAILING ADDRESS 401 E Jackson JT #2100
	CITY Tanga STATE FL ZIP 33602 PHONE 813.222-5009

SIGN-IN SHEET: RFR,	ZHM PHM, LUHO 23 6 PM HEARING MASTER: SUSAN Finch
DATE/TIME: $\frac{9/18/3}{3}$	23 6 PMHEARING MASTER: SUSAN Finch
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME Alexandra Schaler
23-0578	MAILING ADDRESS 400 W. ASNley DV. Suite 100
	CITY TOMPOR STATE FL ZIP 33602 PHONE 850-319-6787
APPLICATION #	PLEASE PRINT REYES
23-6578	MAILING ADDRESS 10433 ALDER GREEN DR
	CITY Q IVERY IN STATE FL ZIP 3378 PHONE 845-598-
APPLICATION #	PLEASE PRINT NAME Chim
23-0578	MAILING ADDRESS 10371 Scarlett BK: mman DR.
	CITY Riverview DETATE F ZIP 33578PHONE 706-410-7533
APPLICATION#	PLEASE PRINT Cathy Aponte
23-0578	MAILING ADDRESS 1340 Scarlett Skimmer Dr.
VS	CITY RIVER VIEWSTATE FL ZIP 33578 PHONE
APPLICATION #	PLEASE PRINT NAME BE ENRY
23 - 6598	MAILING ADDRESS UZ3 W. LAVIEST
	CITY TOP STATE ZIP PHONE 0039
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: September 18, 2023

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0203	Susan Swift	1. Applicant Presentation Packet	No
RZ 23-0082	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0082	Todd Pressman	2. Applicant Presentation Packet	No
RZ 23-0552	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0552	Jonathan Hoke	2. Opposition Presentation Packet	No
RZ 23-0552	Gretchen Hoke	3. Opposition Presentation Packet	No
RZ 23-0571	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0571	Ruth Londono	2. Applicant Presentation Packet	No
RZ 23-0573	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0573	Isabelle Albert	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0640	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0792	Aleathea Hoskins	1. Opposition Presentation Packet	No
RZ 23-0792	Tu Mai	2. Applicant Presentation Packet	No
RZ 23-0846	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0846	Kami Corbett	2. Applicant Presentation Packet	No
RZ 23-0059	Mark Bentley	Applicant Presentation Packet	Yes (Copy)
RZ 23-0109	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0414	Michelle Heinrich	1. Revised Staff Report- Email	No
MM 23-0414	Kevin Reali	2. Applicant Presentation Packet	No
MM 23-0578	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0578	Alexandra Schaler	2. Applicant Presentation Packet	No

SEPTEMBER 18, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 18, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0203

Michelle Heinrich, DS, called RZ 23-0203.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0203.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0082

Michelle Heinrich, DS, called RZ 23-0082.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0082.

C.2. RZ 23-0552

- Michelle Heinrich, DS, called RZ 23-0552.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0552.

C.3. RZ 23-0571

- Michelle Heinrich, DS, called RZ 23-0571.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0571.

C.4. RZ 23-0573

- Michelle Heinrich, DS, called RZ 23-0573.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0573.

C.5. RZ 23-0640

- Michelle Heinrich, DS, called RZ 23-0640.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0640.

C.6. RZ 23-0792

- Michelle Heinrich, DS, called RZ 23-0792.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0792.

MONDAY, SEPTEMBER 18, 2023

C.7. RZ 23-00846

- Michelle Heinrich, DS, called RZ 23-0846.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0846.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 23-0059

- Michelle Heinrich, DS, called RZ 23-0059.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0059.

D.2. RZ 23-0109

- Michelle Heinrich, DS, called RZ 23-0109.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0109.

D.3. RZ 23-0369

- Michelle Heinrich, DS, called RZ 23-0369.
- Testimony presented.
- Susan Finch, ZHM, continued RZ 23-0369 to November 13, 2023, ZHM.

D.4. MM 23-0414

- Michelle Heinrich, DS, called MM 23-0414.
- Testimony provided.
- Susan Finch, ZHM, closed MM 23-0414.

MONDAY, SEPTEMBER 18, 2023

D.5. MM 23-0578

- Michelle Heinrich, DS, called MM 23-0578.
- Testimony provided.
- Susan Finch, ZHM, closed MM 23-0578.

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 10:54 p.m.

VIDEO FROM THUMB DRIVE RECEIVED AND AVAILABLE FOR VIEWING IN BOCC RECORDS

23-0792 Aleathea Hoskins ZHM Exhibit 1 9/18/23



REBUTTAL – RZ STD 23-0792

Application	No	23-	0792
Name:	Tu	Mai	
Entered at Pr	ublic He	earing:_	ZHM
Exhibit #	\mathbf{Q}	Date: 0	1/18/27

1. DETERIORATION OF ROADWAY/INCREASE TRAFFIC -

Mr. Berry purchased the property in 2000 as an active orange grove until 2016 at which time the orange grove died. There were 6 to 8 tractor trailers that used Arch MacDonald Dr. and Siloam Springs Dr. to access the groves and harvest the oranges for at least a month during the year. In addition, there were tractor trailers that brought in fertilizer and pesticides to apply to the grove. Both roadways are a public right-of-way and the applicant has a right to access that public road as any citizen of Hillsborough County. There would be potentially construction traffic for a period of time (approx. 3-4 months). However, it would be during normal daylight hours. We submit **EXHIBIT A** - this is a public road that was built in 1984 and has provided access onto the subject site. As for increased traffic, Transportation Staff submitted an analysis dated September 9, 2023 showing that there is no change in the trip generation from existing zoning to proposed zoning.

2. OVERCROWDING OF SCHOOLS -

We submit to you **EXHIBIT B** – the Adequate Facilities Analysis dated September 8, 2023, that was conducted by Andrea Stingone, Dept. Manager of Growth Management for the Hillsborough County Public Schools. In her analysis, she reports that "at this time, adequate capacity exists at Nelson Elementary School, Mulrennan Middle, and Durant High School for the proposed rezoning." Therefore, we do not find this to be an issue.

REBUTTAL - RZ STD 23-0792

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3. SAFETY/CRIME IN NEIGHBORHOOD:

We submit **EXHIBIT C** – a Crime Search Map from the Hillsborough County Sheriff's database performing a 5-year search dating from September 14, 2018 to September 14, 2023. The Crime Search Map reflects that there have been no crimes reported near the subject site nor adjacent neighborhood. In addition, the applicant is proposing a private subdivision with proposed large home sites. We assert this proposed development would not invite any crime in the neighborhood.

4. IMPACT TO SEWER LINES -

The applicant does not propose to hook up to the County's sewer line because there is no County sewer line nearby the subject site nor is the sewer line near the Arch MacDonald and Siloam Springs neighborhood according to the HC GIS map – **EXHIBIT D** provided to us by Public Utilities Department GIS and Records. However, Mr. Berry does intend to apply for a "single service" water connection per Planning Commission Policy 2.2 allowing the property, which is outside the Urban Service Area, but abuts the Urban Service Area to connect to the County's water system the same as Dover Woods Subdivision.

5. FLOODING OR FLOOD ZONE IMPACT-

We maintain that this is not an issue at this point in time pertaining to the rezoning. When the project undergoes a site development review for subdivision through Development Services Department, each department (including Stormwater) will review the project to ensure that

it meets the HC Stormwater Technical Manual regulations which ensures "post development" conditions are equal or less than "pre development" conditions. In addition, the project would be regulated under statewide stormwater management regulations through an environmental resource permit that is thoroughly reviewed and issued by SWFWMD.

6. LOWERING PROPERTY VALUE:

We maintain that this is not an issue for this rezoning process. However, since it was raised as a concern, we would like to submit **EXHIBIT E-1 & E-2**: from the HC Property Appraiser's website. These are two examples of property value for comparison:

- 2106 Arch MacDonald Drive, Dover, FL 33527
 2,672 GSF Market Value is \$233,884
- 1517 Glen Alpine Place, Valrico, FL (east side of Dover Rd.)
 in the Highland Reserve Phase I built by Pulte Homes in 2016
 2,644 GSF Market Value is \$328,461

Based on these examples, the newer home is higher in value with comparable square footage.

7. WILDLIFE -

HC LDC Section 4.1.6.1.1 – Natural Resources Requirement for Subdivision requires that the applicant conduct a Plant/Wildlife Survey in accordance with the Subsection C.5 Submittal Requirements at the time of Site Development Review for permitting. The applicant has maintained his property on a regular basis and he has not witnessed such endangered wildlife habitat in his open pasture.

it meets the HC Stormwater Technical Manual regulations which ensures "post development" conditions are equal or less than "pre development" conditions. In addition, the project would be regulated under statewide stormwater management regulations through an environmental resource permit that is thoroughly reviewed and issued by SWFWMD.

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Based on these 2 examples, the newer home is higher in value with the same comparable square footage.

7. WILDLIFE/ENDANGERED SPECIES -

HC LDC Section 4.1.6.1.1 – Requirement for Subdivisions states that a Plant & Wildlife Survey shall be performed in accordance with the Subsection C.5 at the time of Site Development Review for permitting. The applicant has maintained his property on a regular basis and he has not witnessed such endangered wildlife habitat in his open pasture.



125

62.5

Bob Henriquez, CFA

Hillsborough County Property Appraiser This map is for assessment purposes only. It is not a survey.



Adequate Facilities Analysis: Rezoning

Date: 9/8/2023

Acreage: 20.74 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: RSC-2

Case Number: 23-0792

Future Land Use: R-1

HCPS #: RZ 551

Maximum Residential Units: 19

Address: North of Siloam Springs Drive and East of South Dover Road

Residential Type: Single Family Detached

Parcel Folio Number(s): 086777 0000

Parcel Folio Number(s): 086777.0000	Nelson	Millionen	Durant
School Data	Elementary	Mulrennan Middle	High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	963	1445	2738
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	689	1187	2592
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	72%	82%	95%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/6/2023	16	39	114
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	4	2	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	74%	85%	99%

Notes: At this time, adequate capacity exists at Nelson Elementary, Mulrennan Middle, and Durant High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea a Stingone

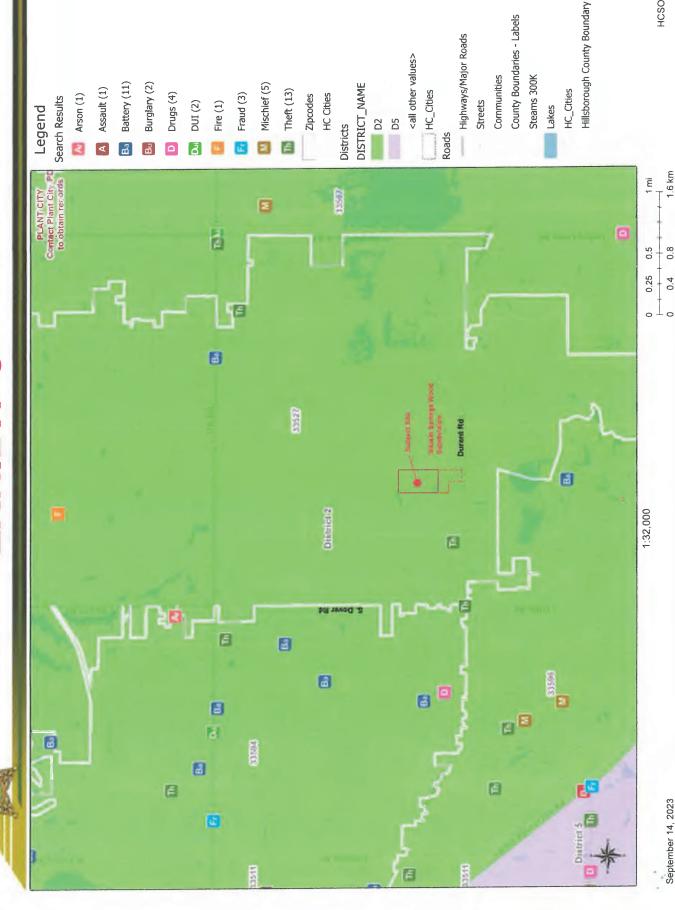
Andrea A. Stingone, M.Ed. Department Manager, Planning & Siting **Growth Management Department** Hillsborough County Public Schools

E: andrea.stingone@hcps.net P: 813.272.4429 C: 813.345.6684

1.6 km

0.8

0.4



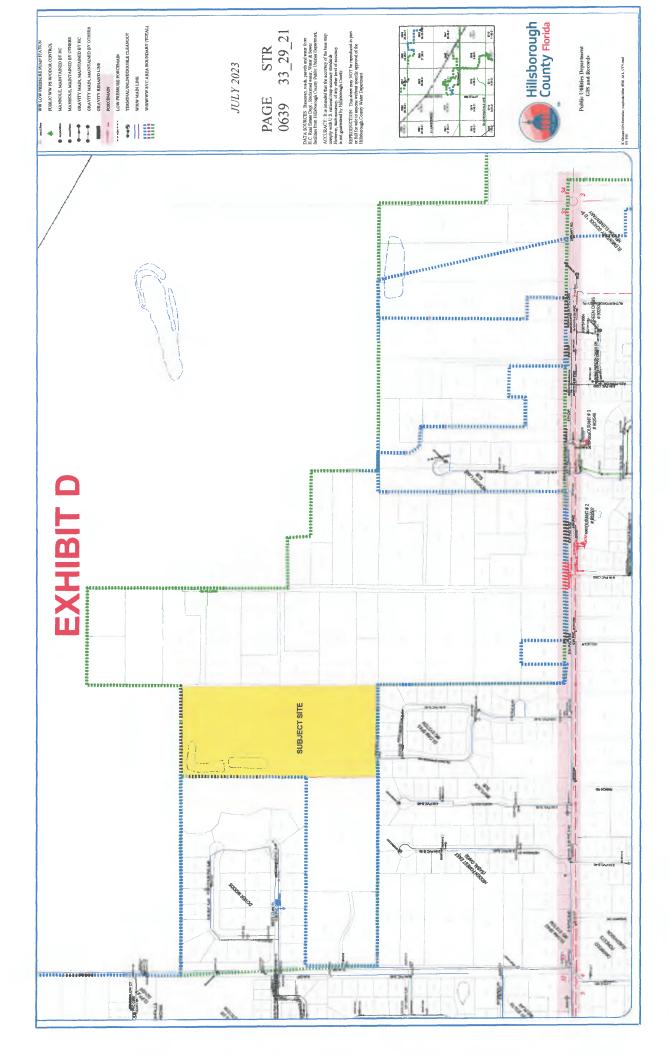


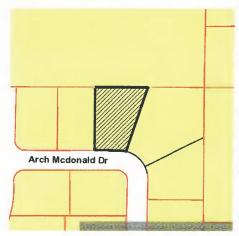
EXHIBIT E-1



Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/ 15th Floor County Ctr. 601 E. Kennedy Blvd, Tampa, Florida 33602-4932 Ph: (813) 272-6100

Folio: 086800-7728



Owner Inform	ation
Owner Name	COCHRAN JOHN E JR COCHRAN SUSAN J
Mailing Address	2106 ARCH MCDONALD DR DOVER, FL 33527-6206
Site Address	2106 ARCH MCDONALD DR, DOVER
PIN	U-33-29-21-34P-000001-00014.0
Folio	086800-7728
Prior PIN	
Prior Folio	086787-0000
Tax District	U - UNINCORPORATED
Property Use	0100 SINGLE FAMILY R
Plat Book/Page	49/68
Neighborhood	223008.00 SE Valrico & Lumsden N of Durant Rd
Subdivision	34P I SILOAM SPRINGS WOOD

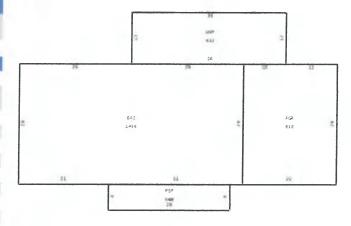
Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$233,884	\$111,654	\$50,000	\$61,654
Public Schools	\$233,884	\$111,654	\$25,000	\$86,654
Municipal	\$233,884	\$111,654	\$50,000	\$61,654
Other Districts	\$233,884	\$111,654	\$50,000	\$61,654

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Info	rmation						
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Un_ualified	Vacant or Improved	Price
8895 / 0337	98029905	01	1998	WD	Unqualified	Improved	\$89,000
7234 / 1760	93312172	12	1993	AG	Unqualified	Improved	\$85,000
4590 / 1845		07	1985	WD	Qualified	Improved	\$76,800

Building Information Building 1	
Туре	01 SINGLE FAMILY
Year Built	1984
D. Halland Ormala Silver Data la	

		1001		
Building 1 Construction	Details			
Element	Code	Construction Detail		
Class	С	Masonry or Concrete Frame		
Exterior Wall	7	Masonry Frm: Stucco		
Roof Structure	3	Gable or Hip		
Roof Cover	3	Asphalt/Comp. Shingle		
Interior Walls	5	Drywall		
Interior Flooring	8	Carpet		
Heat/AC	2	Central		
Architectural Style	5	Contemporary		
Condition	3	Average		
Bedrooms	3.0			
Bathrooms	2.0			
Stories	1.0			
Units	1.0			



Buildin 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,456	1,456	\$121,761
FGR	616		\$25,757
FOP	168		\$3,512
USP	432		\$9,032
Totals	2,672	1,456	\$160,062

Extra F	eatures						
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0120	DECK WOOD	1	1994	12	26	312.00	\$1,888
0651	SHED NOT PERMANENTLY AFFIXED	1	2002	0	0	1.00	\$0
0460	CARPORT	1	2012	0	0	288.00	\$2,013

Land In	formation						
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REE0	Res SF Class 5.00	RSC-4	92.00	160.00	SE I SF LOTS W/ EFF SIZE	14,720.00	\$69,920

Legal Description
SILOAM SPRINGS WOOD LOT 14 BLOCK 1

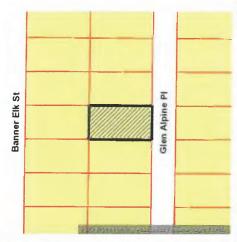
EXHIBIT E-2



Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/ 15th Floor County Ctr. 601 E. Kennedy Blvd, Tampa, Florida 33602-4932 Ph: (813) 272-6100

Folio: 086731-0304



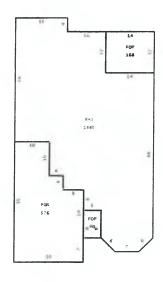
Owner Name	CALLAHAN TANNER N
Owner Name	CALLATAN TANNER N
Mailing Address	1517 GLEN ALPINE PL
	VALRICO, FL 33594-5843
Site Address	1517 GLEN ALPINE PL, VALRICO
PIN	U-32-29-21-9ZS-000000-00088.0
Folio	086731-0304
Prior PIN	U-32-29-21-ZZZ-000004-19340.0
Prior Folio	086746-0000
Tax District	U - UNINCORPORATED
Property Use	0100 SINGLE FAMILY R
Plat Book/Page	124/112
Neighborhood	223008.00 SE Valrico & Lumsden N of Durant Rd
Subdivision	9ZS HIGHLANDS RESERVE PHASE 1

Value Summary				
Taxing District	Market Value	Assessed Value	Exem tions	Taxable Value
County	\$328,461	\$213,942	\$50,000	\$163,942
Public Schools	\$328,461	\$213,942	\$25,000	\$188,942
Municipal	\$328,461	\$213,942	\$50,000	\$163,942
Other Districts	\$328,461	\$213,942	\$50,000	\$163,942

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Info	rmation						
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Un_ualified	Vacant or Improved	Price
24276 / 1760	2016300263	07	2016	WD	Qualified	Improved	\$265,000
22697 / 1290	2014241666	07	2014	WD	Unqualified	Vacant	\$2,766,900

Туре		01 SINGLE FAMILY	
Year Built		2016	
Building 1 Construction	Details		
Element	Code	Construction Detail	
Class	С	Masonry or Concrete Frame	
Exterior Wall	7	Masonry Frm: Stucco	
Roof Structure	3	Gable or Hip	
Roof Cover	3	Asphalt/Comp. Shingle	
Interior Walls	5	Drywall	
Interior Flooring	8	Carpet	
Interior Flooring	7	Tile	
Heat/AC	2	Central	
Architectural Style	5	Contemporary	
Condition	3	Average	
Bedrooms	3.0		
Bathrooms	2.0		
Stories	1.0		
Units	1.0		



ing 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,860	1,860	\$200,763
FGR	576		\$31,086
FOP	168		\$4,533
FOP	40		\$1,079
Totals	2,644	1,860	\$237,461

Land In	formation						
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REJ0	Res SF Class 10.00	PD	70.00	130.00	SF I SQUARE FEET	9,100.00	\$91,000

Legal Description
HIGHLANDS RESERVE PHASE 1 LOT 88

Letter of Support for Standard Rezoning Application No.: RZ STD 23-0792

Date: 9/12/2023

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

In addition, the development will raise the property value of the surrounding communities. Add this to the fact that this development is compatible with the Dover Woods Subdivision that abuts the subject site to the northwest. The petition is also less intense than the abutting Siloam Springs Wood Subdivision to the south with smaller lot sizes than the applicant's proposed request. It is a welcomed development for the smart growth and health of our county because the water supply will be connected to the County's water system as the Dover Woods Subdivision is connected.

Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Eduardo Figueroa Address: 3414 Aribor valx CT Tampa FL 33614

Email: Mtinc Solutions Ogmail. Com

PARTY OF RECORD

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From: Almand, Sherrie
To: Medrano, Maricela

Cc: <u>Marion, Casaundra; May, Reese</u>

 Subject:
 FW: (WEB mail) - Rezoning RZ-STD23-0792

 Date:
 Saturday, August 12, 2023 11:42:27 AM

Attachments: <u>image001.png</u>

Hi Maricela,

Please see the email below regarding 23-0792. I am not sure this is in opposition vs more of a concern. Please place it into the record.

Respectfully,

Sherrie L. Almand

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740 F: (813) 272-7049

E: <u>AlmandS@HillsboroughCounty.org</u>

W: HillsboroughCounty.org

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | HCFL Stay Safe

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Friday, August 11, 2023 8:26 AM

To: Commissioner District 4 < Contact District 4 @ hillsborough county.org >

Subject: (WEB mail) - Rezoning RZ-STD23-0792

The following Commissioner(s) received a direct copy of this email:

4 | Commissioner Michael Owen (District 4)

Date and Time Submitted: Aug 11, 2023 8:25 AM

Name: Susan Cochran

Address: 2106 Arch McDonald Dr

Dover, FL 33527

Phone Number: (813) 546-0944

Email Address: scochran21@tampabay.rr.com

Subject: Rezoning RZ-STD23-0792

Message: Dear Mr. Owen,

There is a sign posted about the rezoning of farm land right behind our house. We live at 2106 Arch McDonald Dr. The owner of the land (Mr. Berry I believe) wants to rezone it, sell it, and use our quiet little street as the entrance to this property. Our concern is that if this happens the land will need to be built up which will result in flooding our homes and street. Also our quiet little street will become the path for all the construction trucks and traffic. We need help in preventing this from happening. You are welcome to come see this for yourself. Please help us. Thank you! Susan Cochran

1130448080

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/115.0.0.0 Safari/537.36 Edg/115.0.1901.200

Rome, Ashley

From: Hearings

Sent: Monday, September 11, 2023 10:00 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Opposing the Rezoning of Folio Number 086777.0000 from ASC-1 to RSC-2

Attachments: Letter to Michael Owen 2.pdf

From: Rodney Cribbs Ii < rgcribbs@verizon.net Sent: Sunday, September 10, 2023 11:50 AM

To: Almand, Sherrie < <u>AlmandS@hillsboroughcounty.org</u>>

Subject: Opposing the Rezoning of Folio Number 086777.0000 from ASC-1 to RSC-2

External email: Use caution when clicking on links, opening attachments or replying to this email.

September 8, 2023

Dear County Commissioner, Michael Owen,

I, **Rodney Cribbs II**, oppose the rezoning of Folio number 086777.0000 from ASC-1 to RSC-2 due to the following reasons:

- * The impact this would have on the current dwellings located within the neighborhood of Siloam Woods with added traffic and additional noise from the construction. Many individuals in the neighborhood, including children, take advantage of our quiet subdivision by walking or playing outside. The additional traffic will hinder these individuals from enjoying the peace and safety that our neighborhood currently provides.
- * The additional overcrowding and continued deterioration of our small, local roads. These roads are already in need of repair due to previous damage that has already been created by the current property owner.
- * This would add to our already overcrowded schools.
- * The additional stress this would cause on our local roadways during peak traffic times. Our subdivision already gets blocked by traffic during peak times, such as when the nearby schools begin in the morning and when they let out in the afternoon.
- * The impact this would have on the homes already located in a flood zone and possibly extending other homes within the neighborhood into a flood zone.
- * The possibility of additional costs to us that may come with a conversion from Septic to Sewer. It is possible that the low-lying land would not be conducive to septic (which I believe all of us have here in Siloam Woods) causing a demand to get Sewer tie-in.
- * This would add to the destruction of wildlife habitats, endangering our local wildlife. Deer, Coyote, Fox, Gopher Tortoise are just a few of the animals that inhabit this property.

As a resident of Siloam Woods Subdivision, I thank you for your continued service and support of our community.

Sincerely,

Rodney Cribbs II 2228 Arch McDonald Drive Dover, FL 33527 813-335-9030

From: Hearings

Sent: Monday, September 11, 2023 9:59 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Opposing rezoning of Folio Number 086777.0000 from ASC-1 to RSC-2

Attachments: Letter to Michael Owen.pdf

From: Rodney Cribbs Ii < rgcribbs@verizon.net > Sent: Sunday, September 10, 2023 12:36 PM

To: Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Opposing rezoning of Folio Number 086777.0000 from ASC-1 to RSC-2

External email: Use caution when clicking on links, opening attachments or replying to this email.

September 8, 2023

Dear County Commissioner, Michael Owen,

I, **Georgette Cribbs**, oppose the rezoning of Folio number 086777.0000 from ASC-1 to RSC-2 due to the following reasons:

- * The impact this would have on the current dwellings located within the neighborhood of Siloam Woods with added traffic and additional noise from the construction.
- * The additional overcrowding and continued deterioration of our small, local roads. These roads are already in need of repair due to previous damage that has already been created by the current property owner.
- * This would add to our already overcrowded schools.
- * The additional stress this would cause on our local roadways during peak traffic times. Our subdivision already gets blocked by traffic during peak times, such as when the nearby schools begin in the morning and when they let out in the afternoon.
- * The impact this would have on the homes already located in a flood zone and possibly extending other homes within the neighborhood into a flood zone.
- * The possibility of additional costs to us that may come with a conversion from Septic to Sewer. It is possible that the low-lying land would not be conducive to septic (which I believe all of us have here in Siloam Woods) causing a demand to get Sewer tie-in.
- * This would add to the destruction of wildlife habitats, endangering our local wildlife. Deer, Coyote, Fox, Gopher Tortoise are just a few of the animals that inhabit this property.

As a resident of Siloam Woods Subdivision, I thank you for your continued service and support of our community.

Sincerely,

Georgette Cribbs 2228 Arch McDonald Drive Dover, FL 33527 813-843-0461

From: Hearings

Sent: Thursday, September 14, 2023 3:36 PM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Rezoning | RZ-STD 23-0792

----Original Message-----

From: Jon Dowdall <jpdowdall@gmail.com> Sent: Thursday, September 14, 2023 9:47 AM

To: Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Rezoning

External email: Use caution when clicking on links, opening attachments or replying to this email.

I am absolutely opposed to the Rezoning Application # RZ-STD 23-0792!

I live on Dover Rd, next to the drainage pond. My house has been flooded in the past due to the overuse of this pond and poor planning by the county. This drainage pond is already being used for more homes and streets than it was designed for. The pump does not work when the power goes out and the county will not bring in a generator until any storms have passed. Adding additional homes in the area puts my family and my property at risk.

On top of that, you will be adding more traffic to an already congested street and destroying natural habitat. This has to stop!!!

Regards,

Jon

From: Hearings

Sent: Friday, September 1, 2023 2:36 PM

To: Timoteo, Rosalina; Rome, Ashley; Peddle, Carolanne

Subject: FW: no rezoning RZ-STD 23-0792

From: MICHAEL GRIFFIN <griffin.house@hotmail.com>

Sent: Thursday, August 31, 2023 12:59 PM

To: Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: no rezoning RZ-STD 23-0792

External email: Use caution when clicking on links, opening attachments or replying to this email.

my name is Michael Griffin at 2111Herndon st., dover33527

From: Hearings

Sent: Friday, September 1, 2023 2:41 PM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Rezoning of Folio number 086777.0000

From: Aleathea Hoskins <aleatheah@gmail.com>
Sent: Wednesday, August 30, 2023 3:41 PM

To: Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Rezoning of Folio number 086777.0000

External email: Use caution when clicking on links, opening attachments or replying to this email.

I *Aleathea Hoskins*, oppose the rezoning of Folio number 086777.0000 from ASC-1 to RSC-2 due to the following reason:

- Impact on the current dwellings in the Siloam Woods Subdivision added traffic and construction noise
- Potential to add Sewer lines through our neighborhood that will cause additional construction.
- Additional overcrowding and deterioration.on small local roads that already need repair from previous damage from the current property owner.
- Overcrowding of our already full schools.
- Stress on local roadways during peak traffic times already blocks the Siloam Woods subdivision when schools let out and drop off in the morning.
- Impact on areas that are already in a Flood zone and possibly moving more of the neighborhood into a flood
- destruction of wildlife habitats further endangering local wildlife

Please share my opposition along with any of my neighbors who are opposed to this rezoning.

Thank you, Aleathea Hoskins C 813.431.9903

From: Zoning Intake-DSD

Sent: Monday, September 11, 2023 10:06 AM

To: Rome, Ashley

Subject: FW: ShareBase Digest

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: ShareBase <noreply@sharebase.com>
Sent: Monday, September 11, 2023 10:02 AM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Subject: ShareBase Digest

External email: Use caution when clicking on links, opening attachments or replying to this email.



You have new activity since your last e-mail digest.

9/11/2023 **Link recipient** uploaded <u>Letter of Support 23-</u> 9:28:31 AM 0792.zip to <u>Applications</u>.

To change your e-mail settings, including time zone, please click <u>here</u>.

This email has been automatically generated by **ShareBase**. Please do not reply to this e-mail.

Copyright **Hyland Software**, Inc. 2016-2022

Date: 9/9/23

Submitted to: DSD – Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

In addition, the development will raise the property value of the surrounding communities. Add this to the fact that this development is compatible with the Dover Woods Subdivision that abuts the subject site to the northwest. The petition is also less intense than the abutting Siloam Springs Wood Subdivision to the south with smaller lot sizes than the applicant's proposed request. It is a welcomed development for the smart growth and health of our county because the water supply will be connected to the County's water system as the Dover Woods Subdivision is connected.

Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Name:

Sincere

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Email:

iriguja non con

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Jon. Berry Address: 1620 Sons Dow Rd Dove Fl 33577 Email: Juberry 67@gmail.com

Date: 9-10-13

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Name: Donald T. Morris

Address: P.o. Box 3029 Riverview, FL 33562

Email: dim 2192 Dearthlink. net

Date: 9/9/2023

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name:

Jatuporn Vatcharakongsak 1620 s. Dover Rd, Dover, FL 33517

Address:

Apple JV@ yahoo. com

Email:

Date: 9/1023

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerel

Name:

Date: 9 9 33

Submitted to: DSD – Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

Sincerely

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Haddress: PO BOX 1355 Broundon FL 33509 Email: 11505423@ Notmail.com

Date: 09/08/2023

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Marc J. Hamlin Name: Marc J. Hamlin Address: 2811 Duncan Tree Circle Valrico, FL 33594

Email: hamlin 510 msn. com

Date: 9-10-32

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Name: PURHAI PATAMASANK
Address: 3308 Regner DY
Email: Platama Santo @ Yahoo. Com

Date: 9/10/23

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Sang Yup Lee
Address: 622 Yardarm Drive, Apollo Beach, FL 33572
Email: Sangyuplee 91@gmall.com

Date: September 8th, 2023

Submitted to: DSD – Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Standard Rezoning petition filed by Jon Berry for his property located north of Arch McDonald Dr. & Siloam Springs Dr. vicinity. His family has owned the land for many years and has taken very good care of it without any nuisances. The proposed development is very reasonable since the density is below the future land use designation in the County Comprehensive Plan. Jon Berry and several of his friends intend to build their homes in this development and would offer the remaining lots to others in this private subdivision.

In addition, the development will raise the property value of the surrounding communities. Add this to the fact that this development is compatible with the Dover Woods Subdivision that abuts the subject site to the northwest. The petition is also less intense than the abutting Siloam Springs Wood Subdivision to the south with smaller lot sizes than the applicant's proposed request. It is a welcomed development for the smart growth and health of our county because the water supply will be connected to the County's water system as the Dover Woods Subdivision is connected.

Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Naresh Kanji

Address: 4331 Swift Cricle, Valrico, FL 33596

Email: nkanji@impacthotels.com

Date: 9-10-23

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

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Sincerely

Name:

3

Email:

JOHN SHANNON MOODY 631 ROCHUGHAM ROAD LAKELAND FL 33809 MOOD FIVE O BRIGHT HOUSE. COM

Date: 0-10-23

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

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Sincerely

Name: Terri Staffieri

Address: POBON3029, River view FL 33568

Email: +101emons1968 agmail.com

Date: 09-09-2023

Submitted to: DSD - Community Development Division Post Office Box 1110 Tampa, Florida 33601

Dear Zoning Hearing Master:

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Sincerely,

Name:

Address:

Email:

TO DD A. ANTHONY
POBOX 1355
BANDON, FL 33509
TANTHONY 10 @ HOTMAIL. COM

From: Hearings

Sent: Wednesday, September 13, 2023 9:18 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne **Subject:** FW: Objection to Rezoning RZ-STD 23-0792

From: Jeremy Leuschke < <u>jluck13@hotmail.com</u>>
Sent: Tuesday, September 12, 2023 4:10 PM

To: Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Objection to Rezoning RZ-STD 23-0792

External email: Use caution when clicking on links, opening attachments or replying to this email.

I am sending in a message to voice my objection to the development of the property north of the Siloam Springs community. I would like to bring up the following issues of impact.

- This community has only one access point to the connector roads. In the current condition, the access for the eastbound left (cars turning from Durant Rd. onto Arch McDonald Rd.) are pushing the limits in the standard traffic modeling for there not to be a left turn lane on Durant Rd. With the addition of 20 homes to the community this will most likely need to be a requirement.
 - While this is not in itself not a reason to deny the project, it is worth noting that this will be a difficult addition onto Durant Rd. where the existing right-of-way does not accommodate this widening. This will additionally impact the community, as previously stated, this is the only access to the community and a widening project to add a turn lane would be a major issue to the current 35 homes.
- The existing state of the community roads (Siloam Springs Dr. & Arch McDonald Dr.) are in below average condition with no current plan to improve. The traffic associated with the construction equipment, trucks, and materials will negatively impact these roads significantly throughout the duration of the project. This will further impact the community negatively.
- It is the intent of the developer to install septic for the proposed homes. However, it is not a guarantee that this will be possible. Without a formal study completed, this may not even be a possibility due to the low-lying nature of the existing land and the water table. And if septic is not possible, a new connection to County sewer would also significantly impact this community and the surrounding ones as an inconvenience, as well as a potential financial impact.

I don't see a way for the negative impacts to the Siloam Springs community to be eliminated if the proposed
development moves forward. I would ask for the Committee and Board to take these concerns into consideration and
take steps to minimize the disruption, discomfort, and disappointment of the current residents for the changes that will
result from any development.

Sincerely,

Jeremy Leuschke

From: Hearings

Sent: Tuesday, September 12, 2023 11:07 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne **Subject:** FW: Opposition to Rezoning RZ-STD 23-0792

From: Jasmine Leuschke < jleuschke@hotmail.com > Sent: Tuesday, September 12, 2023 10:47 AM

To: Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Opposition to Rezoning RZ-STD 23-0792

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning,

I am writing to voice my opposition to RZ-STD 23-0792.

My husband and I purchased our home on Arch McDonald just over a year ago and specifically chose this small neighborhood in Dover that borders an agricultural field because we wanted to be closer to nature and not just surrounded by subdivisions. We currently have an overwhelming amount of wildlife in this area due to the pastures and other natural spaces, and adding more houses, plus the construction work, would be a detriment to those animals. We moved out of Tampa to get away from the small lot sizes and continual development and now just over a year later, we're faced with our quiet neighborhood turning into a construction zone that will ultimately lead to worsening traffic and destruction of the natural environment.

This rezoning is unique because it's not a new subdivision off of a main road, it would connect directly through and serve as the only way in and out of our peaceful neighborhood. We do not want heavy construction equipment and loud trucks traveling down our roads, damaging our already degraded streets. Many of us work from home and this construction equipment and noise would be a considerable burden.

We have spoken with the other homeowners in this neighborhood and the surrounding neighborhoods, and there is overwhelming opposition to a development being built where we currently have open, natural space. I hope that our county staff and commissioners will take our opposition into account and understand that while development and growth are necessary, it's important to consider the impacts to existing citizens when making these decisions.

Thank you, Jasmine Leuschke

From: Hearings

Sent: Monday, September 11, 2023 10:56 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Opposition to 23-0792

Attachments: scan_almands_2023-09-11-10-40-17.pdf; scan_almands_2023-09-11-10-37-24.pdf;

scan_almands_2023-09-11-10-38-02.pdf; scan_almands_2023-09-11-10-38-26.pdf; scan_almands_2023-09-11-10-38-51.pdf; scan_almands_2023-09-11-10-39-20.pdf;

scan_almands_2023-09-11-10-39-53.pdf

and neither should you. DO NOT SUPPOPERZESTD 23

The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to the greater good of East Hillsborough.

do not want construction, noise, increased traffic, county sewer, values associated with yet another development in this already higher population density, higher crime, or the lower property overcrowded area.

Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

Hillsborough County Commissioner D4 Michael Owen

Tampa FL 33602 2023 601 East

or any other affected neighborhood

DO NOT support RZ-SSTB-23-0792 PM 4

and neither should you.

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Vote AGAINSF the rezoning application RZ-STD 23-0792.

Signed,

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Hillsborough County Commissioner D4

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Tampa FL 33602

SEP 07 2023

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Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,



Hillsborough County Commissioner D4

Michaeo Coverige MED

SEP 07 2023

601 East Kermedy Blvd Tampa FL 33602

or any other affected neighborhood

IN COMMISSIONER UWEN:

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Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

gree

or any other affected neighborhood



Hillsborough County Commissioner D4

Michael Obertegen III

SEP 07 2023

601 East Kennedy Blvd

Tampa FL 33602



) SEATT FEIGUITIEMENTED FL DO NOT support RZ-STD 23-0792 and neither should you. The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to the greater good of East Hillsborough. I do not want construction, noise, increased traffic, county sewer, values associated with yet another development in this already higher population density, higher crime, or the lower property overcrowded area.

Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

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Hillsborough County Commissioner D4

Michael Coverce

SEP 07 2023

601 East Kennedy BIVd

Tampa FL 33602



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Signed,



Hillsborough County Commissioner D4 Michael Owen

601 East Kennedy Blvd Tampa FL 33602

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or any other affected neighborhood



Hillsborough County Commissioner D4

Mid Broad @ Registry go

SEP 07 2023

601 East Kennedy Blvd

Tampa FL 33602

From: Hearings

Sent: Friday, September 15, 2023 1:41 PM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Opposition || RZ-STD-23-0792

Attachments: scan_almands_2023-09-14-16-53-25.pdf; scan_almands_2023-09-14-17-00-34.pdf;

scan_almands_2023-09-14-17-00-12.pdf; scan_almands_2023-09-14-16-59-49.pdf; scan_almands_2023-09-14-16-59-28.pdf; scan_almands_2023-09-14-16-59-08.pdf; scan_almands_2023-09-14-16-58-22.pdf; scan_almands_2023-09-14-16-58-22.pdf; scan_almands_2023-09-14-16-57-37.pdf; scan_almands_2023-09-14-16-57-37.pdf; scan_almands_2023-09-14-16-56-51.pdf; scan_almands_2023-09-14-16-56-30.pdf; scan_almands_2023-09-14-16-56-09.pdf; scan_almands_2023-09-14-16-55-38.pdf; scan_almands_2023-09-14-16-55-14.pdf; scan_almands_2023-09-14-16-55-14.pdf; scan_almands_2023-09-14-16-55-14.pdf; scan_almands_2023-09-14-16-54-28.pdf; scan_almands_2023-09-14-16-54-28.pdf;

scan_almands_2023-09-14-16-54-04.pdf

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Almand, Sherrie <AlmandS@hillsboroughcounty.org>

Sent: Thursday, September 14, 2023 5:04 PM **To:** Hearings Hearings@HillsboroughCounty.ORG>

Cc: Marion, Casaundra < Marion C@hillsboroughcounty.org>

Subject: Opposition | | RZ-STD-23-0792

Good evening!

Please see attached for inclusion in the record.

Respectfully,

Sherrie L. Almand

Legislative Aide

Hillsborough County Commissioner Michael Owen - District 4

P: (813) 272-5740 F: (813) 272-7049

E: <u>AlmandS@HillsboroughCounty.org</u>

W: HillsboroughCounty.org

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | HCFL Stay Safe

and neither should you Kistino Uonaldson DO NOT support RZ-STD 2

The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to the greater good of East Hillsborough. do not want construction, noise, increased traffic, county sewer, values associated with yet another development in this already higher population density, higher crime, or the lower property overcrowded area.

Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

Whitlock, Mar or any Your constituent and a res

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Hillsborough County

Michaellogeellegemed **Commissioner D4**

SEP 11 2023

1234567 601 East Kennedy Blvd **Tampa FL 33602**

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Hillsborough County Commissioner D4 Michael Owen

601 East Kennedy Blvd Tampa FL 33602

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Signed, Signed

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or any other affected neighborhood

Hillsborough County Commissioner D4 Michael Owen

601 East Kennedy Blvd

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Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

Your constituent and a resident of Durant, Arch McDonald, Siloam Springs, Whitlock, Martin, Herndon, Dover Cliff, White Cliff, or any other affected neighborhood



Hillsborough County Commissioner D4 Michael Owen

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Signed,

Your constituent and a resident of Durant, Mich McDonald, Siloam Springs, Joseph Martin Hamdon, Dover Chirl, White Chirl, Mille Chirl, Martin Hamdon, Dover Chirl, White Chirl, Martin Hamdon, Dover Chirl, Mille Chirl, Martin Hamdon, Dover Chirl, Martin Ch

or any other affected neighborhood



Hillsborough County **Commissioner D4** Michael Owen

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Signed,

See Your constituent and a resident of Durant, Areh Middle and Link Areh Williams White Clift, Will

or any other affected neighborhood

Hillsborough County Commissioner D4 Michael Owen



DO NOT support RZ-STD 24-6792 and neither should you

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Hillsborough County Commissioner D4 Michael Owen

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or any other affected neighborhood



Hillsborough County Commissioner D4 Michael Owen

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Signed,

Your constituent and a resident of Dulahk, Arthi McDonald Silban Splings, 1911 11 11 11 11 11 11 11 11 11 11 11 Whitlock, Martin, Herndon, Dover Cliff, White Cliff, or any other affected neighborhood



Hillsborough County Commissioner D4 Michael Owen

DO NOT support RZ-STD 23-0792 (m) (A) (A) (B) and neither should you. Jamuant Ramudit

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Signed,

Your constituent and a resident of Durant, Arch Mebchald, Shoeh Spilles, [11] 11 11 11 11 11 11 11 11 11 11 11 Whitlock, Martin, Herndon, Dover Cliff, White Cliff, or any other affected neighborhood



Hillsborough County **Commissioner D4** Michael Owen

DO NOT support RZ-SED 23-60792 20 8 and neither should you.

The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to the greater good of East Hillsborough.

I do not want construction, noise, increased traffic, county sewer, higher population density, higher crime, or the lower property values associated with yet another development in this already overcrowded area.

Vote AGAINST the rezoning application RZ-ST® 23-0792.

Signed,



Hillsborough County Commissioner D4

Michael Owen
Sep 12, 2023

601 Last Kenne & Blyd

Tampa FL 33602

2023 and neither should yo DO NOT support RZ-STD 2

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Your constituent and a res Whitlock, Ma

601 East Kennedy Blvd



Hillsborough County **Commissioner D4** Michael Owen

Tampa FL 33602

IN COMMISSIONER UWEN:

Lay Sh. Le TAMPA FL. 33 DO NOT support RZ-SED 23-0792 and neither should you. Crams

The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to the greater good of East Hillsborough. do not want construction, noise, increased traffic, county sewer, values associated with yet another development in this already higher population density, higher crime, or the lower property overcrowded area.

Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

SE You constituent and a r

Tampa FL 33602

Hillsborough County

601 East Kennedy Blvd Commissioner D4 Michael Owen

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Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

Your constituent and a re-Whitlock, Mar

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Hillsborough County Commissioner D4 Michael Owen **601 East Kennedy Blvd Tampa FL 3360**.

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DO NOT support RZ-STD 23

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Vote AGAINST the rezoning application RZ-STD 23-0792.

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Signed,

Your constituent and a re

or any Whitlock, Ma

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Hillsborough County Commissioner D4 Michael Owen

2023 and neither should yo DO NOT support RZ-STD

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Vote AGAINST the rezoning application RZ-STD 23-0792.

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| March | Marc



Hillsborough County Commissioner D4 Michael Owen

DO NOT support RZ-STD 24-6792 and neither should you

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Vote AGAINST the rezoning application RZ-STD 23-0792.

Signe

Your constitue)t and a resident of Durant,
Whitlock, Martin, Herndon, Dov ⊖ ⊖
or any other affected ne

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Hillsborough County Commissioner D4 Michael Owen

2023 and neither should you DO NOT support RZ-STD 2 Dana Wilson

The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to the greater good of East Hillsborough. I do not want construction, noise, increased traffic, county sewer, values associated with yet another development in this already higher population density, higher crime, or the lower property overcrowded area.

Vote AGAINST the rezoning application RZ-STD 23-0792.

Signed,

Whitlock, Mar or any Your constituent and a res



Hillsborough County **Commissioner D4** Michael Owen

Rachel Presnell

OS SEP and neither should you DO NOT support RZ-STD 2

The parcel is important to our natural environment, to the peace and safety of our existing quiet neighborhood, and to 2023 the greater good of East Hillsborough. do not want construction, noise, increased traffic, county sewer, values associated with yet another development in this already higher population density, higher crime, or the lower property overcrowded area.

Vote AGAINST the rezoning application RZ-STD 23-0792.

Rowlind Milmed

Your constituent and a reward Whitlock, Mar



Hillsborough County Commissioner D4

Michael Owen

Rome, Ashley

From: Hearings

Sent: Wednesday, August 30, 2023 3:14 PM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne **Subject:** FW: Rezoning application number Rz-STD 23-0792

From: Kim Rutledge < kim91752@gmail.com>
Sent: Tuesday, August 29, 2023 6:38 AM

To: Almand, Sherrie < <u>AlmandS@hillsboroughcounty.org</u>> **Subject:** Rezoning application number Rz-STD 23-0792

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning Mr Owens,,

I am 71 years old and my husband is 86. We have lived at 2220 Arch McDonald Drive for over 40 years. We have seen a lot of changes in the community in those 40+ years. Some good (schools) some bad (traffic).

Currently our subdivision (Siloam Springs Woods) is a figure 9 subdivision and has been up until recently, a nice quite neighborhood with only one entrance and exit; however; it is getting more and more difficult for us to leave our neighborhood. Traffic is absolutely horrendous. Between the hours of 6:30 am and 9:30 am and again between the hours of 1:30 pm and 5:30 pm it is virtually impossible to leave our subdivision.

Traffic on Durant road is a gridlock. East bound traffic is backed up from South Dover Road to Nelson Elementary and West bound traffic backed up to Mulrennan Road. This doesn't even count the north bound traffic on Little Road. With the intersection of Durant Road, Little Road and South Dover Road being a such a challenging intersection, traffic from Durant High School, Nelson Elementary School and all the cut through traffic from Riverhills, Fish Hawk and Twin Lakes (that intersection is conveniently located as a short cut to I4) it has become worse than the traffic on I275. Especially with 95% of the people not complying with the stop signs and creating a safety hazard for the law abiding citizens.

I urge you to visit our neighborhood during the above times, to see for yourself just how bad traffic is. With the rezoning of the plot directly north of Siloam Springs/Arch McDonald Drive and West of Martin Road contributing another 20 or so families, with only one exit will be a tremendous burden to the already over crowded traffic problem.

I strongly urge you to vote against the rezoning and consider the burden already placed on our neighborhood with the addition of all the new schools and subdivisions built in the last few years.

I appreciate your time in reading this email. If you wish to further discuss this matter, please feel free to contact me at the below phone numbers of email.

Regards, Kim Rutledge 813-802-1807 mobile 813-681-3336 home

Kim91752@gmail.com

Rome, Ashley

From: Hearings

Sent: Tuesday, September 5, 2023 9:14 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Opposition to RZ-STD-23-0792

From: Eric Wagner <etwagner@gmail.com> Sent: Monday, September 4, 2023 1:42 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>; Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Opposition to RZ-STD-23-0792

External email: Use caution when clicking on links, opening attachments or replying to this email.

Dear Commissioner Owen and the Hearing Zoning Master of the Board of County Commissioners:

This email is to inform you of my opposition to the rezoning efforts of Hillsborough County zoning case RZ-STD-23-0792. This property is currently zoned as Agricultural, which is the reason the citizens of the surrounding properties chose to purchase our homes. This bucolic, rural backdrop stands in stark contrast to the continued overdevelopment of nearby locations in the greater Dover Road and Durant Road area.

The proposed change of zoning for the roughly twenty acres will convert one of the few remaining "natural" spaces in our area to yet *another* subdivision of homes that will destroy habitat for the native Florida wildlife that currently resides on the property. A White-tailed deer (*Odocoileus virginianis*) found its way into my yard from the proposed property in May of this year. As I filmed, the deer jumped over my fence and returned to the field the county is now looking to develop. Besides this deer, I have observed *several* species currently listed on Florida's endangered or threatened species list: https://myfwc.com/media/1945/threatened-endangered-species.pdf

The Gopher Tortoise (*Gopherus Polyphemus*) which, according to the Florida Fish and Wildlife Commission (FWC) is listed as a State-designated Threatened (ST) species. Photos were taken of the endangered Gopher Tortoise *on the proposed site* and were submitted to the iNaturalist website in October of 2020. These sightings were used for inclusion into the FWC's research program on endangered species.

Southeastern American Kestrels (*Falco sparverius paulus*) are frequent visitors to the area. This bird is also listed as a Statedesignated Threatened (ST) species.

The Cassius blue butterfly (*Leptotes cassius theonus*) is listed as Federally-designated Threatened due to Similarity of Appearance (FT(S/A)) on the FWC's endangered species list. I have personally recorded two sightings (May 2021; May 2022) of this Threatened species on my property, which is directly adjacent to the proposed development area.

Other endangered state species (ST) recorded on the property include families of Florida Sandhill Cranes (*Antigone canadensis pratensis*); sightings of these large birds are a daily occurrence in the proposed development area.

There are also several migratory bird species that frequent the proposed development area. As my property is only separated from this field by a chain link fence, I have the privilege of seeing these migratory birds in my yard, every year. This includes the Painted Bunting (*Passerina ciris*), a species which has a 4 to 6 percent annual decrease in population each year. Development would only increase this percentage. According to the Audubon Society's annual migratory bird research (Feeder Watch), there are 40 research sites in our area, and of those 40 sites, *our* property has recorded species that appear in no other research sites. Examples include the Indigo Bunting (*Passerina cyanea*), the Swallow-tailed Kite (*Elanoides forficatus*), and the Prairie Warbler (*Setophaga discolor*).

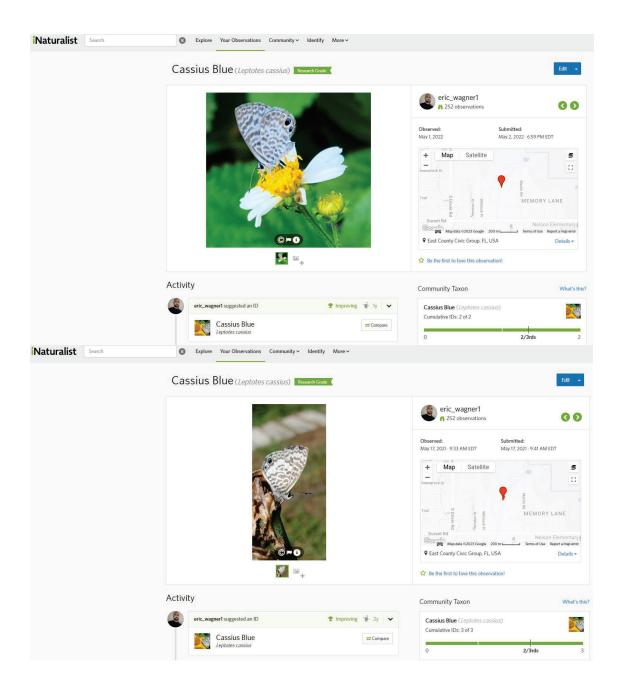
My property has been designated as a Monarch Butterfly (*Danaus plexippus*) Waystation (station #44033) by Monarch Watch, and is also recognized by the National Wildlife Foundation as a Certified Wildlife Habitat (certificate #282506). As my home borders this proposed development, the wildlife habitats would become fragmented and/or lost completely. As far as I'm concerned, this is unacceptable and goes against everything that makes this county beautiful.

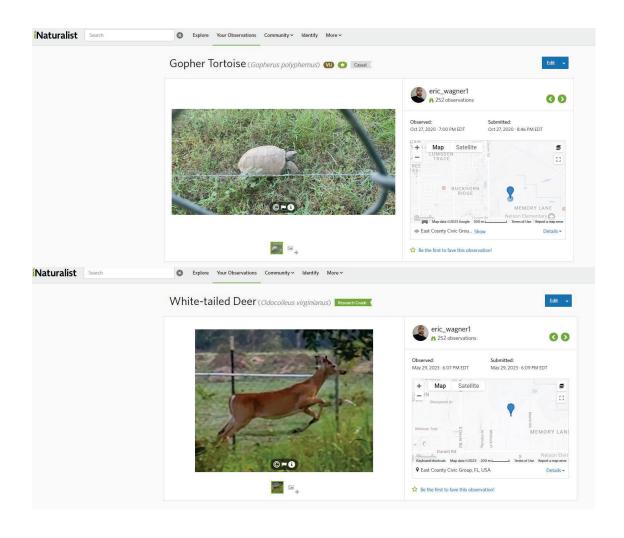
I, and the overwhelming majority of landowners in the area, strongly oppose the efforts to rezone this land. I am originally from the southwest; my military service brought me to Hillsborough County more than 20 years ago. When I left the service, I chose to remain in Hillsborough County in part because of the abundance of opportunity to interact with nature. Living in a rural community affords me the chance to do just that.

I have included screenshots from the iNaturalist app, showing the locations and dates of several of the above-mentioned wildlife sightings.

I will be attending any and all Hillsborough County meetings regarding this effort, and will be voting against RZ-STD-23-0792. As a constituent in your district, I urge you to join me.

Sincerely,
Eric Wagner
Dover, Florida





Rome, Ashley

From: Hearings

Sent: Tuesday, September 5, 2023 9:15 AM

To: Rome, Ashley; Timoteo, Rosalina; Peddle, Carolanne

Subject: FW: Rezoning of Folio number 086777.0000 / RZ-STD-23-0792

From: Eric and Teri Wagner <teri00@hotmail.com>

Sent: Monday, September 4, 2023 2:37 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>; Almand, Sherrie < AlmandS@hillsboroughcounty.org>

Subject: Rezoning of Folio number 086777.0000 / RZ-STD-23-0792

External email: Use caution when clicking on links, opening attachments or replying to this email.

To Commissioner Michael Owen and the Zoning Hearing Master for Hillsborough County -

This e-mail is to inform you of my opposition to the rezoning efforts of Hillsborough County zoning case RZ-STD-23-0792. This property is currently zoned as Agricultural, which is the reason we citizens of the surrounding properties chose to purchase our homes.

I am a retired civilian Crime Scene Investigator with the Hillsborough County Sheriff's Office, having been with HCSO nearly 14 years, and with the Manatee Sheriff's Office for 3 years prior to that. During my tenure at HCSO, I investigated some of the worst crimes that one could imagine, such as Covington's slaughter of the entire Freiberg family (often called the 2008 Mother's Day Massacre), multiple deputy related deaths, including my dear friend Deputy John Kotfila, who died while trying to prevent a head on driver from killing a citizen, the scene of 9 year old Ron'Niveya ONeal's horrifying death at the hands of her father, and Deputy Terry Strawn's tragic triple murder and suicide scenes. I have literally held these victims in my hands, had their blood on my gloves.

Unsurprisingly, I developed PTSD.

I retired far too early, but for my mental health, it was worth it. My husband and I bought our home on Arch McDonald Drive for the serenity and peace that came with it. We moved out of the overcrowded zero-lot-line nightmare we were in, and picked this house because it was in a wonderful, rural location, with wide open expanses to soothe troubled minds. It's quiet. It's green. I don't hear construction, neighbors, traffic, or any of the other things that rile my emotions or remind me of the terrible, bloody things I try every day to forget.

Should this development go forward, you will subject me to the relentless construction traffic past my home, the constant beeping of heavy equipment, the threat of flooding from the changing elevation behind my house, and the nightmare of saws, voices, and banging hammers. Even after the construction is over, I will lose the songs of the birds, the quiet lowing of cows, and the rushing of wind through the trees. I will lose my peace.

There is zero reason to destroy another serene plot of land for the sole purpose of one landowner's greed. Developers can go salivate over another piece of property, but please don't let them ruin this one to the detriment of so many people.

I have given most of my adult life to helping serve our citizens through my time at the sheriff's office. This is your opportunity to show that you really do 'back the blue.' Right now -RIGHT NOW- this is when we need your support. Help us preserve the rural character of East Hillsborough.

I will be attending any and all Hillsborough County meetings regarding this effort, and I am against RZ-STD-23-0792. As a constituent in your district, I urge you to strongly condemn this rezoning.

Sincerely,

Theresa (Teri) Wagner Dover, Florida