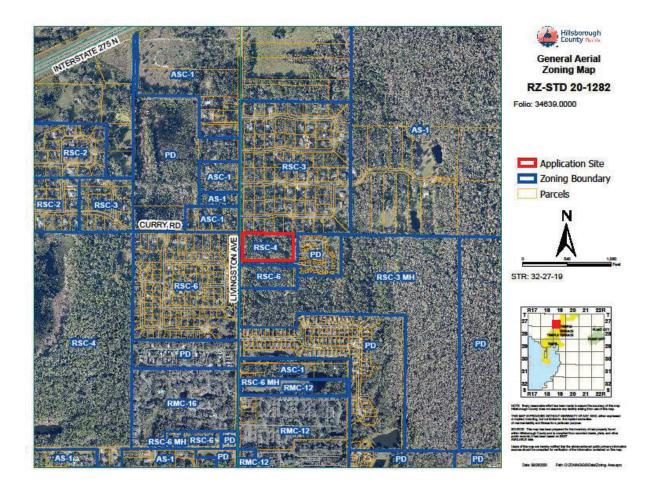


SUBJECT:	RZ-STD 20-1282	PLANNING AREA:	Lutz	
REQUEST:	RMC-12 (Residential, Multi Family)	SECTOR	Northwest	
APPLICANT: Russell Versaggi				
Existing Zoning: RSC-4 (Residential, Single Family) Comp Plan Category: RES-12				



APPLICATION: RZ-STD 20-1282

ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 13, 2021

Application Review Summary and Recommendation

CASE REVIEWER: Tania C. Chapela

1.0 Summary

1.1 Project Narrative

The request is to rezone approximately 4.79 acres from RSC-4 (Residential, Single Family) to RMC-12 (Residential, Multi-Family). The property is in the intersection of Livingston Avenue and Fiddlers Lane, in Lutz.

1.2 Evaluation of Existing and Planned Public Facilities

This site is located within the City of Tampa Water and Waste Water Area. Developer is responsible for submitting a utility services request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

1.3 Comprehensive Plan Consistency

The proposed rezoning would allow for development that is **CONSISTENT** with the Goals, Objectives and Policies of the *Future of Hillsborough County Comprehensive Plan* and is not compatible with the existing development pattern found in the surrounding area.

1.4 Compatibility

The surrounding is a residential area with single-family conventional homes and multi-family developments along Livingston Avenue with RSC-3, RSC-4, RMC-12, RMC-16, and PD Zoning Districts. The adjacent property to the north is zoned RSC-3 (Residential Single Family) and it is occupied with single-family homes. The property to the east is zoned PD 81-0105 and developed with 40 single-family units. The properties to the east, across Livingston Avenue, are zoned RSC-6 (Residential, Single Family) and developed with single-family conventional dwellings. Across Fiddlers Lane, to the south is a vacant land zoned RSC-6.

Several multi-family developments are existing along Livingston Avenue, nearing the subject property, to the south. To the west of Livingston avenue is a mobile home park zoned PD 91-0039 approved for 65 units, and a multi-family development with 448 dwelling units zoned RMC-16. To the east are two properties zoned RMC-12 170 units, and 312 apartment units, separately. The RMC-12 zoning district is compatible with the RES-12 Future Land Use Designation since both categories allow for multi-family uses with a density of up to 12 dwelling units per acre.

1.5 Agency Comments

Transportation

Transportation Review Section staff has no objection to this request. The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by an estimated 379 average daily trips, an estimated 23 trips in the a.m. peak hour, and 28 trips in the p.m. peak hour.

APPLICATION: RZ-STD 20-1282

ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 13, 2021

Livingston Avenue is considered a substandard road. The developer will be required to improve S Livingston Avenue (between the project entrance and the nearest standard roadway) to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review. Livingston Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. Therefore, up to 37.5 feet of preservation would be required on either side.

CASE REVIEWER: Tania C. Chapela

1.6 Exibits

Exhibit 1: Aerial Map Exhibit 2: Zoning Map

2.0 Recommendation

Staff finds the proposed zoning district RMC-12 (Residential, Multi-Family) compatible with the surrounding development and zoning pattern. Staff recommends approval of the request.

Zoning
Administrator
Sign-off:

Approvable

Zoning
Administrator
Sign-off:

Approvable



General Aerial Zoning Map

RZ-STD 20-1282

Folio: 34639.0000

Application Site

Zoning Boundary

Parcels

STR: 32-27-19

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ 20-1282
Hearing date:	February 15, 2021
Applicant:	Russell Versaggi
Request:	Rezone a 4.79-acre parcel from RSC-4 to RMC-12
Location:	Livingston Avenue and Fiddlers Lane, Lutz
Parcel size:	4.79 acres
Existing zoning:	Residential, Single Family (RSC-4)
Future land use designation:	Residential-12 (12 du/ga; 0.50/0.35 FAR)
Service area:	Urban
Community planning area:	N/A

A. APPLICATION REVIEW DEVELOPMENT SERVICES STAFF REPORT

APPLICATION: RZ-STD 20-1282

ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 13, 2021

Application Review Summary and Recommendation

CASE REVIEWER: Tania C. Chapela

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ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Tania C. Chapela

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2.0 Recommendation

Staff finds the proposed zoning district RMC-12 (Residential, Multi-Family) compatible with the surrounding development and zoning pattern. Staff recommends approval of the request.

Zoning
Administrator
Sign-off:

Approvable

Zoning

Administrator

Sign-off:

Mon Feb 8 2021 14:23:35

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on February 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Jesse Blackstock spoke on behalf of the applicant. Mr. Blackstock introduced the applicant, Russell Versaggi, and traffic consultant Michael Yates, who were in attendance.

Mr. Blackstock stated the subject property is in Lutz, located at the intersection of Livingston Avenue and a private drive called Fiddlers Lane. He stated the property consists of approximately 4.94 acres and has a small jurisdictional wetland of about one-half acre in the northeast corner.

Mr. Blackstock stated the applicant is requesting to rezone the property from RSC-4 to RMC-12, which is in accordance with the Res-12 Future Land Use category. Mr. Blackstock stated the Res-12 land use category would allow up to a maximum density of 12 units per acre, which would yield approximately 59 units on the 4.94-acre parcel. He explained the subject property could yield approximately 41 residential townhomes based on the existing wetland, access roadway, stormwater management, and landscape buffers. He stated this is what the applicant is proposing and he could show a site plan.

Mr. Blackstock stated the Planning Commission found the proposed rezoning to be consistent with the comprehensive plan. He stated an existing development called Fiddlers Cove is located immediately west of the applicant's project and has similar density and is zoned PD with Res-12 Future Land Use category. Mr. Blackstock stated the applicant has communicated with Fiddlers Cove property association members. Mr. Blackstock stated he was aware of some opponents who were in attendance to speak on behalf of surrounding residents.

Mr. Blackstock projected the applicant's site plan and stated the county's transportation staff, including Mr. Williams, consider the project to be *de minimis* because the number of trips do not warrant a traffic study or access-related detail, or a left turn lane from Livingston Avenue. Mr. Blackstone entered into the record a copy of the trip generation estimate that was prepared by Mr. Yates. Mr. Blackstone stated Livingston Avenue is a substandard roadway and improvements might be required as a result. He stated road improvements will be addressed at the time of site plan permitting. Mr. Blackstone stated Livingston Avenue is operating at a Level of Service C, which is acceptable in Hillsborough County. Mr. Blackstone entered into the record the County's Level of Service Report from 2019.

Mr. Blackstone requested the Hearing Officer to enter a favorable recommendation.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. She stated Development Services staff finds the proposed rezoning to RMC-12 is compatible with the surrounding development and zoning pattern, and staff recommends approval.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. She stated the Planning Commission staff finds the proposed rezoning consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were several persons who wished to speak. The hearing officer stated the opponents have 15 minutes total.

Mr. Todd Pressman stated he was speaking as agent for the communities of Fiddlers Cove, High Oaks, Regal Oaks, Curry Cove, and Silver Forrest. He stated there are approximately 700 signatures on an opposition petition in the record. Mr. Pressman noted the hearing room was filled to capacity with persons in opposition, and he asked them to stand. Mr. Pressman estimated there were 60 persons or more in the hearing room who stood in opposition.

Mr. Pressman stated the communities are concerned with the issues of density compatibility and housing type compatibility. Mr. Pressman noted the Planning Commission staff report stated much of the surrounding area is developed with residential uses of suburban to urban densities. He stated this calls into question the Planning Commission observed much different densities and capacities, yet at the same time its report finds the rezoning consistent.

Mr. Pressman projected an aerial photograph showing the subject property is surrounded by single-family homes. Mr. Pressman stated there was a lot of talk about different zoning categories. He stated the aerial photograph shows one little area of the 12 densities, and everything else is R-3 capacity.

Mr. Pressman projected a Future Land Use Map excerpt of the area. He stated, "everything to the north is R-2, to the east is R-1, R-4 is to the west." Mr. Pressman stated, "there is a small area of R-12 to the south." Mr. Pressman concluded "the actual area is

many fold less than what the applicant is requesting." He pointed out, "a Future Land Use category is not entitled to go to the maximum. It simply is the maximum."

Mr. Pressman stated Policy 16.8 requires the overall density and lot size of new residential development shall reflect the character of the surrounding area. He stated that looking at the Future Land Use Map and surrounding zoning, that did not appear to be the case. Mr. Pressman stated Objective 12.1 requires new development to recognize existing community and be designed in a way that is compatible. He stated in his opinion it can not be compatible with that high density with the surrounding categories many fold less than what is proposed. Mr. Pressman stated Policy 12-1.4 provides compatibility may be achieved through utilization of site design techniques that include height, scale, mass, and bulk of structures. He stated that as multifamily, those will be different than a suburban single-family that surrounds the area.

Mr. Pressman stated there is also concern in terms of the buffering aspects. He said he has been told 50 percent of the wetlands are coming out. He asked, "How much of a buffer will be left and will that be compatible under Policy 12-1.4." Mr. Pressman stated that Policy 16.10 requires any density increase to be compatible with existing proposed and planned surrounding development. He stated that looking at the Future Land Use Map and surrounding zonings, that does not appear to be the case.

Mr. Pressman stated he had one telephone conversation with the developer, and there was a request by the citizens Mr. Pressman represents, and that a large number state was rebuffed, and they would like to have had a chance to try and work the plan a little better, but that was not agreed to.

Mr. Tom Johnston stated he lives due west of the proposed development on Curry Road, and he has lived there for 35 years. He stated that back when his first wife was ill he wanted to run his business out of his home rather than in his office. He wanted to put a 12 x 18-inch sign next to his driveway for customers who would have to come to his home. He was told that was incompatible. Mr. Johnston stated that later he checked in to building a two-store garage with a second story where he could have his computers and file servers. He stated he was told that was incompatible with the area. He said he was curious, now that homes are all the way around this parcel, when was it changed so that this becomes compatible. Mr. Johnston stated that putting a multifamily, high density in the middle of single-family homes that run from \$350,000 to \$800,000 does not seem compatible to him. He concluded, "I would encourage you to turn this down."

Mr. Zachery Burke stated he lives in Fiddlers Cove and that he spoke for most members of the owners' association when he said there are a lot of concerns. He stated the compatibility of the request does not fit in with his community. Mr. Burke stated it is a very quiet community, just single-family homes. He stated he is very concerned about traffic that will be added onto Livingston Avenue due to the extra volume. He stated that pulling out of his neighborhood from Fiddlers Lane on Livingston Avenue there is so much traffic it is almost impossible to even turn left. He stated he is also concerned about a decrease in property values because a lot of the appeal to his neighborhood is the quietness of it,

and all the trees and just the nature that is provided. He stated he is concerned about the buffer because his community has amenities, and there will not be enough of a border between the two communities. He stated that people will use his community pool and things of that nature. Mr. Burke added that he is the president of the Fiddlers Cove association.

The hearing officer stated the opposition has 8 minutes left.

Ms. Lauren Shepard stated she lives with her husband on High Oaks Lane in Lutz. She stated her fence literally sits right before the subject property. She noted the number of people in the hearing room despite the pandemic. She stated the community needs help and these are families in need at a very uncertain time. She stated that as a newlywed 16 years ago she and her husband could have lived anywhere. She stated they were living in south Tampa and liked it there. She stated it was a little congested and a "really cookie-cutter type of homes" where they were at. She said they decided to find a beautiful place to raise their family. They said, "Let's have some more land, quiet, trees, peaceful community." Ms. Shepard stated she decided to take her husband to Lutz, and she told him, "that's where we belong." She explained that they looked down a street that was covered in canopied with beautiful live oaks, a community of single-family homes. She said they knew there was property behind them that would years down the road quite possibly there could be more homes there. She said that was okay, perfectly fine, and single-family homes made sense to them. Ms. Shepard said she and her husband want to live somewhere with privacy, quiet, really cozy living, wildlife, huge trees, lots of preserve. She said they knew immediately Lutz was for them. She said 16 single-family homes makes sense, but 40 does not. She asked the hearing officer to listen to the people who are in attendance in red. She said they need help and want to stay in their homes and keep their value.

The hearing officer stated the opponents have a little over 5 minutes and 40 seconds left.

Ms. Maria Elena D'Amico stated she lives on Darnell Road in Lutz. She stated she wished to add her name and her husband's name to the list of people opposed to the rezoning. She stated she is a long-time resident of Lutz and she bought her home in 2001. She stated she and her husband loved it because of the large piece of land. She stated this is not New Tampa, and not a formal subdivision. Ms. D'Amico stated they loved the trees and privacy, and that is what made it appealing to them. She stated they understand the land will be sold and built upon, and that is not a problem. She stated that keeping it as an ASC-1 zoning or Residential-4 zoning would be wonderful. She stated that multi-family zoning does not fit with the community because everything around it is on a half an acre or more. She stated developers have come in before and tried to put multi-family zoning in and the community has gotten together and discussed it with them and decided that multi-family zoning was not good for the neighborhood. She stated that in 2019 a developer wanted to put in multi-family on land to the north and west of the subject property. She stated they were able to work on larger single-family homes to be put into the area. She stated that in 2001 Deer Park Preserve had originally proposed 200 townhomes and 100 houses. She said the community came out in force and said

"absolutely not, this is Lutz. We like larger land. We like our privacy. This will not work." Ms. D'Amico stated they were able to get them to 50 or 60-foot lots and 100-feet deep, and the homes there have 1,700 to 2,000 square feet. Ms. D'Amico stated the multi-family homes are half a mile south of the subject property. She stated she chose to be "up here" because she did not want to be around all the multi-family. She said it does not fit the neighborhood and value-wise, residential-wise, this will hurt their values.

The hearing officer asked how many speakers were online who wished to speak. There were 12 people signed up and a few were raising their hands indicating they wished to speak. The hearing officer told the opponents there was about 3 and a half minutes left. She asked everyone appearing virtually to state their name and state if they are in opposition to the rezoning.

Mr. Alan Vernick stated he lives on Curry Road in Lutz and is in opposition.

Mr. Carl Brown stated he lives on Curry Road and he and his wife are both in strong opposition to the development.

Mr. John Lax stated he and his wife, Robin, live on Darnell Road in Lutz, immediately across the road from the subject property and they are in strong opposition.

Mr. Doug Tibbett stated he and his wife, Brittany, live on Victarra Circle in Lutz, and are against the development.

Ms. Jan DeCamp Brown stated she lives on Curry Road and is opposed to the development because of the severe incompatibility with the surrounding area.

Mr. John Stephens stated he and Cheryl Stephens live on High Oaks Lane in Lutz and wished to go on record as being in opposition to the proposed rezoning.

Ms. Heidi Taylor stated she is representing Audrey Major, who lives on Curry Road in Lutz, and she is in opposition to the development.

Ms. Lesley Miller stated she and her husband, Kevin, live on Victarra Circle in Lutz, and they are both in opposition.

Ms. Shirley Gastmann stated she lives on Curry Road and is "most definitely against this high-density development."

Development Services Department

Mr. Grady stated there were no further comments for Hillsborough County Development Services.

Applicant Rebuttal

Mr. Blackstock stated said he wanted to address some of the main concerns, and wanted to ask some procedural questions related to a continuance to think about getting with the

residents and talking. He stated the applicant, Mr. Versaggi, did meet with Fiddlers Cove association several times either via telephone or in person.

Mr. Blackstock stated the main concerns he heard were density and housing type. He stated the applicant is asking for Euclidian zoning for a multi-family development, which does allow for more than just a townhome unit. Mr. Blackstock stated the developer is willing to enter into a deed restriction or something similar that would restrict development to traditional two-story townhome units and not be three-story, or garden-style apartments or other in order to use the RMC-12 zoning designation.

Mr. Blackstock stated the second issue of density was a bit of a struggle to understand because there is the same density next to and south of the subject property. He stated a couple of parcels south have RMC-16 zoning and traditional garden-style apartments and other traditional-style townhome developments. Mr. Blackstock stated the applicant is trying to meet with the character of that property, acknowledging the subject property is on the northern tip of the Res-12 density. He stated the applicant is trying to utilize and mimic what has been done to the south over the years. He stated the high Level of Service of C on the road is a "win-win."

Mr. Blackstock stated that he wanted to ask the procedural question because the applicant's request is a standard rezoning so there will not be conditions. He said he is not sure how that would work out as part of the request to have some kind of deed restriction.

Mr. Grady answered Mr. Blackstock's question and stated the applicant could in this process offer a restriction to limit development to townhomes only. Mr. Grady stated if the applicant desired to go on the record now and state that development will be restricted to townhomes for consideration of the hearing officer he could do so.

Mr. Blackstock stated yes, and said he looked at Mr. Versaggi, who agreed.

Mr. Grady confirmed Mr. Blackstock was offering up the restriction to limit development to townhomes.

Mr. Blackstock confirmed the applicant was offering that restriction and stated that had always been the intent. He stated that is a challenge with not having a Planned Development in place.

The hearing officer asked Mr. Blackstock to clarify the restriction that he is offering. Mr. Blackstock stated, "townhome developments, traditional townhomes, not anything beyond."

Mr. Grady confirmed, "Limit the use to townhomes." Mr. Blackstock stated "Yeah." Mr. Grady told Mr. Blackstock that if he desired a continuance the application would have to be continued to the April 19th zoning hearing master meeting. Mr. Blackstock declined the continuance and stated the applicant was going to move forward.

The hearing officer closed the hearing on item 20-1282.

C. EVIDENCE SUBMITTED

Mr. Blackstock entered into the record at the hearing the following documentary evidence: (1) Estimated Project Trip Ends; (2) Hillsborough County 2019 Level of Service Report.

Mr. Pressman entered into the record at the hearing the following documentary evidence: (1) Future Land Use Map excerpt; (2) Zoning Map excerpt; (3) an aerial photo depicting single family uses on surrounding properties.

D. FINDINGS OF FACT

- 1. The subject property consists of approximately 4.79 acres of undeveloped land located in Lutz at the intersection of Livingston Avenue and Fiddlers Lane.
- The subject property is designated Residential-12 on the Future Land Use Map, which allows a density of 12 dwelling units per gross acre. The subject property is within the Urban Service Area and is not within the boundaries of the Lutz Community Plan.
- 3. The subject property is currently zoned Residential, Single-Family Conventional-4.
- 4. The area surrounding the subject property is developed with a mix of single-family conventional and multi-family housing. Properties along Livingston Avenue are zoned RSC-3, RSC-4, RMC-12, RMC-16, and PD. Properties immediately adjacent to the subject property are zoned RSC-3 to the north, PD 81-0105 to the east, RSC-6 to the south, and RSC-6 to the west.
- 5. The applicant is requesting to rezone the subject property to Residential, Multi-Family-12.
- 6. The applicant has agreed to restrict development of the subject property to traditional townhome development.
- 7. The proposed rezoning will allow development that is comparable to and compatible with the established mix of residential development along this segment of Livingston Avenue and the surrounding area.
- 8. The proposed rezoning to RMC-12 is consistent with the Residential-12 Future Land Use Map designation.
- 9. The proposed density of 12 units per gross acre is the maximum allowed in the Residential-12 Future Land Use designation. The rezoning to RMC-12 furthers comprehensive plan policy 1.2, which requires development within the Urban Services Area in land use categories allowing 4 units per acre or greater to occur

at a density of at least 75% of the allowable density of the applicable land use category.

10. The proposed rezoning will allow development that furthers comprehensive plan policies that encourage a variety of lot sizes and gradual transitions of intensities between land uses.

E. FINDING OF COMPLIANCE OF NON-COMPLIANCE WITH COMPREHENSIVE PLAN

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order... are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and opponents' testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is seeking to rezone a 4.79-acre parcel from to RSC-4 to RMC-12. The applicant offered and has agreed to restrict development on the subject property to traditional townhomes.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **approval** of the rezoning request with a restriction for traditional townhome development.

Pamela Jo Hatley
Pamela Jo Hatley, PhD, 9D

Land Use Hearing Officer

March 3, 2021

Date



Unincorporated Hillsborough (Unincorporated Hillsborough County Rezoning				
Hearing Date: February 15, 2021 Report Prepared: February 2, 2021	Petition: 20-1282 No Address (folio: 34639.0000) In the vicinity of Livingston Avenue and Fiddlers Lane				
Summary Data:					
Comprehensive Plan Finding:	CONSISTENT				
Adopted Future Land Use:	Residential-12 (12 du/ga; 0.50/0.35 FAR)				
Service Area	Urban				
Community Plan:	N/A				
Requested Zoning:	Residential Single-Family Conventional – 4 (RSC-4) to Residential Multi-family Conventional-12 (RMC-12)				
Parcel Size (Approx.):	4.79 +/- acres (208,652.4 square feet)				
Street Functional Classification:	Livingston Avenue – County Arterial Fiddlers Lane – Local				
Locational Criteria	N/A				
Evacuation Zone	The subject property is not in an Evacuation Zone				



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

Context

- The 4.79 +/- acre subject site is located directly northeast and adjacent to the Livingston Avenue and Fiddlers Lane intersection. It is in the Urban Service Area and falls outside of the limits of the Lutz Community Plan. The applicant indicates that they would like rezone the parcel from Residential Single-Family Conventional - 4 (RSC-4) to Residential Multi-Family Conventional - 12 (RMC-12).
- The subject site is designated as Residential 12 (RES-12) on the Future Land Use Map.
 Typical allowable uses within the RES 12 Future Land Use category includes residential,
 urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use
 development. Non-residential uses shall meet established locational criteria for specific land
 use
- RES-12 and Natural Preservation (N) are located to the east and south of the subject site. To the west and north are Residential-4 (RES-4), Residential-1 (RES-1) and the N Future Land Use category.
- The subject site is currently zoned Residential Single-Family Conventional 4 (RSC-4). Agricultural Single-Family Conventional 1 (ASC-1) and Residential Single-Family Conventional-3 (RSC-3), are located to the north of the site. To the south, is zoned Residential Single-Family Conventional 6 (RSC-6) and RSC-3. Planned Development and RSC-3 are located to the east of the site. To the west properties are zoned RSC-6.
- The subject site is undeveloped. Directly north of the site are residential single-family homes and undeveloped parcels. Single-family homes and a large undeveloped parcel are located further east of the subject site. To the west along Livingston Avenue are townhomes, a mobile home Planned Development (PD) and a residential single-family home development. The large parcel immediately to the south is also undeveloped.
- In the northeast corner of the subject site is an identified wetland area that is 0.49 +/- acres in size.

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

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is the 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 and protect neighborhoods and communities, all new development must conform to the following policies.

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:

- the creation of like uses; or
- creation of complementary uses; or
- mitigation of adverse impacts; and
- transportation/pedestrian connections

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

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 16.11: 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

2.0 COUNTY LEVEL DESIGN

2.1 MIXED-USE DEVELOPMENT

GOAL 1: Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services.

OBJECTIVE 1-1: Make it easier to develop in a traditional urban pattern in the Urban Service Area of the County.

Policy 1-1.1: Encourage and provide incentives for developers to utilize traditional neighborhood development patterns, which encompasses the following policies:

- Neighborhood identity compatibility with unique components of the neighborhood, distinctively designed streets and public spaces, entrance gateways, and natural features emphasized.
- Residential variety and diversity varied residential densities, a mixture of housing types, accessory dwellings, and home-based employment opportunities.
- Compatible planning compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.
- Central place non-residential neighborhood serving uses at a central gathering place, with pedestrian friendly environments.
- Linkages interconnection of internal neighborhood components and interconnection to the surroundings via a basic grid network of access and open space.
- Movement walkable and shaded blocks and streets with sidewalks and crosswalks, facilities for bicycles, and transit stops where appropriate.
- Cars and streets streets narrow enough to discourage speeding, but with room for on-street parking, encouraging cars stored toward the back of the lot, possibly accessible by alleys, allowing shared driveways and duplex or quadriplex garages at the rear lot line.
- Street-friendly housing housing which is close to and faces the street, with active uses and porches on the front, and windows and doors establishing visual connection to the street garages located to the side or rear, or at least set back.
- Social spaces a variety of sizes and uses of open space is provided in each neighborhood, encouraging both active and passive uses and fostering interaction between neighbors.
- Design which is sensitive to natural, manmade, and cultural context, climateappropriate design and materials, limited fill, water-wise landscape, preserved natural features, design features from local history and culture.

OBJECTIVE 1-2: Promote a variety of uses in order to create vitality and bring many activities of daily life within walking distances of homes.

- **Policy 1-2.2:** Require a mix of housing types and lot sizes within mixed use neighborhoods, emphasizing harmonious design and building type.
- **Policy 1-2.5:** Provide a greater variety of allowable development patterns, which encourage good community design and which reflect the character of the surroundings.
- **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.
- **Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Residential Single-Family Conventional - 4 (RSC-4) to Residential Multi-Family Conventional - 12 (RMC-12).

The proposed zoning to the Residential Multi-Family Conventional-12 (RMC-12) zoning classification would allow development comparable to the established mix of residential development in this area. The proposed maximum density of 12 units per gross acre is the maximum allowed within the Residential-12 Future Land Use classification and meets the intent of Future Land Use Element (FLUE) Policy 1.2 pertaining to minimum density.

Although much of the surrounding area is developed with residential uses at suburban to urban densities, the subject property is near a number of parcels along the northern boundary that have ASC-1 zoning classifications. Various policies of the Comprehensive Plan encourage a variety of lot sizes and encourages gradual transitions of intensities through site planning. The site will be subject to the buffering and screening requirements of the Land Development Code between the proposed townhome development and single family detached residential structures to the north. In the northeast corner of the subject site are identified wetlands.

FLUE Objective 16 requires the protection of existing neighborhoods through a number of site planning techniques. Policy 16.2 calls for the gradual transitions of intensities between different land uses. Any proposed new development is to use professional site planning, buffering and screening techniques to protect the surrounding neighboring communities. In this proposal, a rezoning to RMC-12 using such techniques could provide for a proper transition between the residential single family detached residential structures to the north. The proposed land use is compatible with the surrounding area and meets the intent of FLUE Policy 16.11.

Within the Community Design Component section of the FLUE, the proposed residential development is to be a compact, self-contained livable and walkable neighborhood community. It is expected to have a distinct neighborhood identity with designed streets that will emphasize the development's natural features on the site. The residential development is to be compatible with the surrounding developed neighborhoods. These development characteristics meet the intent of Goal 1, Objective 1-1 and the accompanying Community Design Component policies.

The proposed development is to achieve the intent of Objective 1-2, Policy 1-2.2 and Policy 1-2.5 by creating a mixture of lots sizes and residential building types that complement the surrounding neighborhoods.

Goal 8, Objective 8-1, Goal 12, Objective 12-1 and Policy 12-1.4 of the Livable Communities Component Section will be met as the proposed residential rezoning is to be compatible with the surrounding neighborhood's character by utilizing appropriate architecture, various site design techniques, as well as buffering, setbacks, and landscaping.

Recommendation

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

2020 FUTURE LAND USE

RZ 20-1282

Rezonings STATUS

call other values

/andervort Rd

Hanna Rd

iermaj

September

CONTINUED DENIED

WITHDRAWN

Tampa Service Area Urban Service Area PENDING

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

Jurisdiction Boundary

County Boundary

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-9 (.35 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) REGIONAL MIXED USE-35(2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) JIGHT INDUSTRIAL (.50 FAR)

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

18 416 N

1S (181 N

N 15th St

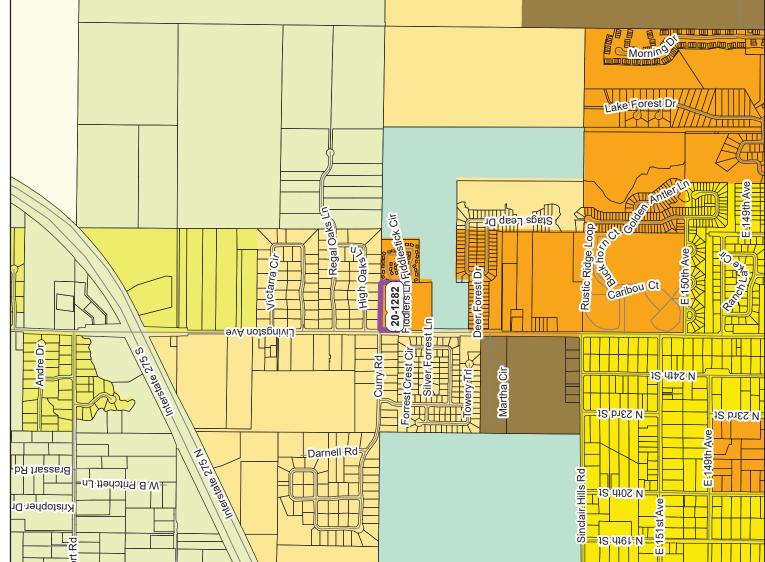
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N-15th St

AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/03/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

PLANNING AREA/SECTOR: Lutz (LU)

- The proposed rezoning would result in an **increase** of trips potentially generated by development of the subject site by an estimated 379 average daily trips, an estimated 23 trips in the a.m. peak hour, and 28 trips in the p.m. peak hour.
- Livingston Avenue is considered a substandard road. The developer will be required to improve S Livingston Avenue (between the project entrance and the nearest standard roadway) to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review.
- Livingston Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. Therefore, up to 37.5 feet of preservation would be required on either side.
- Transportation Review Section staff has no objection to this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone from Agricultural Single Family Conventional - 1 (ASC-1) to Residential Multifamily Conventional - 12 (RMC-12). The applicant is proposing the development of 41 townhomes. The site is located on the northeast corner of Fiddlers Lane and Livingston Avenue. The site currently vacant. The Future Land Use designation is RES-12.

Since this is a Standard Rezoning, the applicant is not required to submit a transportation analysis study. However, staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized *worst-case* scenario. Staff's analysis is summarized below.

Existing Use:

Land Use/Size	24 Hour	Total Peak	Hour Trips
	Two-Way Volume	AM	PM

PETITION NO: RZ-STD 20-1282

ASC-1: 4 Single Family DU's (ITE Code 210)	38	3	4
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Proposed Use:

Land Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
RMC-12: 57 Multifamily DU's (ITE LUC 220)	417	26	32

Trip Generation Difference:

Land Use/Size	24 Hour	Total Peak Hour Trips	
Land Ose/Size	Two-Way Volume	AM	PM
Difference	(+) 379	(+) 23	(+) 28

The proposed rezoning would result in an **increase** of trips potentially generated by development of the subject site by an estimated 379 average daily trips, an estimated 23 trips in the a.m. peak hour, and 28 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site is located on the northeast corner of Fiddlers Lane and Livingston Avenue with frontage on both roadways.

Livingston Avenue is 2-lane undivided rural collector roadway characterized by +/- 10-foot lanes, +/-25 feet of pavement within a right-of-way varying from +/-35 to 63 feet in width. There are no sidewalks or bike lanes on either side of the roadway. There are no paved shoulders or curb and gutter. As such, Livingston Avenue is considered a substandard road. The developer will be required to improve S Livingston Avenue (between the project entrance and the nearest standard roadway) to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered consistent with Section 1.7.2 and other applicable sections of the TTM. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review.

Livingston Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. As such, the total ROW required would be 110 feet. There appears to be 35 feet of right-of-way existing at the narrowest point, therefore up to 37.5 feet of preservation would be required on either side. Building setbacks shall be calculated from the future right-of-way line. The right-of-way preservation area should be shown on all site plans as "37.5 feet of ROW Preservation to be Provided Along Livingston Road Per Hillsborough County Corridor Preservation Plan."

Fiddlers Lane is a +/- 50-foot private roadway with +/- 20 feet of pavement. Fiddlers Lane is not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed.

SITE ACCESS ANALYSIS & CONNECTIVITY

As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it is anticipated pedestrian and vehicular access will be from Livingston Avenue.

ROADWAY LEVEL OF SERVICE (LOS)

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
LIVINGSTON AVE	SINCLAIR HILLS DR	VANDERVORT RD	D	С

Source: 2019 Hillsborough County Level of Service (LOS) Report

Fiddlers Lane is not considered a major county or state roadway and is not included in the 2019 Hillsborough County Level of Service (LOS) Report.

COMMISSION

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Pat Kemp VICE-CHAIR
Ken Hagan
Lesley "Les" Miller, Jr.
Sandra L. Murman
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Stacy White



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Janet L. Dougherty EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw, ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: November 16, 2020	COMMENT DATE: November 2, 2020		
PETITION NO.: 20-1282	PROPERTY ADDRESS: 1611 Livingston Ave.,		
EPC REVIEWER: Jackie Perry Cahanin	Lutz, FL 33556 FOLIO #: 034639,0000		
CONTACT INFORMATION: (813) 627-2600 X 1241	STR: 32-27S-19E		
EMAIL: cahaninj@epchc.org	51K. 32 275 17E		
REQUESTED ZONING: From ASC-1 to RMC-12			

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	NA			
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetland present in northeastern portion of the			
SOILS SURVEY, EPC FILES)	parcel			

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an internal road for the development of Livingston Townhomes. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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/mst

cc: jesse@blackstockeng.com



Request for Review Fee Payment

Date: Dec. 15, 2020

Jurisdiction: Hillsborough County

Case Number: 20-1282

Parcel Folio Number(s): 34639.0000

NOTE: The Hillsborough County School District implemented School Concurrency review fees Sept. 1, 2020, that apply to this application. The applicant must submit payment for an adequate facilities analysis of the project's residential impact. Payment can be made online at the following location:

https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included-/3?cp=true&sa=true&sbp=false&q=false

If you have any questions, please feel free to contact me using the information below.

Sincerely,

Matthew Pleasant Department Manager, Planning & Siting Growth Management Department Operations Division Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

P: 813.272.4429

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	FION NO.: STD20-1282 REVIEWED BY: Randy Rochelle DATE: 9/28/2020
FOLIC	O NO.: 34639.0000
	This agency would \boxtimes (support), \square (conditionally support) the proposal.
	WATER
	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
	No Hillsborough County water line of adequate capacity is presently available.
	A inch water main exists (adjacent to the site), (approximately feet from the site)
	Water distribution improvements may be needed prior to connection to the County's water system.
	No CIP water line is planned that may provide service to the proposed development.
	The nearest CIP water main (inches), will be located [(adjacent to the site), [(feet from the site at). Expected completion date is
	WASTEWATER
	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	No Hillsborough County wastewater line of adequate capacity is presently available.
	A inch wastewater main exists [(adjacent to the site), [(approximately feet from the site)
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
	No CIP wastewater line is planned that may provide service to the proposed development.
	The nearest CIP wastewater main (inches), will be located [(adjacent to the site), [(feet from the site at). Expected completion date is
COMM	MENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Serivce and for their Comments.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING MASTER HEARINGS)))
	2

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, February 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 11:35 p.m.

PLACE:

Appeared via Cisco Webex

Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

	Page 36
1	HILLSBOROUGH COUNTY, FLORIDA
2	BOARD OF COUNTY COMMISSIONERS
3	ZONING HEARING MASTER HEARINGS February 15, 2021
	ZONING HEARING MASTER: PAMELA JO HATLEY
4	
5	C2:
6	Application Number: RZ-STD 20-1282 Applicant: Russell Versaggi
7	Location: 16029 Livingston Ave.
8	Folio Number: 034639.0000 Acreage: 4.79 acres, more or less
9	Comprehensive Plan: R-12 Service Area: Urban
10	Existing Zoning: RSC-4, 87-0225
	Request: Rezone to RMC-12
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Executive Reporting Service

Page 37 1 MR. GRADY: The next item is agenda item 2 C-2, Rezoning-Standard 20-1282. The applicant is -- the applicant is Russell Versaggi. 4 The request is to rezone from RSC-4, Residential Single-Family Conventional, to RMC-12, Residential Multifamily Conventional. 6 Tania Chapela will provide staff 8 recommendation after presentation by the applicant. HEARING MASTER HATLEY: The applicant. MR. BLACKSTOCK: All right. Good evening 10 11 Mrs. Hatley and staff. My name is Jesse Blackstock 12 with Blackstock Engineering located at 5010 West 13 Cleveland Street, Tampa, Florida. 14 I'm here tonight to speak on behalf of 15 Russell Versaggi, who is also in attendance and 16 will be available for any questions that may arise. 17 In addition to Mr. Versaggi, I also have our 18 traffic consultant, Michael Yates with Palm Traffic 19 who's also available for any questions. 20 The site in question is located at the 21 intersection of -- intersection of Livingston 22 Avenue and a private drive known as Fiddler Lane in 23 Lutz. The property's approximately 4.94 acres in 24 size and does contain a small jurisdictional 25 wetland in a northeast corner of approximately a

Page 38

1 little over a half an acre.

Our request before you tonight is to have the standard Euclidean rezoning designation revised from an RSC-4 to an RMC-12, which is in accordance with underlying Future Land Use category of a RES-12.

Utilizing that RES-12 category would allow us up to a maximum density of 12 units per acre, which would yield approximately 59 units on a 4.94-acre parcel.

Our project based on the existing wetland access roadway, stormwater management, and of course landscape buffers, we could yield approximately 41 residential townhomes on this property, which is what Mr. Versaggi is proposing.

I realize this is Euclidean request, but we are proposing townhomes and I can show it -- show a site plan.

The Planning Commission did find this proposed zoning designation to be consistent with the County's Comprehensive Plan. There is an existing similarly dense development located immediately to the west of our development known as Fiddlers Cove, which is zoned PD, and also within the RES-12 Future Land Use category.

Executive Reporting Service

Page 39

The applicant has been in communications with the surrounding developments' HOA members of Fiddlers Cove during the process of establishing the rezoning request for this site.

That's the site plan showing the townhomes there. I think the biggest thing that might come up this evening -- I know we have some opposition here to speak on behalf of the surrounding residents.

The project's access and traffic has been discussed with Transportation Staff, including Mr. Williams, and the project is considered de minimis based on the fact that our number of trips do not warrant a traffic study for this request and further the number of proposed trips do not meet warrants for access-related detail or a left turn lane into the access of the project on Livingston.

I'd like at this point to enter into the record a copy of the trip generation that was prepared by Mr. Yates and then, let's see,
Livingston is a substandard roadway and improvements may be required as a result, which is also in the staff report that will be read here shortly by Development Services. And these will be addressed at the time of site plan permitting.

Page 40 However, I would like to point out that 1 2 Livingston is operating at a Level of Service C, which is an acceptable level of service within Hillsborough County, and I'd also like to enter 4 5 into the record the County's Level of Service 6 report from 2019. 7 At that point I'd like to kind of summarize. 8 We would like to -- we, you know, respectfully 9 request for a favorable recommendation from the Zoning Hearing Master this evening and will be 10 available for any questions that may arise. 11 12 HEARING MASTER HATLEY: Thank you. 13 MR. BLACKSTOCK: Mrs. Hatley, thank you. 14 HEARING MASTER HATLEY: And please see the 15 clerk and enter those into the record. Thank you. 16 All right. Development Services. 17 MS. CHAPELA: Good evening. Tania Chapela. 18 The request is to rezone approximately 4.79 acres from RSC-4 Residential Single-Family to 19 20 RMC-12 Residential Multifamily. 21 The property is in the intersection of 22 Livingston Avenue and Fiddlers Lane in Lutz. 23 The surrounding is residential area with 24 single-family conventional homes and multifamily 25 developments along Livingston Avenue with RSC-3,

Page 41 RSC-4, RMC-12, RMC-16, and PD zoning districts 1 2 allowing both single-family and multifamily developments. 4 The adjacent property to the north is zoned 5 RSC-3 Residential Single-Family and is occupied 6 with single-family homes. The property to the east is zoned PD 81-0105 8 and development -- developed with 40 single-family units. 9 10 The properties to the east across Livingston 11 Avenue are zoned RSC-6 Residential Single-Family 12 and developed with Single-Family Conventional 13 dwellings. 14 Across Fiddlers Lane to the south is a vacant 15 land zoned RSC-6. Several multifamily developments 16 are existing along Livingston Avenue nearing the 17 subject property about 13,000 feet to the south. 18 To the west of Livingston Avenue is a mobile 19 home park zoned PD 91-0039 approved for 65 units 20 and a multifamily development with 448 dwelling units zoned RMC-16. 21 22 To the east are two properties zoned RMC-12 23 with 170 units and 312 apartment units separately. 24 The RMC-12 zoning district is compatible with the 25 RES-12 Future Land Use designation. Since both

	Page 42
1	configurations allow for multifamily uses with a
2	density of up to about two dwelling units per acre.
3	The Environmental Protection Commission
4	Wetlands Division has reviewed the proposed
5	rezoning and found wetlands are present in the
6	property.
7	However, this project as submitted is
8	conceptually justified to move forward through the
9	zoning review process subject to conditions.
10	Transportation Review section staff have no
11	objections to this request. No objection has been
12	received from other reviewing agencies.
13	Development Services staff finds the proposed
14	zoning district RMC-12, Residential Multifamily,
15	compatible with the surrounding development and
16	zoning pattern.
17	Staff recommends approval of the request.
18	This concludes my presentation.
19	HEARING MASTER HATLEY: Thank you.
20	Planning Commission.
21	MS. LIENHARD: Thank you. Melissa Lienhard,
22	Planning Commission staff.
23	The subject property is located in the
24	Residential-12 Future Land Use category. It is in
25	the Urban Service Area, and it is not located

within a limits of a community plan.

The proposed rezoning would allow development that is comparable to the established mix of residential developments in the immediate area.

The proposed maximum density of 12 units per gross acre is the maximum allowed within the Residential-12 Future Land Use category, and this meets the intent of Future Land Use Element Policy 1.2 pertaining to minimum density.

Although much of the surrounding area is developed with residential uses at suburban to urban densities, the subject property is near a number of parcels along the northern boundary that have an ASC-1 zoning classification.

Various policies of the Comprehensive Plan encourage a variety of lot sizes and encourage gradual transitions of intensities and densities through site planning.

The site will be subject to the buffering and screening requirements of the Land Development Code between the proposed townhome development and the single-family dwelling units to the north.

Future Land Use Objective 16 requires the protection of existing neighborhoods through a number of site planning techniques. Policy 16.2

Executive Reporting Service

Page 44 calls for the gradual transitions of intensities 1 and densities between land uses. Any proposed new development is to use professional site planning, buffering and screening techniques to protect the surrounding neighborhood communities. 6 And this proposal and rezoning to RMC-12 8 using such techniques could provide for a proper transition between the residential single-family to the north. 10 11 The proposed Land Use is compatible with the surrounding area and meets the intent of FLU Policy 12 13 Within the Community Design Component of 14 the Future Land Use Element, the proposed 15 residential development is to be compact, 16 self-contained, liveable and walkable neighborhood 17 communities. 18 It is expected to have a distinct 19 neighborhood identity with designated streets that 20 will emphasize the development's natural features on the site. 21

The residential development is to be compatible with the surrounding developed neighborhoods. These development characteristics meet the intent of Goal 1, Objective 1-1, and the

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Page 45 accompanying Community Design Component policies. 1 The proposed development is consistent with policy direction by providing for another option in the area for different lot sizes and residential 5 building types that complement the surrounding neighborhoods, which is consistent with policy 6 direction. Based upon those considerations, Planning Commission staff finds the proposed rezoning 9 consistent with the Future of Hillsborough 10 Comprehensive Plan for unincorporated Hillsborough 11 County. Thank you. 12 13 HEARING MASTER HATLEY: Thank you. 14 Are there any proponents? Anyone wishing to 15 speak in support of this item in the room or 16 online, please? No one online. Anyone in the 17 room? Okay. 18 Anyone in the room or online who wishes to 19 speak in opposition? Okay. I'm sorry. 20 Let me go back. Are you here to speak in 21 opposition, sir? 22 MR. PRESSMAN: Yes. 23 HEARING MASTER HATLEY: Okay. 24 MR. REGISTER: Madam Hearing Master, just so 25 you know, we do have about 12 online signed up as

- 1 well in opposition.
- HEARING MASTER HATLEY: All right. Together everyone has 15 minutes total.
- MR. PRESSMAN: Thank you, Madam Hearing

 Officer. My name is Todd Pressman, 200 2nd Avenue

South, No. 451, St. Petersburg, Florida.

I'm an agent this evening for Fiddlers Cove,

High Oaks community, Regal Oaks community, Curry

Cove community, and the Silver Forrest community.

On record, as I'm told, is there are approximately 700 petition signatures in opposition to this request, and I would like to place on the record, as you can see, that the room is filled to capacity virtually with folks in opposition. If you all want to stand for a moment.

I would estimate 60 persons are here in attendance in opposition if not more. There are -- it would be main points, Hearing Officer, revolving around this issue for these communities. One is compatibility of the density. The second is compatibility of the housing type.

Now, even the Planning Commission report states, and as the Planning Commission representative stated, quote, Much of the surrounding area is developed with residential uses

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of suburban to urban densities.

So that calls into our question our opinion that on one hand the Planning Commission is saying and observing much different densities and capacities, yet at the same time the report is saying that it's consistent.

So going -- looking on the overhead, if I may, if we can pull this up quickly. Very simple and very factual, the site is surrounded by single-family. The site is in purple.

Looking at the zoning and there was a lot of talk about a lot of different categories. As you can see, there is one little area of the 12 densities. Everything else is as indicated, R-3, three capacity. A density of three, a density of three, AS-1. But that becomes much more apparent on the Comp Plan categories, which site being in purple here, everything to the north is R-2.

To the east is R-1. R-4 is to the west.

There is a small area of R-12 to the south. So the actual area is many fold less than what the applicant is requesting. And as you well know, a Future Land Use category is not entitled to go to the maximum. It simply is the maximum.

Policy 16.8, the overall density and lot size

of the new residential shall reflect the character of the surrounding area. Just by virtue of looking at the Future Land Use Map and the surrounding zoning, that does not appear to be the case and is not -- in our opinion is not the case.

Objective 12.1, new development should recognize existing community and be designed in a way that is compatible. Our opinion is we don't think it can be compatible with that high density with the surrounding categories many fold less than what's proposed.

Policy 12-1.4, compatibility may be achieved through utilization of site design techniques which includes height, scale, mass, and bulk of structures. As multifamily, those will be different than a suburban single-family that the Planning Commission's pointed surrounds the area.

There's also a concern in terms of those buffering aspects under that policy that as I've been told speaking with the developer, 50 percent of the wetlands are coming out.

So the question is: How much of a buffer will be left and will that be compatible under Policy 12-1.4? Policy 12 -- excuse me. Policy 16.10, any density increase shall be compatible

Page 49 with existing proposed and planned surrounding 1 development. Simply looking at the Future Land Use Map and the surrounding zonings, that doesn't appear to be 4 5 the case. 6 Last concern is, I did have one telephone conversation with who, as I understood, was the 8 developer -- if I have that title wrong, please 9 correct me -- and there was a request by the citizens that I'm working with, which I'm proud to 10 represent a large number of represents that was 11 12 rebuffed would like to have had a chance to sit 13 down, try and work the plan a little better, but 14 that was not agreed to. 15 I'll be happy to answer any questions you 16 might have, and I would like to make sure folks 17 here have a chance to speak. Thank you. 18 HEARING MASTER HATLEY: Thank you. All 19 right. 20 Anyone else in the room who wishes to speak 21 in opposition? Please come forward, sir. State 22 your name and address first and speak into the 23 microphone, please. Pull it down if you need to a 24 little bit. There you go. 25 MR. JOHNSTON: I'm Tom Johnston. I live at

Page 50 2115 Curry Road, which is due west of the proposed 1 2 development. I've lived there for 35 years. Back when my first wife was ill, I wanted to 4 run my business out of my home rather than in my 5 office. I wanted to put a 12-by-18-inch sign next 6 to my driveway for the customers that would have to come to my home to pick up things, stuff like that. 8 I was told that that was incompatible. Later, I proposed -- and I checked in to build a 9 10 two-story garage with the second story where I 11 could have my computers and my file servers and 12 stuff. I was told that was incompatible with the 13 area. 14 I'm curious, though, now we have homes all 15 the way around this parcel. When did we change it 16 that this becomes compatible? Putting a 17 multifamily, a high density in the middle of 18 single-family homes that run from 350,000 to 19 800,000 doesn't seem compatible to me. 20 And I would encourage you to turn this down. 21 Thank you. 22 HEARING MASTER HATLEY: Thank you, sir. 23 MR. BURKE: Hi, there. My name's Zachery Burke. I live in Fiddlers Cove --24 25 HEARING MASTER HATLEY: Okay. Adjust the

Page 51 1 microphone. Thank you. And, yes, your address, 2 please. Is 2633 Fiddlestick Circle. 3 MR. BURKE: 4 I think I speak for most of the members of my 5 association when I say there's a lot of concerns. 6 Mostly just being, you know, the compatibility of it as was stated earlier just doesn't really fit in 8 with, you know, our community. 9 It's a very quiet community. 10 single-family homes. We're very concerned, you know, about the traffic that'll actually be added 11 12 on to Livingston due to all the extra volume. Ι 13 know myself like just pulling out of our 14 neighborhood off of Fiddlers Lane, it's already --15 off of Livingston, there's so much traffic. 16 almost impossible to even turn left. 17 And then we're also concerned about decrease 18 in our property values because a lot of the appeal 19 to our neighborhood is the quietness of it and all 20 the trees and just the nature that is provided like 21 all of the quietness and also -- let's see. 22 And then just like the buffer, you know, 23 we're really concerned that, you know, we have like 24 amenities in our community that there won't be 25 enough of a border between our two communities.

Page 52 People will use our pool and things of that nature 1 as well. So I think that's all I have. 3 HEARING MASTER HATLEY: Okay. Thank you. 4 MR. BURKE: And, yes, I'm the president of 5 the HOA in Fiddlers Cove. 6 HEARING MASTER HATLEY: Okay. Thank you. 7 Please see the clerk here, Mr. Burke. 8 All right. The opposition has eight minutes left. Yes, ma'am. Are there persons online who 9 wish to speak as well? All right. Yes, ma'am. 10 11 MR. SHEPARD: Hello. Thank you for 12 listening. I'm Lauren Shepard. I live with my 13 husband at 2503 High Oaks Lane in Lutz. And my fence literally sits right before the 14 15 property that's in question here. As a lot of 16 others have said look around the room, I mean, even 17 during a pandemic a good turnout. Right. 18 This is a community that needs your help. We 19 need your help. These are families in need at a 20 very uncertain time. Let me tell you my story as a 21 newlywed 16 years ago, we could have lived 22 anywhere. 23 We were living in south Tampa. We liked it 24 there. It was a little congested and a really 25 cookie-cutter type of homes where we were at.

And we decided let's find a beautiful place to raise our family. Let's have some more land, quiet, trees, peaceful community. So I decided to take my husband -- I actually know we were just married -- dragged him in the car and said, We're going to Lutz. That's where we belong.

So there we were looking down a street that was covered in canopied with beautiful live oaks, a community of single-family homes. We knew we had property behind us and was probably -- would, you know -- once years down the road quite possibly there could be more homes there. That's okay. That was perfectly fine. Single-family homes made sense to us.

We want to live somewhere with privacy,
quiet, really cozy living, wildlife. Like I said,
huge trees. Lots of preserve. We knew immediately
Lutz was for us. Doesn't make sense to us.
Sixteen family -- you know, 16 homes, single-family
homes makes sense, 40 doesn't to us.

And I really would want you to, please,
listen to the people that are here in red. We need
your help. We want to stay in our homes and keep
our value. Thank you.

25 HEARING MASTER HATLEY: Okay. Please see

- 1 the clerk here.
- 2 All right. There's five -- a little over
- five minutes and 40 seconds on the record.
- 4 MS. D'AMICO: Thank you. Good evening,
- 5 everybody. My name is Maria Elena D'Amico. I live
- 6 at 16105 Darnell Road in Lutz.
- 7 I would like to add my name, my husband's
- 8 name to the list of people opposed to this
- 9 rezoning. I am a long-time resident of Lutz. We
- bought our home in 2001. We loved it because of
- 11 the large land, the large piece of land. This is
- 12 not New Tampa. This is not a formal subdivision.
- We love the trees and the privacy, and that's what
- made it appealing to us.
- 15 We understand that land will be sold. We
- understand that land will be built upon. That's
- 17 not a problem. Keeping it as an ASC-1 zoning or
- 18 Residential-4 zoning would be wonderful.
- Multifamily zoning does not fit with the
- 20 community. Everything around it is on a half an
- 21 acre or more.
- There have been properties that have come
- in -- developers that have come in before and tried
- 24 to put multifamily zoning and the community has
- 25 gotten together and discussed it with them. I

don't want to say fought, but we discussed it. We talked about it. And we decided that multifamily zoning wasn't good for the neighborhood.

In 2019, we had a wonderful zoning attorney who helped us talk too, Hung Mai, who was developing land just to the north and west of this property. He wanted to put in many multifamily townhome villas, whatever he wanted to call it. We were able to work on larger single-family homes be put into the area.

For anybody that was around in 2001 when Deer Park Preserve went in just to the south of this, they had originally proposed 200 townhomes and 100 houses. The community came out in force and said absolutely not.

This is Lutz. We like larger land. We like our privacy. This will not work. We were able to get them to 50 or 60-foot lots and 100-foot deep.

And right now the homes that are there are 1700 square feet to 2,000 square feet.

All of the multifamily homes, I don't know if you can see this on a map, are -- here we go, are half an acre -- half a mile south of this. When they say it is in near proximity, it's a half a mile south.

Page 56 We chose to be up here because we don't want 1 2 to be around all those multifamily. It does not fit the neighborhood and value-wise, residential-wise, this will hurt all our values. 5 Thank you. 6 HEARING MASTER HATLEY: Thank you. Please see the clerk. How many speakers do we have online who wish to speak to this item? 9 MR. REGISTER: We have 12 people who have 10 signed up. I'm not -- we have -- I'm seeing a few 11 12 people raise their hands now. 13 HEARING MASTER HATLEY: Okay. There's about 14 three and a half minutes. So what we need to do is 15 if everyone online would like to state your name 16 and that you're in opposition to this, that's about all we have time for, but we'll allow that. 17 18 Please state your name and your address for 19 the record and state your opposition in the record 20 please. 21 MR. VERNICK: I'm Alan Vernick. 2110 Curry 22 Road, Lutz, and we are in opposition. 23 HEARING MASTER HATLEY: Thank you. 24 MR. BROWN: My name is Carl Brown. I live 25 at 2002 Curry Road. My wife and I both are in

Page 57 strong opposition to this development. 1 HEARING MASTER HATLEY: Thank you. 3 MR. LAX: My name is John Lax. My wife, Robin, and I live at 16102 Darnell Road, Lutz, 4 5 immediately across from the road from the property, 6 and we're in strong opposition. 7 MR. TIBBETT: My name is Doug Tibbett. My 8 wife, Brittany, and I live at 2525 Victarra Circle in Lutz, and we are against this development. 10 UNIDENTIFIED SPEAKER: They want you to go. HEARING MASTER HATLEY: Thank you. 11 12 MS. MILLER: My name -- (Overlapping talk) 13 Lesley Miller. 14 MS. DECAMP BROWN: Jan Decamp Brown, 2002 15 Curry Road. We are opposed to this development 16 because of the severe incompatibility with the 17 surrounding area. 18 HEARING MASTER HATLEY: What is your name 19 again, please, the person who just spoke? 20 MS. DECAMP BROWN: Jan Decamp Brown. 21 HEARING MASTER HATLEY: Jan Decamp Brown, 22 thank you. And --23 MR. REGISTER: I believe we have Cheryl 24 Stephens. This is John and 25 MR. STEPHENS: Yes. Hi.

	Page 58
1	Cheryl Stephens. We live at 2513 High Oaks Lane in
2	Lutz. And we would like to go on record as being
3	in opposition to the rezoning proposed. Thank you.
4	MS. TAYLOR: This is Heidi Taylor
5	representing Audrey Major at 1810 Curry Road, Lutz.
6	She is in opposition of this development.
7	HEARING MASTER HATLEY: Thank you.
8	MR. REGISTER: Was there anyone else? I
9	believe we have Lesley Miller.
10	MS. MILLER: Hi my name is Lesley Miller.
11	My husband, Kevin, and I live at 2530 Victarra
12	Circle in Lutz. And we are both in opposition to
13	this.
14	MR. REGISTER: We have Shirley I'm sorry.
15	I can't see the last name.
16	MS. GASTMANN: Shirley Gastmann. I'm at
17	2111 Curry Road, and I am most definitely against
18	this high-density development. Thank you.
19	MR. REGISTER: I believe that may be
20	everyone online. If there's anyone else online
21	that would that signed up to speak and would
22	like to speak now? I believe that's all.
23	HEARING MASTER HATLEY: Okay. Thank you.
24	Thank you, everyone.
25	Okay. County Staff, anything more?

- 1 MR. GRADY: Nothing further.
- 2 HEARING MASTER HATLEY: All right.
- Applicant, you have five minutes for rebuttal and
- 4 summation.

Versaggi.

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- MR. BLACKSTOCK: Hi. Good evening. Jesse
 Blackstock with Blackstock Engineering for the
 record representing the applicant, Russell
- I think in summary just to some of the main concerns we heard, I want to ask after I get through here for a second is ask some procedural questions as far as maybe a continuance or something to kind of think about more, you know, getting with the residents and talking a little bit.

Because we did Mr. Versaggi did meet with the Fiddlers Cove HOA several times at least either via phone or maybe in person. I'm not sure which, but it was more than one occasion.

And I think some of the main concerns are what I heard were density and the housing type itself, and I'm fully aware of the fact that we're asking for Euclidean rezoning for a multifamily which does allow more for more than just a townhome unit.

And the developer's actually willing to enter in like a deed restriction or something that would restrict it to traditional two-story, you know, townhome unit and not be three-story, garden-style apartments or whatever for potentially being dealt with RMC-12 zoning designation.

And in the second issue, again, was the density itself, and that part of -- I have a little bit of, you know -- it's -- to me it's a little bit of a struggle to kind of understand that struggle, to kind of understand that concern when right next door, we have 40 -- 39 and 40 condo units, which are on the same acreage if you less out Fiddlers Lane itself which a private road.

So it's got the same density to our north and to our west, do we have that, no. But to our south -- a couple parcels south of us we have RMC-16 and we have traditional garden-style apartments and other traditional-style townhome developments.

So we're trying to meet with that character of that property, and we are acknowledging the fact that we're on the northern tip of the FL -- you know, RES-12 density, but we're trying to utilize and mimic what's been done to the south over the

Page 61 years. So high Level of Service of C on the road 1 is just to me a win-win. So anyway, I wanted to ask procedurally because, obviously, it's a standard rezoning 4 5 request. We're not going to have conditions and 6 things like that on here. 7 So I'm not sure how that would work out as 8 part of this request to have some kind of deed restriction, fall-back position because we don't 10 have that. MR. GRADY: Well, you can through this 11 12 process, if you're offering up, you can offer up a 13 restriction if you want to restrict it to townhomes only. You can certainly through this 14 15 process --16 MR. BLACKSTOCK: Okay. 17 MR. GRADY: If you want to on the record now 18 say you're going to restrict it for consideration of the Hearing Officer, the townhomes, you can 19 20 certainly offer that up. 21 MR. BLACKSTOCK: Yeah. That is certainly --22 and I look back at Russ, but he said yes 23 (overlapping talk). 24 MR. GRADY: And, again, so that you are 25 offering up that restriction to limit it to

Page 62 1 townhomes. MR. BLACKSTOCK: We are. That's always been the intent. I mean, that's one of the challenges with not having a PD in place. So our proposed is 4 5 it's a lovely challenge of what you're actually 6 proposing, so... MR. GRADY: Okay. 7 HEARING MASTER HATLEY: So clarify that for 8 me again, please. What is the restriction that you're offering tonight? 10 MR. BLACKSTOCK: Townhome developments. 11 12 Traditional townhomes, not anything beyond --13 MR. GRADY: Limit the use to townhomes. 14 MR. BLACKSTOCK: Yeah. 15 HEARING MASTER HATLEY: Okay. 16 MR. GRADY: And then, again, if you're 17 desirous for a continuance, you can certainly ask 18 for a continuance that would have to be continued to the April 19th --19 20 MR. BLACKSTOCK: No. I think we're going to 21 move forward as I look back at Russ, just making 22 sure. 23 MR. GRADY: Okay. 24 MR. BLACKSTOCK: Thank you. 25 HEARING MASTER HATLEY: Thank you.

	Page 63
1	MR. BLACKSTOCK: Have a good evening.
2	HEARING MASTER HATLEY: All right. This
3	will close the hearing on item 20-1282.
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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING MASTER HEARINGS)))
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

DWIGHT WELLS

Land Use Hearing Master

DATE:

Tuesday, January 19, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 6:08 p.m.

PLACE:

Appeared via Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 11 application is out of order to be heard and is 1 2 being continued to the February 15th, 2021, Zoning Hearing Master Hearing beginning at 6:00 p.m. Item A-22, Rezoning-Standard 20-1279. 4 5 application is being continued by staff to the February 15th, 2021, Zoning Hearing Master Hearing 6 beginning at 6:00 p.m. 8 Item A-23, Rezoning-Standard 20-1282. application is out of order to be heard and is 9 10 being continued to the February 15th, 2021, Zoning Hearing Master Hearing beginning at 6:00 p.m. 11 Item A-24, Rezoning-PD 20-1377. This 12 13 application is out of order to be heard and is 14 being continued to the February 15th, 2021, Zoning 15 Hearing Master Hearing beginning at 6:00 p.m. 16 Item A-25, Major Mod Application 21-0024. 17 This application is being continued by the applicant to the February 15th, 2021, Zoning 18 19 Hearing Master Hearing beginning at 6:00 p.m. 20 Item A-26, Rezoning-PD 20-0034 (sic). 21 application is being continued by the applicant to 22 the February 15th, 2021, Zoning Hearing Master 23 Hearing beginning at 6:00 p.m. 24 Item A-27, Major Mod Application 21-0036. 25 This application is out of order to be heard and is

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, December 14, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 8:36 p.m.

PLACE:

Appeared via Webex videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 12 1 Hearing Master Hearing. Item A-24, Rezoning-PD 20-1265. application is being continued by the applicant to the January 19, 2021, Zoning Hearing Master 5 Hearing. Item A-25, Rezoning-PD 20-1266. 6 application is being continued by the applicant to the January 19, 2021, Zoning Hearing Master Hearing. And item A-26, Rezoning Standard 20-1282. 10 This application is out of order to be heard and is 11 12 being continued to the January 19, 2021, Zoning 13 Hearing Master Hearing. That concludes all withdrawals and 14 15 continuances. 16 HEARING MASTER HATLEY: Thank you, 17 Mr. Grady. 18 All right. I'm going to go over a few 19 procedures for the meeting this evening. First of 20 all, the agenda items tonight are items that 21 require a public hearing by a Hearing Officer 22 before going before the Board of County 23 Commissioners for final decision. 24 I will conduct a hearing on each item on the 25 agenda and will submit a written recommendation.

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:)
ZONE HEARING HEARINGS	MASTER)
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

JAMES SCAROLA and SUSAN FINCH

Land Use Hearing Masters

DATE:

Monday, November 16, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 11:38 p.m.

PLACE:

Appeared via Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 9 1 Hearing. Item A-19, RZ-PD 20-1148. This application is being continued by staff to the December 14, 2020, Zoning Hearing Master Hearing. Item A-20, RZ-PD 20-1149. This application 5 6 is being continued by the applicant to the December 14, 2020, Zoning Hearing Master Hearing. 7 Item A-21, Rezoning Standard 20-1171. 9 application is out of order to be heard and is being continued to the December 14, 2020, Zoning 10 Hearing Master Hearing. 11 12 Item A-22, RZ Standard 20-1279. 13 application is being continued by the staff to the January 19, 2021, Zoning Hearing Master Hearing. 14 15 And item A-23, RZ Standard 20-1282. 16 application is out of order to be heard and is 17 being continued to the December 14, 2020, Zoning 18 Hearing Master Hearing. 19 That concludes all withdrawals and 20 continuances. 21 HEARING MASTER SCAROLA: Okay. Thank you 22 for that, Brian. 23 Ladies and gentlemen, with respect to our 24 procedures tonight and in regards to all the 25 rezoning and modifications to zoning requests on

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 9 DATE/TIME: 2/15/21 6:00 PM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME MICHAEL LAW DENK
RZ 20-0985	MAILING ADDRESS BBOL Eagle Watch TV
	CITY PHONE 813-625- 2899
APPLICATION #	NAME DONE IS MC CONOK
RZ 20-0985	MAILING ADDRESS 8819 Stillwaters LANding Da
17 2 6 16)	CITY RIVERVIEW STATE FL ZIP 33578 PHONE 13-728 -3240
APPLICATION #	NAME William Molle
RZ 20-1149	MAILING ADDRESS 305 5 131-1
00011110	CITY Janya STATE ZIP 336 06 PHONE
APPLICATION #	PLEASE PRINT NAME THE WAY
RZ - 20-114A	MAILING ADDRESS SUZ3 W. LAULEL ST CITY PA STATE ZIP PHONE COSQ
APPLICATION #	PLEASE PRINT NAME DAVID W. FORD
RZ 20-1149	MAILING ADDRESS 1000 N. Ashley Nr. Snite 925
	CITY TAMA STATE F(ZIP 33611 PHONE 813 245-418
APPLICATION #	NAME William Molly
RZ 20-1248	MAILING ADDRESS 35 S. BLJ
	CITY are STATE F ZIP 3606 PHONE

Application No R 2 20 - 1283

Name: 3 - 255e B (10 - 2 HM)

Entered at Public Hearing: 2115121

Exhibit # Date: 2115121

TABLE 1

ESTIMATED PROJECT TRIP ENDS

Hour	Trip Ends (1)	Total	26
Peak	p Ends	Ont	16 10 26
¥ A	Tri	듸	16
	Trip Ends (1)		20
Peak	p Ends	O	5 15
¥	Tri	듸	5
	Daily	Trip Ends (1)	262
		Size	40 DU's
	ITE	<u>LUC</u>	220
		Land Use	Townhomes

(1) Source: ITE <u>Trip Generation</u>, 10th Edition, 2017.

OF SERVICE LEVEL

2019

REPORT





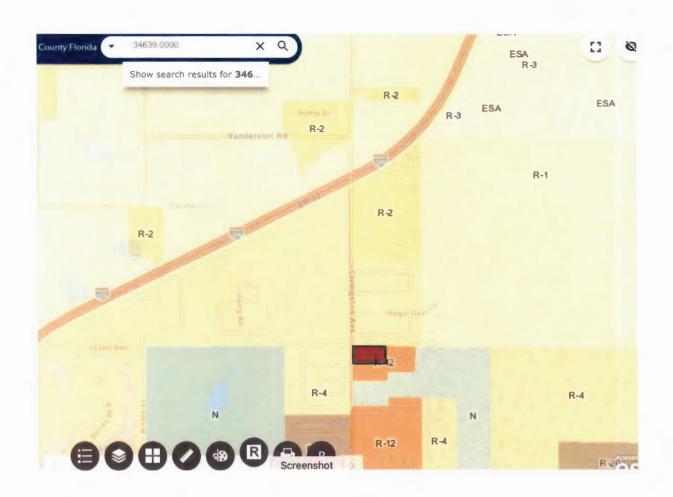
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Jurisdiction	CR	CR	CR	8	CR.	8	5	85	5 8	5 8	5 8	5	CR	CR	5	CR	CR	5 5	2 2	5 8	5 8	CR	CR	8	S	CR	8	5 8	5 8	8	CR	S	8	5 8	5 8	CR	CR	CR	5	5 8	5 8	5 8	5	5	CR	CR	5	5 8	5 8	S	S	117
Pk Hr Pk Dir	8	C	C	O	O	U	0	0	0	ی ر	, (U	J	J	U	U	U	U	ی ر	, ,	U	U	U	U	60	œ	80	ه د	20 4	. 0	4	U	U	ے د			U	U	0	ی ر		, 0	U	1	4	U	U	ن د	J L	·	00	3
Pk Hr Pk Dir v/c Ratio	0.19	0.58	0.36	0.14	0.26	0.50	09.0	0.62	0.86	0.73	690	0.85	0.45	0.49	0.58	0.30	0.34	0.21	0.25	0.66	0.74	0.37	0.43	0.52	0.04	0.07	0.05	90.0	1 19	0.80	1.01	0.93	0.49	0.59	1.13	1.04	0.35	0.35	0.30	0.79	0.79	0.83	09:0	1.05	1.26	0.59	0.59	0.91	1.16	0.62	0.37	
Pk Hr Pk Dir MSV	850	836	260	675	675	1900	1900	713	713	830	836	675	760	260	260	713	749	836	713	1900	836	713	1900	1805	1313	1190	820	675	836	1901	1900	1900	1900	836	836	260	260	260	1190	837	836	761	2869	1900	836	260	260	836	879	836	000	
Daily LOS	8	U	C	C	o	U	U	0	0		, ,	U	U	U	U	U	U	0	0	, ,	0	U	U	O	В	80	89	U	20 4	U	4	O	J	0 4		u	C	C	80	0	ی د		, 0	14	4	U	U	U	J 14	. 0	a	
Dally v/c Ratio	0.19	09:0	0.40	0.13	0.23	0.47	0.55	0.61	0.76	0.64	0.00	0.23	0.37	0.37	0.39	0.30	0.34	0.18	0.22	0.47	0.85	0.37	0.50	09.0	0.04	90.0	0.04	90.0	1 16	0.90	1.06	66.0	0.54	1.04	1.04	1.10	0.34	0.34	0.28	0.77	0.77	0.75	0.75	1.02	1.04	0.57	0.57	0.91	113	0.62	000	
Daily MSV	17.300	16,815	14,820	13,680	13,680	37,810	37,810	14,060	14,060	16,815	16,915	13,680	15,390	15,390	15,390	14,060	14,763	16,815	14,060	13,000	16.815	14,060	37,810	35,920	26,681	25,500	17,300	13,680	17,300	37.811	37,810	37,810	37,810	16,815	16,815	15,390	15,390	15,390	25,500	16,816	16,815	15 391	56,905	37,810	16,815	15,390	15,390	16,815	13,680	16.815	44 300	
Peak Hour Pk Dir Voi	-	488	275	92	175	953	1138	439	612	612	577	577	339	375	442	213	255	175	175	1240	621	262	816	935	22	78	39	39	39	1522	1927	1765	929	492	943	788	264	264	358	992	799	633	1716	2001	1021	450	450	763	1019	521	4 4 4	
AADT*	201	10,075	5,982	1,800	3,156	17,665	20,917	8,616	10,723	10,723	3 200	3,200	5,644	5,644	6,075	4,191	2,000	3,079	3,079	0,3/8	14.254	5,270	18,727	21,386	1,120	1,543	770	770	10 500	34.198	40,097	37,610	20,482	7,643	20,470	16,910	5,172	5,172	7,038	13,000	13,000	11,301	42.831	38.524	17,507	8,801	8,801	15,357	8,333	10.487	1000	100
105 Std		0	w	J	v	٥	0	۵	0	0	0	U	0	0	O	Q	O	٥	0	, ,	0	0	a	O	٥	0	U	U	0 0	. w	0	0	0	٥	0 0	٥	0	Q	٥	ш (0		0	0	Q	Q	Q	Q	U L	0		
Speed	45	40	35	45	45	45	45	35	30	40	AE AE	40	45	45	55	35	25	04	35	40	40	35	40	40	35	30	55	30	45	45	45	45	45	40	45	45	45	45	40	45	45	45	45	45	45	45	45	45	30	45	2	-
Length	2.00	2.03	1.01	2.65	4.68	2.04	1.00	0.51	0.51	2.60	0.37	2.71	2.20	6.80	5.03	1.06	0.28	1.70	2.21	1.49	3.02	0.50	0.81	1.10	0.86	0.24	5.80	2.10	2.51	2.71	1.53	3.13	0.24	1.29	3 70	3.44	3.53	2.00	1.00	0.77	1.25	2.00	1.47	1.48	2.56	1.57	1.14	3.42	1.73	2.51	404	4 67
Lane	L))	n	ס	כ	۵	٥	>	5	0	=	0	2	ח	ח	ם	٥	5	0	0	2 =	2	٥	ח	O)	ח	5	0 =	0	0	۵	٥	o :	0 =	0	0	ם	0	> :	0 :	=	0	0)	0	ח	2	0 0	2 3	,	
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Ţ.	C8 579	LUMSDEN RD	HILLSBOROUGH AVE	CR 39	LITHIA PINECREST RD	LUMSDEN RD	SR 60/BRANDON BLVD	VICTORIA ST	CLAY AVE	M L KING BLVD	US HWT 92	THONOTOSASSA RD	MCINTOSH RD	SR 39	POLK COUNTY	US 301	S GORNTO LAKE RD	BEARSS AVE	FLORIDA AVE	VAN DYRE RD	M I KING BI VD	CLAY PIT RD	DALE MABRY HWY	TAMPANIA AVE	US HWY 41	E 21ST ST	BUTCH CASSIDY TRAIL	LIGHTFOOT RD	US HWY 301	SHELDON RD	VETERANS EXPWY	GUNN HWY	DALE MABRY HWY	LUMSDEN RD/BELL SHOALS	BLOOMINGDALE AVE	CR 39	KEYSVILLE RD	POLK COUNTY	DURANT RD	SINCLAIR HILLS DR	VANDERVORT RD	PASCO COMME	KINGS AVE	LITHIA PINECREST	MULRENNAN RD	ANGEL LN	SUNCOAST PKWY	DALE MABRY HWY	US HWY 41	ZRTH ST	101101	
From	WILLIAMS RD	BLOOMINGDALE AVE	MEMORIAL HWY	TURKEY CREEK RD	CR 39	BLOOMINGDALE AVE	LUMSDEN RD	SR 60/BRANDON BLVD	SR 60/BRANDON BLVD	CLAY AVE	M L KING BLVD	1-4	STACY RD	MCINTOSH RD	SR 39	RIVERVIEW DR	PROVIDENCE LAKES BLVD	FLETCHER AVE	BEARSS AVE	WILCOX RD	SR KO	M L KING BLVD	MANHATTAN AVE	DALE MABRY HWY	GULF OF MEXICO	BROADWAY AVE	US HWY 41	LIGHTFOOT RD	TIMBERLEE RD	COUNTRYWAY RIVD	SHELDON RD	VETERANS EXPWY	GUNN HWY	SR 60	BELL SHOALS RD	BOYETTE RD	CR 39	KEYSVILLE RD	BLOOMINGDALE AVE	BEARSS RD	SINCLAIR HILLS DR	VANDERVORI KD	PROVIDENCE DR	KINGS AVE	LITHIA PINECREST	GUNNHWY	ANGEL LN	SUNCOAST PKWY	CHAN USAN	US HWY 41	T+ 1441 CO	The same of the sa
On Streat	IOF FRENT RD	JOHN MOORE RD	KELLY RD	KEYSVILLE RD	KEYSVILLE RD	KINGS AVE	KINGS AVE	KINGS AVE	KINGSWAY RD	KINGSWAY RD	KINGSWAY RD	KINGSWAY RD	KNIGHTS GRIFFIN RD	KNIGHTS GRIFFIN RD	KNIGHTS GRIFFIN RD	KRYCUL AVE	LAKE BRANDON DR	LAKE MAGDALENE BLVD	LAKE MAGDALENE BLVD	LAKESHORE RD	LAKEWOOD DR	LAKEWOOD DR	LAMBRIGHT RD	LAMBRIGHT RD	LEISEY RD	LESUE RD	LIGHTFOOT RD	BUTCH CASSIDY TRL	UGHTFOOT RD	LINEBAUGH AVE	LINEBAUGH AVE	LINEBAUGH AVE	LINEBAUGH AVE	LITHIA PINECREST RD	LITHIA PINECREST RD	LITHIA PINECREST RD	LITHIA PINECREST RD	LITHIA PINECREST RD	LITTLE RD	LIVINGSTON AVE	LIVINGSTON AVE	LIVINGSTON AVE	LIVINGSTON AVE	HIMSDEN RD	LUMSDEN RD	LUTZ LAKE FERN RD	LUTZ LAKE FERN RD	LUTZ LAKE FERN RD	LUTZ LAKE FERN RD	MADISON AVE	MADISONANE	

Application No. 200 - 1282

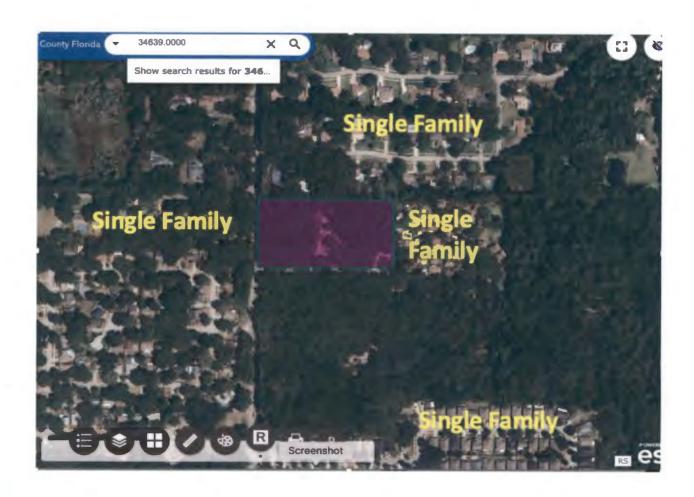
Name: Todd 7ess man

Entered at Public Hearing: 2 HM

Exhibit # 2 Date: 2/15/21







PARTY OF RECORD

Zoning Hearing Master (ZHM)

County Center 601 E. Kennedy Boulevard Tampa, FL 33602

RECEIVED NOV 27 2020

Development Services

Re:

Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Denwis R PARRISH
Address: 832 Newberger Rd Lutz F1, 33549
Phone: 813 924-1948
Email: DRPARRISH 53 At YAhoo. Com

Zoning Hearing Master (ZHM)

County Center 601 E. Kennedy Boulevard Tampa, FL 33602 RECEIVED NOV 2 7 2020

Development Services

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing* development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
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We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

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Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

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- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

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Thank you for your consideration.

Name: PATRICIA PARRISL

Address: 832 NewBenger ND, LUFT, FL 33549

Phone: 313-924-1949
Email:

PPARAIS 3 E FAMPA BM. RER. CON

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282 RECEIVED NOV 2 7 2020

Development Services

Dear Zoning Hearing Master,

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
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We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other

surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

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of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

8. An example of what this property would become is similar to the condos located at 15417 - 15419 - 15421 - 15423 Livingston Ave, south of the proposed Rezoning Request. These units are not maintained as those in the communities of Silver Forest, High Oaks, Regal Oaks, Curry, and Victarra and this Request should be denied.

Thank you for your consideration.

Name: Patric & Suzi Zwolenski

Address: 2527 Victarra Circle, Lutz, FL 33559

Phone: 813-343-2085

Email: blackhawkpi@verizon.net

November 13,2020

Zoning hearing master

DSD-community development division

PO Box 1110

Tampa, Fl 33601

Rezoning application RZ-STD-20-1282

RECEIVED

NOV 23 2020

Thomas G. Johnston

Development Services

2115 Curry Rd

Lutz, Fl.

I have lived in this area since 1982 and at my present address since 1987. Over the years many questions have been raised of what was allowable in this area. The answer has many times been that the proposal was not in compliance with the homes in the area. This has included a two-story garage with a room above for storage, a sign designating a home office and the subdividing of the parcel on the north side of Curry rd. at Livingston ave. which was sub divided into three acres plus lots.

East of this property is fiddler cove with approximately 50 single family home on small lots with market values in the 200,000-dollar range.

North of this property there is approximately 65 homes on half acre lots with market values in the \$350,000 to \$500,000 range.

West is Curry cove and estates with approximately 65 homes on half acre lots with market values from \$350,000 to \$775,000.

Southwest is Silver Forest with approximately 120 homes on 7000 square foot lots and above with market values in the \$200,000 to \$300,000 range.

To the south is vacant land, a nature preserves and then more single-family homes.

There is in my opinion no way a multi-family designation fits in and as in the past considered compatible with the surrounding area.

Additionally, when I moved in in 1987 there was a proposal to widen Livingston with turn lanes to ease congestion. Today the congestion on Livingston far greater than in 1987 and much more dangerous with traffic backing up from Bearss on the south to past Victarra on the north when schools are going full tilt. This makes it almost impossible for emergency vehicles to get by, and when there is an accident north of Sinclair hills drive, causes a major traffic problem all the way to sunset In. When I asked about improvements to Livingston, I was told that the cost of replacing the bridge over I-275 made it cost prohibited and unlikely to happen anytime soon.

By approving this zoning request, you will be devaluing the surrounding properties and creating a dangerous situation which is at capacity now and would only cause considerable problems in the future.

I would encourage you to reject any multi-family zoning in favor of single family and compatible zoning that fits the area around it.

Sincerely Yours

Thomas G. Johnston

J. Johnston

2115 Curry Rd.

Lutz, Fl 33549

tjohnst3@verizon.net

Carl R.L. Brown, PG 2002 Curry Road Lutz, Florida 33549

December 1, 2020

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Standard Request

Zoning Application #RZ 20-1282

Dear Melissa Lienhard,

I am sending this letter to you to express my significant concerns regarding the above referenced Rezoning Standard request. It is my understanding that the developer has filed plans to construct a total of 41 Townhomes each approximately 1,200 square feet in size with 2 bedrooms and 2 baths. I consider this development grossly unacceptable and I am strongly opposed to its permitting for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. As indicated above, I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west and north of the subject parcel are zoned ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing* development patterns do not support those densities. With the existing communities around this parcel, we do not understand why any higher density zoning was ever considered for this parcel development. RSC-12 is not compatible and is completely incongruent with the existing communities and development patterns.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also in Lutz and I feel that it should be considered by the Lutz Community Plan standards to 'maintain Lutz as a low density, semi-rural, single family community.'

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission

Zoning Application: #RZ 20-1282 December 1, 2020 Page 2 of 4

3. In the surrounding areas west and north of the proposed development, all homes are relatively large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and east, respectively, are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that these two well-established communities function as a 'transition area' as described in Policy 16.2.

4. It is my understanding that achieving proper compatibility is one of the significant goals of **Hillsborough County's Comprehensive Plan**. There are **no townhomes** located north of Deer Forest Drive, off of Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of their community.

Further, Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area in any respect.

Policy 16.3 of the Comprehensive Plan states that '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.'

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission

Zoning Application: #RZ 20-1282 December 1, 2020 Page 3 of 4

This proposed development of townhomes does not meet any of these criteria, since these proposed townhomes will be tightly packed into a small acreage site and, as proposed, is neither a **'like use'** nor a **'complimentary use'**.

- 5. The traffic on Livingston Avenue, specifically in the area of the proposed development is already always backed up from Bearss Avenue extending to the north of the I-275 overpass during peak morning times and the reverse is true in the peak afternoon times. This has been noted in past zoning hearings and the level of traffic has certainly only increased with other development to the north and into Pasco County.
- 6. The subject parcel is located a short distance from the Violet Cury Preserve and is immediately north of the Cypress Creek Preserve. Both of these environmentally-sensitive properties were acquired under the ELAPP Program which was 'established for the purpose of providing the process and funding for identifying, acquiring, preserving and protecting endangered, environmentally-sensitive and significant lands in Hillsborough County.' It is felt that this development of higher density will continue to compromise and negatively impact OUR valued ecosystems of established wildlife.

To reiterate, I feel that permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the **Comprehensive Plan** to protect existing communities. It is counter-productive to the **Lutz Community Plan** to 'maintain Lutz as a low density, semi-rural, single family community.'

Further, it is my understanding that achieving proper compatibility is one of the **goals** of the **Comprehensive Plan of Hillsborough County** and Objective 12-1 of the rezoning application states '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. It is my opinion that small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Therefore, I am asking that you consider denying this rezoning request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with attached garages on large lots, and thus in agreement with the **Comprehensive Plan of Hillsborough County** which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission

Zoning Application: #RZ 20-1282 December 1, 2020 Page 4 of 4

Speaking for those within our community, we are **NOT** opposed to all forms of residential development. What we are **strongly** opposed to is development that is **NOT** in agreement in regard to the compatibility and intent of the **Hillsborough County Comprehensive Plan**. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and possible transient occupants who do not take pride in their community. **Please help us in preserving our communities**.

Thank you for your kind consideration,

Carl R.L. Brown, PG 2002 Curry Road Lutz, FL 33549 813.975.9119 (h) 813.340.3104 (c) CRLB@Tampabay.rr.com Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners

601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan;

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing development patterns do not support those densities*. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are <u>not</u> compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl and high-density development. Please help us preserve our communities.

Thank you for your consideration.

Alan Vernick

2110 Curry Road Lutz FL 33549-3703

Man In Vernick

813-546-3954 alan@vti.com November 23, 2020

Honorable Gwen Myers, County Commissioner District 3 Hillsborough County Board of County Commissioners

601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Myers;

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing development patterns do not support those densities*. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
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We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

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rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl and high-density development. Please help us preserve our communities.

Thank you for your consideration.

Alan Vernick 2110 Curry Road

Lutz FL 33549-3703 813-546-3954

Man In Vernick

alan@vti.com

November 23, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

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Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.

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4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Carol Henderson

Address: 2001 Curry Rd., Lutz, FL 33549 Phone: 813-404-4512

Email: cph4kids@verizon.net

Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:12 AM

To: Timoteo, Rosalina
Cc: Camacho, Juan

Subject: FW: Opposition to Rezoning Application #RZ STD 20-1282

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Jan DeCamp < JanDeCamp@tampabay.rr.com>

Sent: Tuesday, November 24, 2020 3:01 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: Opposition to Rezoning Application #RZ STD 20-1282

[External]

November 23, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq. ft. in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that 'Development and redevelopment shall be integrated with the adjacent land uses through

a) the creation of like uses; or

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This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Jan DeCamp-Brown 2002 Curry Road Lutz, FL 33549 813-975-9119 jandecamp@tampabay.rr.com

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November 26, 2020

Zoning Hearing Master (ZHM)
County Center
601 E. Kennedy Boulevard
Tampa, FL 33602

RECEIVED

DEC 0 1 2020

Development Services

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

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Thank you for your consideration.

Shawn Duffield

15920 Shawver Lake Dr. papaduffield@verizon.net

Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:13 AM

To: Camacho, Juan
Cc: Timoteo, Rosalina

Subject: FW: Attn: Commissioner Gwen Myers

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

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From: Jan DeCamp < JanDeCamp@tampabay.rr.com>

Sent: Tuesday, November 24, 2020 3:04 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Attn: Commissioner Gwen Myers

[External]

November 23, 2020

Honorable Gwen Myers, County Commissioner District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

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- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Jan DeCamp-Brown 2002 Curry Road Lutz, FL 33549 813-975-9119 jandecamp@tampabay.rr.com

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Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:13 AM

To: Timoteo, Rosalina
Cc: Camacho, Juan

Subject: FW: Attn: Commissioner Ken Hagan

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Jan DeCamp < JanDeCamp@tampabay.rr.com>

Sent: Tuesday, November 24, 2020 3:06 PM

To: Hearings < Hearings@HillsboroughCounty.ORG >

Subject: Attn: Commissioner Ken Hagan

[External]

November 23, 2020

Honorable Ken Hagan, County Commissioner District 2

Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning - Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

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- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Jan DeCamp-Brown 2002 Curry Road Lutz, FL 33549 813-975-9119 jandecamp@tampabay.rr.com

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Carl R.L. Brown, PG 2002 Curry Road Lutz, Florida 33549

November 24, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Denial of Rezoning Standard Request

Zoning Application #RZ 20-1282

Dear Zoning Hearing Master,

I am sending this letter to you to express my significant concerns regarding the above referenced Rezoning Standard request. It is my understanding that the developer has filed plans to construct a total of 41 Townhomes each approximately 1,200 square feet in size with 2 bedrooms and 2 baths. I consider this development grossly unacceptable and I am strongly opposed to its permitting for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. As indicated above, I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west and north of the subject parcel are zoned ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing* development patterns do not support those densities. With the existing communities around this parcel, we do not understand why any higher density zoning was ever considered for this parcel development. RSC-12 is not compatible and is completely incongruent with the existing communities and development patterns.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also in Lutz and I feel that it should be considered by the Lutz Community Plan standards to 'maintain Lutz as a low density, semi-rural, single family community.'

Zoning Hearing Master (ZHM) County Center Zoning Application: #RZ 20-1282 November 24, 2020

Page 2 of 4

3. In the surrounding areas west and north of the proposed development, all homes are relatively large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and east, respectively, are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that these two well-established communities function as a 'transition area' as described in Policy 16.2.

4. It is my understanding that achieving proper compatibility is one of the significant goals of **Hillsborough County's Comprehensive Plan**. There are **no townhomes** located north of Deer Forest Drive, off of Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of their community.

Further, Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area in any respect.

Policy 16.3 of the Comprehensive Plan states that '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.'

This proposed development of townhomes does not meet any of these criteria, since these proposed townhomes will be tightly packed into a small acreage site and, as proposed, is neither a **'like use'** nor a **'complimentary use'**.

Zoning Hearing Master (ZHM) County Center Zoning Application: #RZ 20-1282 November 24, 2020 Page 3 of 4

- 5. The traffic on Livingston Avenue, specifically in the area of the proposed development is already always backed up from Bearss Avenue extending to the north of the I-275 overpass during peak morning times and the reverse is true in the peak afternoon times. This has been noted in past zoning hearings and the level of traffic has certainly only increased with other development to the north and into Pasco County.
- 6. The subject parcel is located a short distance from the Violet Cury Preserve and is immediately north of the Cypress Creek Preserve. Both of these environmentally-sensitive properties were acquired under the ELAPP Program which was 'established for the purpose of providing the process and funding for identifying, acquiring, preserving and protecting endangered, environmentally-sensitive and significant lands in Hillsborough County.' It is felt that this development of higher density will continue to compromise and negatively impact OUR valued ecosystems of established wildlife.

To reiterate, I feel that permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the **Comprehensive Plan** to protect existing communities. It is counter-productive to the **Lutz Community Plan** to 'maintain Lutz as a low density, semi-rural, single family community.'

Further, it is my understanding that achieving proper compatibility is one of the **goals** of the **Comprehensive Plan of Hillsborough County** and Objective 12-1 of the rezoning application states '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. It is my opinion that small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Therefore, I am asking that you consider denying this rezoning request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with attached garages on large lots, and thus in agreement with the **Comprehensive Plan of Hillsborough County** which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Speaking for those within our community, we are **NOT** opposed to all forms of residential development. What we are **strongly** opposed to is development that is **NOT** in agreement in regard to the compatibility and intent of the **Hillsborough County Comprehensive Plan**. We moved to this area of Hillsborough County because of its

Zoning Hearing Master (ZHM) County Center Zoning Application: #RZ 20-1282 November 24, 2020 Page 4 of 4

rural environment with large properties and space, away from urban sprawl, high density development and possible transient occupants who do not take pride in their community. **Please help us in preserving our communities**.

Thank you for your kind consideration,

Carl R.L. Brown, PG 2002 Curry Road Lutz, FL 33549 813.975.9119 (h) 813.340.3104 (c) CRLB@Tampabay.rr.com

Carl R.L. Brown, PG 2002 Curry Road Lutz, Florida 33549

November 24, 2020

Honorable Gwen Myers, County Commissioner, District 3
Hillsborough County Board of County Commissioners
601 E. Kennedy Boulevard
Tampa, FL 33602

Re: Denial of Rezoning Standard Request Zoning Application #RZ 20-1282

Dear Commissioner Myers,

I am sending this letter to you to express my significant concerns regarding the above referenced Rezoning Standard request. It is my understanding that the developer has filed plans to construct a total of 41 Townhomes each approximately 1,200 square feet in size with 2 bedrooms and 2 baths. I consider this development grossly unacceptable and I am strongly opposed to its permitting for the following reasons:

 According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. As indicated above, I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west and north of the subject parcel are zoned ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing* development patterns do not support those densities. With the existing communities around this parcel, we do not understand why any higher density zoning was ever considered for this parcel development. RSC-12 is not compatible and is completely incongruent with the existing communities and development patterns.

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Honorable Gwen Myers, County Commissioner, District 3
Hillsborough County Board of County Commissioners
Zoning Application: #RZ 20-1282
November 24, 2020
Page 2 of 4

3. In the surrounding areas west and north of the proposed development, all homes are relatively large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and east, respectively, are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that these two well-established communities function as a 'transition area' as described in Policy 16.2.

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This proposed development of townhomes does not meet any of these criteria, since these proposed townhomes will be tightly packed into a small acreage site and, as proposed, is neither a **'like use'** nor a **'complimentary use'**.

Honorable Gwen Myers, County Commissioner, District 3
Hillsborough County Board of County Commissioners
Zoning Application: #RZ 20-1282
November 24, 2020
Page 3 of 4

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To reiterate, I feel that permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the **Comprehensive Plan** to protect existing communities. It is counter-productive to the **Lutz Community Plan** to 'maintain Lutz as a low density, semi-rural, single family community.'

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Therefore, I am asking that you consider denying this rezoning request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with attached garages on large lots, and thus in agreement with the **Comprehensive Plan of Hillsborough County** which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Speaking for those within our community, we are **NOT** opposed to all forms of residential development. What we are **strongly** opposed to is development that is **NOT** in agreement in regard to the compatibility and intent of the **Hillsborough County Comprehensive Plan**. We moved to this area of Hillsborough County because of its

Honorable Gwen Myers, County Commissioner, District 3 Hillsborough County Board of County Commissioners Zoning Application: #RZ 20-1282 November 24, 2020 Page 4 of 4

rural environment with large properties and space, away from urban sprawl, high density development and possible transient occupants who do not take pride in their community. **Please help us in preserving our communities**.

Thank you for your kind consideration,

Carl R.L. Brown, PG 2002 Curry Road Lutz, FL 33549 813.975.9119 (h) 813.340.3104 (c) CRLB@Tampabay.rr.com

Carl R.L. Brown, PG 2002 Curry Road Lutz, Florida 33549

November 24, 2020

Honorable Ken Hagan, County Commissioner, District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Denial of Rezoning Standard Request

Zoning Application #RZ 20-1282

Dear Commissioner Hagan,

I am sending this letter to you to express my significant concerns regarding the above referenced Rezoning Standard request. It is my understanding that the developer has filed plans to construct a total of 41 Townhomes each approximately 1,200 square feet in size with 2 bedrooms and 2 baths. I consider this development grossly unacceptable and I am strongly opposed to its permitting for the following reasons:

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2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also in Lutz and I feel that it should be considered by the Lutz Community Plan standards to 'maintain Lutz as a low density, semi-rural, single family community.'

Honorable Ken Hagan, County Commissioner, District 2 Hillsborough County Board of County Commissioners Zoning Application: #RZ 20-1282 November 24, 2020 Page 2 of 4

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We recognize that the Silver Forest and Fiddler's Cove communities to the west and east, respectively, are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that these two well-established communities function as a 'transition area' as described in Policy 16.2.

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Honorable Ken Hagan, County Commissioner, District 2 Hillsborough County Board of County Commissioners Zoning Application: #RZ 20-1282 November 24, 2020 Page 3 of 4

- 5. The traffic on Livingston Avenue, specifically in the area of the proposed development is already always backed up from Bearss Avenue extending to the north of the I-275 overpass during peak morning times and the reverse is true in the peak afternoon times. This has been noted in past zoning hearings and the level of traffic has certainly only increased with other development to the north and into Pasco County.
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To reiterate, I feel that permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the **Comprehensive Plan** to protect existing communities. It is counter-productive to the **Lutz Community Plan** to 'maintain Lutz as a low density, semi-rural, single family community.'

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Speaking for those within our community, we are **NOT** opposed to all forms of residential development. What we are **strongly** opposed to is development that is **NOT** in agreement in regard to the compatibility and intent of the **Hillsborough County**

Honorable Ken Hagan, County Commissioner, District 2 Hillsborough County Board of County Commissioners Zoning Application: #RZ 20-1282 November 24, 2020 Page 4 of 4

Comprehensive Plan. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and possible transient occupants who do not take pride in their community. **Please help us in preserving our communities**.

Thank you for your kind consideration,

Carl R.L. Brown, PG 2002 Curry Road Lutz, FL 33549 813.975.9119 (h) 813.340.3104 (c) CRLB@Tampabay.rr.com

Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:16 AM

To: Timoteo, Rosalina
Cc: Camacho, Juan

Subject: FW: (WEB mail) - Opposition to Rezoning Zoning Application #RZ STD 20-1282

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Reidy, Richard <ReidyR@hillsboroughcounty.org>

Sent: Wednesday, November 25, 2020 12:03 PM

To: 1957moon@gmail.com

Cc: Hearings < Hearings @ Hillsborough County. ORG >

Subject: RE: (WEB mail) - Opposition to Rezoning Zoning Application #RZ STD 20-1282

Good day Scott,

Thank you for sharing your thoughts on the pending land use application. The process, at this point, requires that all information, testimony, evidence, etc. be screened from the commissioners. It can however, be included in the case file for future consideration. Your information along with that of others on both sides of the issue will be made available for review and consideration by the decision makers if and when it comes before them.

This protocol has been established to insure fairness and to comply with rules of evidence as this is considered a quasi-judicial legal process. By copy of this email, I have submitted your email for inclusion in the case file.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan Hillsborough BOCC 601 E Kennedy Blvd, 2nd Flr Tampa, FL 33602

O: 813/459-3169 E: reidyr@hcflgov.net

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

Sent: Wednesday, November 25, 2020 11:32 AM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Opposition to Rezoning Zoning Application #RZ STD 20-1282

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

2 | Commissioner Ken Hagan (District 2)

3 | Commissioner Gwen Myers (District 3)

Date and Time Submitted: Nov 25, 2020 11:31 AM

Name: Scott Moon

Address: 2508 high oaks In

Lutz, FL 33559

Phone Number: (813) 335-6827

Email Address: 1957moon@gmail.com

Subject: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Message:

November 23, 2020

Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602 Re: Opposition to Rezoning - Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This

has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.

- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates 'New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLU policy 1.4) with the established character of the surrounding neighborhood.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration. Scott Moon 2508 High Oaks Lane, Lutz Fl. 33559 813 335 6827 .1957moon@gmail.com

710558482

Mozilla/5.0 (iPhone; CPU iPhone OS 14_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.0 Mobile/15E148 Safari/604.1

Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:17 AM

To: Camacho, Juan
Cc: Timoteo, Rosalina

Subject: FW: (WEB mail) - Opposition to Rezoning Zoning Application #RZ STD 20-1282

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Reidy, Richard <ReidyR@hillsboroughcounty.org>

Sent: Wednesday, November 25, 2020 12:06 PM

To: cph4kids@verizon.net

Cc: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: RE: (WEB mail) - Opposition to Rezoning Zoning Application #RZ STD 20-1282

Good day Carol,

Thank you for sharing your thoughts on the pending land use application. The process, at this point, requires that all information, testimony, evidence, etc. be screened from the commissioners. It can however, be included in the case file for future consideration. Your information along with that of others on both sides of the issue will be made available for review and consideration by the decision makers if and when it comes before them.

This protocol has been established to insure fairness and to comply with rules of evidence as this is considered a quasi-judicial legal process. By copy of this email, I have submitted your email for inclusion in the case file.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan Hillsborough BOCC 601 E Kennedy Blvd, 2nd Flr Tampa, FL 33602

O: 813/459-3169 E: <u>reidyr@hcflgov.net</u>

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

Sent: Monday, November 23, 2020 4:15 PM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Opposition to Rezoning Zoning Application #RZ STD 20-1282

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Nov 23, 2020 4:15 PM

Name: Carol Henderson

Address: 2001 Curry Road

Lutz, FL 33549

Phone Number: (813) 404-4512

Email Address: cph4kids@verizon.net

Subject: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Message: see attached letter

708674527

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/86.0.4240.198 Safari/537.36

November 23, 2020

Honorable Gwen Myers, County Commissioner District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Commissioner Myers;

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing development patterns do not support those densities*. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: PATRICIA PARRISH

832 New Berger ND, LUTZ, FL 33549 813-924-1949 **Address:**

Phone:

Email: PPARRIS 3 e TAMPABAY. RA. Com Camacho, Juan

SERVICE

DEPARTMENT

From: Hearings

Sent: Monday, November 30, 2020 9:18 AM

To: Timoteo, Rosalina Camacho, Juan

Subject: FW: (WEB mail) - Planned development rezoning application

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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Please make use of CenterPass to make appointment requests online at https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>

Sent: Wednesday, November 25, 2020 12:22 PM

To: crivas001@tampabay.rr.com

Cc: Hearings < Hearings @ Hillsborough County. ORG >

Subject: RE: (WEB mail) - Planned development rezoning application

Good day Ms. Rivas,

Thank you for sharing your thoughts on the pending land use application. The process, at this point, requires that all information, testimony, evidence, etc. be screened from the commissioners. By copy of this email, it will be included in the case file for future consideration. Your information along with that of others on both sides of the issue will be made available for review and consideration by the decision makers if and when it comes before them.

This protocol has been established to insure fairness and to comply with rules of evidence as this is considered a quasi-judicial legal process. By copy of this email, I have submitted your email for inclusion in the case file.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan Hillsborough BOCC 601 E Kennedy Blvd, 2nd Flr Tampa, FL 33602

O: 813/459-3169 E: <u>reidyr@hcflgov.net</u>

From: formstack@hillsboroughcounty.org>

Sent: Friday, November 20, 2020 9:23 AM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Planned development rezoning application

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Nov 20, 2020 9:22 AM

Name: Carmen Rivas

Address: 17552 Willow Pond Dr Lutz, FL 33549

Phone Number: (813) 230-2231

Email Address: crivas001@tampabay.rr.com

Subject: Planned development rezoning application

Message: I recently became aware of a planned redevelopment rezoning application for land located at 18601 N US Hwy 41 in Lutz. As a long time resident of the Lutz area I find this rezoning and the proposed redevelopment (a massive service station/car wash/convenience store) completely unnecessary and unacceptable. Lutz has always prided itself for its rural charm and small-town feel and this redevelopment would do nothing for the area other than create yet more unnecessary traffic and congestion. Aside from the fact that there are two schools within in close proximity, most notably the historic Lutz Elementary. I would have liked to attend the hearing but of course it it not scheduled to be held anywhere convenient for the area residents who will be impacted. While I respect the land owner's right to develop and profit from their property, I feel the larger picture needs to be addressed. There is no need whatsoever for this type of development here.

I strongly object! The developer is not even located in Hillsbrough county and of course has no vested interest in the impact this will have on the community.

707117086

Mozilla/5.0 (iPhone; CPU iPhone OS 14_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.0 Mobile/15E148 Safari/604.1

November 23, 2020

Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan;

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing* development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name:

PATRICIA PARRISL

Address: 832 NewBerger RD, LUTZ Fr 33549

Phone: Email:

813-934-1949

PPARRIS 3 e-TAMPOBAY, RA. COM

Camacho, Juan

DEPARTMENT

From: Hearings

Sent: Monday, November 30, 2020 9:19 AM

To: Timoteo, Rosalina
Cc: Camacho, Juan

Subject: FW: (WEB mail) - Rezoning Hearing for Lutz

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Reidy, Richard <ReidyR@hillsboroughcounty.org>

Sent: Wednesday, November 25, 2020 12:23 PM

To: erinkortiz@gmail.com

Cc: Hearings < Hearings@HillsboroughCounty.ORG > **Subject:** RE: (WEB mail) - Rezoning Hearing for Lutz

Good day Erin,

Thank you for sharing your thoughts on the pending land use application. The process, at this point, requires that all information, testimony, evidence, etc. be screened from the commissioners. However, by copy of this email, it will be included in the case file for future consideration. Your information along with that of others on both sides of the issue will be made available for review and consideration by the decision makers if and when it comes before them.

This protocol has been established to insure fairness and to comply with rules of evidence as this is considered a quasi-judicial legal process. By copy of this email, I have submitted your email for inclusion in the case file.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan Hillsborough BOCC 601 E Kennedy Blvd, 2nd Flr Tampa, FL 33602

O: 813/459-3169 E: <u>reidyr@hcflgov.net</u>

From: formstack@hillsboroughcounty.org>

Sent: Friday, November 20, 2020 2:52 AM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Rezoning Hearing for Lutz

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Nov 20, 2020 2:51 AM

Name: Erin Ortiz

Address: 302 1st Ave NE

Lutz, FL 33549

Phone Number: (813) 841-4811

Email Address: erinkortiz@gmail.com

Subject: Rezoning Hearing for Lutz

Message: Hello, Commissioner Hagan,

I'm writing because I have recently been told about a rezoning hearing that is scheduled to take place regarding property just north of Sunset Rd of US 41. I believe you're the correct person to reach out to about this.

First, I do feel it's necessary to mention that this proposed change will be extraordinarily unwelcome in this area. Our small area has kept most of its Old Lutz/historic feel and charm, which is seemingly becoming lost amongst the constant growth and expansion across Tampa. A possibility of a glaring gas station with yet another car wash right next to the beautiful Old Lutz Elementary School is heartbreaking, disappointing and

unfair to those of us, the actual residents, who appreciate old Lutz for the beautiful hidden gem that it has remained through the decades.

Second, I would hope that the hearing for this possible rezoning would be held IN Lutz. If these developers/builders want to build here, and representatives want to actually represent people in this area, the very least that can be done is to hold the hearing IN Lutz. The citizens should have the opportunity to speak up for our area without having to drive clear across town, when we have a community library here.

Finally, my question is WHY. The over abundance of gas stations and car washes these days is mind boggling. Why another building that's just the same old tacky, cheap thing to look at, when we could use this space to attract small businesses and dining that could be unique to our special little neighborhood. There's a plethora of gas stations and car washes within a handful of miles, there's absolutely no need for yet another one here.

Thank you for your time today. I'm happy to speak to anyone about anything I've mentioned above. I love this little area I grew up in and would just hate to see it become like so many other areas around Hillsborough and Pasco that will never be the same.

Respectfully,

Erin Ortiz

707006340

Mozilla/5.0 (iPhone; CPU iPhone OS 14_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) GSA/134.0.342436422 Mobile/15E148 Safari/604.1

Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:21 AM

To: Timoteo, Rosalina
Cc: Camacho, Juan

Subject: FW: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

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From: Amy Duffield <a_lady@verizon.net> **Sent:** Thursday, November 26, 2020 7:42 AM **To:** Hearings Hearings@HillsboroughCounty.ORG

Subject: Opposition to Rezoning Zoning Application #RZ STD 20-1282

[External]

November 26, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602 Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of I-275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Amy Duffield 15920 Shawver Lake Dr. 813-505-0507 amyduffield@verizon.net

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Camacho, Juan

DEPARTMENT

From: Hearings

Sent: Monday, November 30, 2020 9:21 AM

To: Timoteo, Rosalina **Cc:** Camacho, Juan

Subject: FW: (WEB mail) - Opposition for rezoning to RMC-12 zoning designation - Lutz hearing

12/14

Attachments: 51883785_Commissioner Hagen Letter Livingston_Fiddlers Cove Proposed

Development.doc

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

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From: Reidy, Richard <ReidyR@hillsboroughcounty.org>

Sent: Wednesday, November 25, 2020 12:31 PM

To: laurenmayoshepard@gmail.com

Cc: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: FW: (WEB mail) - Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14

Good day Ms. Shepard,

Thank you for sharing your thoughts on the pending land use application. The process, at this point, requires that all information, testimony, evidence, etc. be screened from the commissioners. However, by copy of this email, it will be

included in the case file for future consideration. Your information along with that of others on both sides of the issue will be made available for review and consideration by the decision makers if and when it comes before them.

This protocol has been established to insure fairness and to comply with rules of evidence as this is considered a quasi-judicial legal process. By copy of this email, I have submitted your email for inclusion in the case file.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan Hillsborough BOCC 601 E Kennedy Blvd, 2nd Flr Tampa, FL 33602

O: 813/459-3169 E: <u>reidyr@hcflgov.net</u>

From: formstack@hillsboroughcounty.org>

Sent: Wednesday, November 25, 2020 12:22 PM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Nov 25, 2020 12:22 PM

Name: Lauren Shepard

Address: 2503 High Oaks Lane

Lutz, FL 33559

Phone Number: (813) 760-7604

Email Address: laurenmayoshepard@gmail.com

Subject: Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14

Message: Hello, please see attached letter as it relates to my opposition for rezoning and the attempt to rezone directly over our backyard fence. We bought this property 15 years ago knowing the land might be sold as single family housing, NOT multi-family/town homes which will drastically decrease our property value, along with increase traffic on a one-lane/direction road (Livingston) which is already highly congested. Not to mention will destroy old growth oaks and impact gopher turtles, hawks, deer, owls, etc. As you'll see by the letter attached, the rezoning directly opposes the Lutz Community plan of 1 unit per 1/2 acre lot. One of our top priorities when my husband and I bought our home was to have aesthetic beauty and a quiet lifestyle in the

lovely community of Lutz. This rezoning will naturally bring the possibility of college rentals, drastically altering our original lifestyle goals. We will lose all the equity we worked so hard to gain - needing the equity of our home, we most likely will not be able to even move if this happens. I'm hopeful you'll read this letter and consider the residents of this small community and the financial and environmental impact rezoning will represent.

710579960

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_12_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Safari/605.1.15

November 23, 2020

Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning - Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding

communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates 'New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLU policy 1.4) with the established character of the surrounding neighborhood.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. **Please help us preserve our communities.**

Thank you for your consideration.

Lauren Shepard 2503 High Oaks Lane Lutz, FL 33559 813-760-7604 laurenmayoshepard@gmail.com Camacho, Juan

DEPARTMENT

From: Hearings

Sent: Monday, November 30, 2020 9:21 AM

To: Timoteo, Rosalina Camacho, Juan

Subject: FW: Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14 **Attachments:** Letter to Zoning Master Livingston_Fiddlers Cove Proposed Development.doc

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Karen Loesch <kllrtt@hotmail.com> **Sent:** Thursday, November 26, 2020 8:35 AM **To:** Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14

[External]

ATTN: Zoning Master

Regarding Application number: RZ-STD-20-1282

Please see attached my letter as it relates to the rezoning proposal as listed above/application number.

Please consider denying this request.

***Please help the residents of this rural community keep our quiet, quality of life, along with retaining our property value!

Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com

Camacho, Juan

From: Hearings

Sent: Monday, November 30, 2020 9:23 AM

To: Timoteo, Rosalina
Cc: Camacho, Juan

Subject: FW: (WEB mail) - Fiddlers Cove Proposed Development

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

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From: Reidy, Richard <ReidyR@hillsboroughcounty.org>

Sent: Monday, November 30, 2020 8:40 AM

To: kllrtt@hotmail.com

Cc: Hearings < Hearings @ Hillsborough County. ORG >

Subject: RE: (WEB mail) - Fiddlers Cove Proposed Development

Good morning Karen,

Thank you for sharing your thoughts on the pending land use application. The process, at this point, requires that all information, testimony, evidence, etc. be screened from the commissioners. By copy of this email, it will be included in the case file for future consideration. Your information along with that of others on both sides of the issue will be made available for review and consideration by the decision makers if and when it comes before them.

This protocol has been established to insure fairness and to comply with rules of evidence as this is considered a quasi-judicial legal process. By copy of this email, I have submitted your email for inclusion in the case file.

Thank you,

Rich Reidy, sdg

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O: 813/459-3169 E: reidyr@hcflgov.net

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

Sent: Wednesday, November 25, 2020 5:40 PM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org >

Subject: (WEB mail) - Fiddlers Cove Proposed Development

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Nov 25, 2020 5:39 PM

Name: Karen Loesch

Address: 2509 High Oaks Lane

Lutz, FL 33559

Phone Number: (813) 714-6443

Email Address: kllrtt@hotmail.com

Subject: Fiddlers Cove Proposed Development

Message: Please see attached.

710695048

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_13_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/13.1.2 Safari/605.1.15

November 25, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner immediately behind this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

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This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

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Thank you for your consideration.

Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com

Camacho, Juan

DEPARTMENT

From: Hearings

Sent: Monday, November 30, 2020 9:21 AM

To: Timoteo, Rosalina Camacho, Juan

Subject: FW: Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14 **Attachments:** Letter to Zoning Master Livingston_Fiddlers Cove Proposed Development.doc; LS_Letter

to Zoning Master Livingston_Fiddlers Cove Proposed Development.doc

Bianca O. Vazquez

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From: Lauren Shepard < laurenmayoshepard@gmail.com>

Sent: Thursday, November 26, 2020 8:05 AM

To: Haarings & Haarings @ Hillshorough County OR

To: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Opposition for rezoning to RMC-12 zoning designation - Lutz hearing 12/14

[External]

ATTN: Zoning Master

Regarding Application number: RZ-STD-20-1282

Please see attached my letter and my husband's as it relates to the rezoning proposal as listed above/application number.

Please consider denying this request.

***Please help the residents of this rural community keep our quiet, quality of life, along with retaining our property value!

Lauren & Kurt Shepard <u>laurenmayoshepard@gmail.com</u> 813.760.7604

November 23, 2020

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Lauren Shepard 2503 High Oaks Lane Lutz, FL 33559 813-760-7604 laurenmayoshepard@gmail.com November 23, 2020

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Kurt Shepard 2503 High Oaks Lane Lutz, FL 33559 813-760-7604 Kurtshepard@netscape.net

Camacho, Juan

DEPARTMENT.

From: Hearings

Sent: Monday, November 30, 2020 9:22 AM

To: Timoteo, Rosalina **Cc:** Camacho, Juan

Subject: FW: (WEB mail) - Fiddlers Cove Proposed Development

Attachments: 51883785_Commissioner Hagen Letter Livingston_Fiddlers Cove Proposed

Development.doc

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

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Sent: Monday, November 30, 2020 8:39 AM

To: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: FW: (WEB mail) - Fiddlers Cove Proposed Development

Good morning,

Please include the email below and attachment to the case file for the noted land use matter.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan Hillsborough BOCC 601 E Kennedy Blvd, 2nd Flr Tampa, FL 33602

O: 813/272-5452 M: 813/459-3169 E: reidyr@hcflgov.net

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Sent: Wednesday, November 25, 2020 5:40 PM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org >

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Date and Time Submitted: Nov 25, 2020 5:39 PM

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Address: 2509 High Oaks Lane

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Phone Number: (813) 714-6443

Email Address: kllrtt@hotmail.com

Subject: Fiddlers Cove Proposed Development

Message: Please see attached.

710695048

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_13_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/13.1.2 Safari/605.1.15

November 25, 2020

Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning - Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan,

As an affected property owner immediately behind this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding

communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates 'New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLU policy 1.4) with the established character of the surrounding neighborhood.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. **Please help us preserve our communities.**

Thank you for your consideration.

Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com

From: Jen Broecker < jenbroecker@gmail.com>
Sent: Saturday, December 5, 2020 7:14 PM

To: Hearings

Cc:Chapela, Tania; Melissa LienhardSubject:RZ STD 20-1282/Livingston Ave

Attachments: Letter to Zoning Master Livingston RZ STD 20-1282.doc

[External]

Dear Ms. Chapela and Ms. Lienhard,

Please find the attached letter. My husband and I are not happy about the plans for the piece of land that is just south of High Oaks Ln off of Livingston Ave. in Lutz. The reason we purchased our home here is because we have at least the 1/2 acre lot and more space between our neighbors. Traffic is awful on Livingston as it is, and we do not need to add tons more traffic to this area. I know our neighbors feel the same way as well.

Thank you for your consideration.

Jennifer and Terry Broecker 2512 High Oaks Ln Lutz, FL 33559

December 1, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of I-275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Terry and Jennifer Broecker Address: 2512 High Oaks Ln Lutz, FL 33559 Phone: (813) 765-8673

Email: jenbroecker@gmail.com

From: Melissa Lienhard lienhardm@plancom.org>
Thursday, December 3, 2020 12:16 PM

To: Chapela, Tania
Cc: Will Augustine

Subject: FW: Zoning Hearing RZ STD 20-1282 - OPPOSITION

Attachments: KurtShepard_Letter to Zoning Master Livingston RZ STD 20-1282.doc

[External]

FYI – for the record



Melissa E. Lienhard, AICP

Unincorporated Hillsborough County Liaison | Executive Planner Planning Commission | Comprehensive Plan Policy and Review Division lienhardm@plancom.org • 813.273.3774 x364 planhillsborough.org

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From: Kurt Shepard <kurt@mantra-creative.com>
Sent: Thursday, December 3, 2020 6:17 AM
To: Melissa Lienhard lienhardm@plancom.org>
Subject: Zoning Hearing RZ STD 20-1282 - OPPOSITION

Hello,

Please see attached my opposition letter as it relates to the rezoning proposal as listed above.

Please consider denying this request.

***Please help the residents of this rural community keep our quiet, quality of life, along with retaining our property value!

Thank you,

Kurt Shepard 813-220-7790

From: Melissa Lienhard lienhardm@plancom.org>
Thursday, December 3, 2020 12:16 PM

To: Chapela, Tania
Cc: Will Augustine

Subject: FW: Zoning Hearing RZ STD 20-1282 - OPPOSITION

Attachments: KurtShepard_Letter to Zoning Master Livingston RZ STD 20-1282.doc

[External]

FYI – for the record



Melissa E. Lienhard, AICP

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From: Kurt Shepard <kurt@mantra-creative.com>
Sent: Thursday, December 3, 2020 6:17 AM
To: Melissa Lienhard lienhardm@plancom.org>
Subject: Zoning Hearing RZ STD 20-1282 - OPPOSITION

Hello,

Please see attached my opposition letter as it relates to the rezoning proposal as listed above.

Please consider denying this request.

***Please help the residents of this rural community keep our quiet, quality of life, along with retaining our property value!

Thank you,

Kurt Shepard 813-220-7790

From: Melissa Lienhard lienhardm@plancom.org>
Sent: Wednesday, December 2, 2020 5:45 PM

To: Chapela, Tania
Cc: Will Augustine

Subject: FW: Zoning Hearing RZ STD 20-1282 - Opposition

Attachments: LaurenShepard_Letter to Zoning Master Livingston RZ STD 20-1282.doc

[External]

Hi Tania,

Please file this opposition letter for RZ 20-1282 into the record.

Thank you,



Melissa E. Lienhard, AICP

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From: Lauren Shepard < laurenmayoshepard@gmail.com>

Sent: Wednesday, December 2, 2020 3:19 PM
To: Melissa Lienhard < lienhardm@plancom.org>
Subject: Zoning Hearing RZ STD 20-1282 - Opposition

Hello,

Please see attached my opposition letter as it relates to the rezoning proposal as listed above.

Please consider denying this request.

***Please help the residents of this rural community keep our quiet, quality of life, along with retaining our property value!

Thank you,

Lauren Shepard 813.760.7604



December 1, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of I-275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Lauren Shepard Address: 2503 High Oaks Lane, Lutz, FL 33559 Phone: 813.760.7604

Email: laurenmayoshepard@gmail.com

From: Melissa Lienhard lienhardm@plancom.org>
Sent: Wednesday, December 2, 2020 9:44 AM

To: Jan DeCamp

Cc: Chapela, Tania; Will Augustine

Subject: RE: Opposition to Rezoning Application #RZ STD 20-1282

[External]

Hello,

Thank you for your input. I will forward your opposition email to Tania Chapela, the Development Services Department planner coordinating this rezoning case.

Thank you,



Melissa E. Lienhard, AICP

Unincorporated Hillsborough County Liaison | Executive Planner Planning Commission | Comprehensive Plan Policy and Review Division lienhardm@plancom.org • 813.273.3774 x364 planhillsborough.org

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From: Jan DeCamp < JanDeCamp@tampabay.rr.com>

Sent: Tuesday, December 1, 2020 4:28 PM **To:** Melissa Lienhard lienhardm@plancom.org>

Subject: Opposition to Rezoning Application #RZ STD 20-1282

December 1, 2020

Ms. Melissa Lienhard Planning Commission 601 E. Kennedy Boulevard 18th Floor Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Ms. Lienhard,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41

townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Jan DeCamp-Brown 2002 Curry Road Lutz, FL 33549 813-975-9119 jandecamp@tampabay.rr.com

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Chapela, Tania

From: Melissa Lienhard < lienhardm@plancom.org > Sent: Wednesday, December 2, 2020 9:29 AM

To: Chapela, Tania Cc: Will Augustine

FW: Zoning Application #RZ 20-1282 **Subject:**

Letter to M Lienhard.pdf **Attachments:**

[External]

Hi Tania, please see the attached letter of opposition for your case, RZ 20-1282, and place into the official record.

Thank you,



Melissa E. Lienhard, AICP

Unincorporated Hillsborough County Liaison | Executive Planner Planning Commission | Comprehensive Plan Policy and Review Division lienhardm@plancom.org • 813.273.3774 x364 planhillsborough.org

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From: crlb@tampabay.rr.com <crlb@tampabay.rr.com>

Sent: Tuesday, December 1, 2020 5:17 PM To: Melissa Lienhard < lienhardm@plancom.org>

Subject: Zoning Application #RZ 20-1282

Melissa Lienhard, AICP, Principal Planner **Hillsborough County Planning Commission**

County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Standard Request

Zoning Application #RZ 20-1282

Dear Ms. Lienhard,

I am sending the attached letter to go on record as opposing the proposed rezoning standard request Zoning Application #RZ 20-1282.

As stated in the attached letter, I feel that the rezoning of this property is counter-productive to the intent and objectives of the Hillsborough County Comprehensive Plan. The Comprehensive Plan was developed to protect existing communities of Hillsborough County. I feel that the proposed rezoning is also counter-productive to the Lutz Community Plan established to maintain Lutz as a low density, semi-rural, single family community.

It is my opinion that development of the subject property, as proposed with small townhomes is NOT compatible with the surrounding neighborhoods and will be detrimental to the values of the communities surrounding it. I am NOT opposed to reasonable development in the Lutz area, but feel that it must be compatible with the surrounding homes which consist of larger, single family residences with attached garages on large lots, and thus in agreement with the **Comprehensive Plan of Hillsborough County**. It is my understanding that the **Comprehensive Plan** was prepared for the benefit and well-being of the citizens of Hillsborough County.

Therefore, I am **strongly** opposed to any development that does not agree with the intent of the **Hillsborough County Comprehensive Plan**. I am lifelong resident (70+ years) of Hillsborough County and have lived in Lutz for the past 25 years. We moved to this area of Hillsborough County because of its rural environment with large properties that were away from urban sprawl and high density development as is being proposed for this parcel.

I am asking that you deny this proposed zoning to help us preserve our beautiful rural community.

Respectfully submitted,

Carl R.L. Brown 2002 Curry Road Lutz, FL 33549 813.340.3104 c 813.975.9119 CRLB@TampaBay.rr.com

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Carl R.L. Brown, PG 2002 Curry Road Lutz, Florida 33549

December 1, 2020

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Standard Request

Zoning Application #RZ 20-1282

Dear Melissa Lienhard,

I am sending this letter to you to express my significant concerns regarding the above referenced Rezoning Standard request. It is my understanding that the developer has filed plans to construct a total of 41 Townhomes each approximately 1,200 square feet in size with 2 bedrooms and 2 baths. I consider this development grossly unacceptable and I am strongly opposed to its permitting for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. As indicated above, I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west and north of the subject parcel are zoned ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater *unless* environmental features or *existing* development patterns do not support those densities. With the existing communities around this parcel, we do not understand why any higher density zoning was ever considered for this parcel development. RSC-12 is not compatible and is completely incongruent with the existing communities and development patterns.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also in Lutz and I feel that it should be considered by the Lutz Community Plan standards to 'maintain Lutz as a low density, semi-rural, single family community.'

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission

Zoning Application: #RZ 20-1282 December 1, 2020 Page 2 of 4

3. In the surrounding areas west and north of the proposed development, all homes are relatively large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and east, respectively, are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that these two well-established communities function as a 'transition area' as described in Policy 16.2.

4. It is my understanding that achieving proper compatibility is one of the significant goals of **Hillsborough County's Comprehensive Plan**. There are **no townhomes** located north of Deer Forest Drive, off of Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of their community.

Further, Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area in any respect.

Policy 16.3 of the Comprehensive Plan states that '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.'

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission

Zoning Application: #RZ 20-1282 December 1, 2020 Page 3 of 4

This proposed development of townhomes does not meet any of these criteria, since these proposed townhomes will be tightly packed into a small acreage site and, as proposed, is neither a **'like use'** nor a **'complimentary use'**.

- 5. The traffic on Livingston Avenue, specifically in the area of the proposed development is already always backed up from Bearss Avenue extending to the north of the I-275 overpass during peak morning times and the reverse is true in the peak afternoon times. This has been noted in past zoning hearings and the level of traffic has certainly only increased with other development to the north and into Pasco County.
- 6. The subject parcel is located a short distance from the Violet Cury Preserve and is immediately north of the Cypress Creek Preserve. Both of these environmentally-sensitive properties were acquired under the ELAPP Program which was 'established for the purpose of providing the process and funding for identifying, acquiring, preserving and protecting endangered, environmentally-sensitive and significant lands in Hillsborough County.' It is felt that this development of higher density will continue to compromise and negatively impact OUR valued ecosystems of established wildlife.

To reiterate, I feel that permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the **Comprehensive Plan** to protect existing communities. It is counter-productive to the **Lutz Community Plan** to 'maintain Lutz as a low density, semi-rural, single family community.'

Further, it is my understanding that achieving proper compatibility is one of the **goals** of the **Comprehensive Plan of Hillsborough County** and Objective 12-1 of the rezoning application states '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. It is my opinion that small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Therefore, I am asking that you consider denying this rezoning request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with attached garages on large lots, and thus in agreement with the **Comprehensive Plan of Hillsborough County** which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Melissa Lienhard, AICP, Principal Planner Hillsborough County Planning Commission

Zoning Application: #RZ 20-1282 December 1, 2020 Page 4 of 4

Speaking for those within our community, we are **NOT** opposed to all forms of residential development. What we are **strongly** opposed to is development that is **NOT** in agreement in regard to the compatibility and intent of the **Hillsborough County Comprehensive Plan**. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and possible transient occupants who do not take pride in their community. **Please help us in preserving our communities**.

Thank you for your kind consideration,

Carl R.L. Brown, PG 2002 Curry Road Lutz, FL 33549 813.975.9119 (h) 813.340.3104 (c) CRLB@Tampabay.rr.com November 23, 2020

RECEIVED

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602 DEC 03 2020

Development Services

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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
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- d) transportation/pedestrian connections.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates 'New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLU policy 1.4) with the established character of the surrounding neighborhood.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

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Thank you for your consideration.

Lia Mariane Chen 2523 Victoria Cirdo Lutz, FL 33559 (813) 977-3945 Itm f 69@ yahoo. com

RECEIVED

DEC 03 2020

Zoning Hearing Master (ZHM)

County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Development Services

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Thank you for your consideration.

Name: MARN EVEN FREEDO Address: 2506 HIGH OAKS LU. LUTE FI Phone: 813 977 8659 Email: Moeryellen 21 @ FRONTER, Com

Re:

RECEIVED

DEC 03 2020

Zoning Hearing Master (ZHM)

County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Development Services

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Thank you for your consideration.

Name: MARN EVEN FREEDO Address: 2506 HIGH OAKS LU. LUTE FI Phone: 813 977 8659 Email: Moeryellen 21 @ FRONTER, Com

Zoning Hearing Master

County Center

601 E Kennedy Blvd.

Tampa, FL 33601

December 4, 2020

Re: Re-zoning application #RZ-STD-20-1282

DEC 0 7 2020

Development Services Dept.

To whom it may concern,

My Husband (Edward P. McGuinness) and I (Mary E McGuinness) strongly disagree with this re-zoning request. We own the vacant property (16102 Livingston Ave.) which is across Livingston Ave. from the property under discussion here.

We take exception to the applicants claim that their "development is surrounded by multi-family uses to the East and additional multi-family uses within the RES-12 FLU category to the South.

In fact, our property is ASC-1. The South side of Curry Rd is .5 Acre lots with single family homes. Silver Forest is the next property South of Curry Rd. and is Listed as RSC-6 and has single family homes on approximately .2 Acre. To the South of Silver Forrest the proposed land use map shows RSC-6.

Moving to the east side of Livingston Ave., the property South of Fiddlers Lane is vacant and presumed to be ASC-1 with a future use of RSC-6. The property to the South of that is a nature preserve.

The property East of the parcel requesting re-zoning is a condo association called Fiddlers Cove Condos which is comprised of 39 free standing single family homes. Two side of this property are bordered by The Cypress Creek Nature Preserve.

To the immediate North are High Oaks and Deer Forest which are single family homes on .5 acre lots. Further North are even larger parcels at least as far north as I75 and Vandervort Rd.

The closest multi-family projects are .4 mile South at the intersection of Livingston and Sinclair Hills Rd.

We feel that this re-zoning from ASC-1 (and projected RSC-4 according to the land use maps) to RMC-12 is too dense for the area and not in keeping with the current residences in the area.

We ask that you deny this re-zoning.

Mary EMcGurnes

Thank you.

Mary E. McGuinness

10321 Happy Hollow Ave.

Odessa, Fl 33556



November 23, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

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Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.

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Thank you for your consideration.

Name: Carol Henderson

Address: 2001 Curry Rd., Lutz, FL 33549 Phone: 813-404-4512

Email: cph4kids@verizon.net

From: Hearings

To: Timoteo, Rosalina Subject:

FW: RZSTD20-1282

Date: Wednesday, December 2, 2020 9:26:47 AM Attachments: Zoning Master Letter RZ STD 20-1282 copy.pdf

image001.png

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Ora

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Lyndie House (Lyndie House, Realtor) [mailto:lyndiehouse@gmail.com]

Sent: Tuesday, December 1, 2020 6:27 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: R Z S T D 2 0 - 1 2 8 2

[External]

Zoning Hearing Master (ZHM)

County Center

601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

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Thank you for your consideration.

Lyndie House 2403 Towery Trl, Lutz 33549 (813) 317-4300 lyndiehouse@gmail.com

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

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- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
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We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Lyndie House

Address: 2403 Towery Trl, Lutz 33549

Phone: 813-317-4300

Email: lyndiehouse@gmail.com

November 30, 2020 Honorable Ken Hagan, County Commissioner District 2 Honorable Gwen Myers, County Commissioner, District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioners Hagan and Myers:

Please reconsider the zoning request as outlined below. I have resided in Lutz for 2 ½ years now and prior to that, I resided in Lake Magdalene. I moved to this area due to the rural feel of the community and have great concerns about the expansion and rezoning of the property in question. If you would like to discuss further, my contact information is at the bottom of this letter.

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
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Thank you for your consideration.

Name: Robyn Tipton

Address: 2502 Victarra Cir., Lutz, FL 33559

Phone: 813-215-8315

Email: Robyn.Tipton@moffitt.org

From:HearingsTo:Timoteo, RosalinaCc:Camacho, Juan

Subject: FW: Rezoning issue - Livingston Avenue / RZ STD 20-1282

Date:Monday, November 30, 2020 9:10:20 AMAttachments:Letter to Commissioner Hagan Dist 2 2020.pdf

Letter to Commissioner Myers Dist 3 2020.pdf

image001.png

Bianca O. Vazquez

Planning and Zoning Technician

Development Services Department

P: (813) 276-2156 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Alan Vernick <alan@vti.com>

Sent: Monday, November 23, 2020 12:07 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: Rezoning issue - Livingston Avenue / RZ STD 20-1282

[External]

Hi,

I understand Commissioners are not allowed to see letters sent directly to them by their constituents because it is ex parte communication. Yep, I am making my side known to the Commissioners that are supposed to be representing me.

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. Please see the attached letter documenting my objections.

Thank you,

Alan Vernick C (813) 546-3954 alan@vti.com

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Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners

601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Hagan;

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Thank you for your consideration.

Alan Vernick

2110 Curry Road Lutz FL 33549-3703

Man In Vernick

813-546-3954 alan@vti.com November 23, 2020

Honorable Gwen Myers, County Commissioner District 3 Hillsborough County Board of County Commissioners

601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Myers;

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Thank you for your consideration.

Alan Vernick 2110 Curry Road

Lutz FL 33549-3703 813-546-3954

Man In Vernick

alan@vti.com

Chapela, Tania

From: Jen Broecker < jenbroecker@gmail.com>
Sent: Saturday, December 5, 2020 7:14 PM

To: Hearings

Cc:Chapela, Tania; Melissa LienhardSubject:RZ STD 20-1282/Livingston Ave

Attachments: Letter to Zoning Master Livingston RZ STD 20-1282.doc

[External]

Dear Ms. Chapela and Ms. Lienhard,

Please find the attached letter. My husband and I are not happy about the plans for the piece of land that is just south of High Oaks Ln off of Livingston Ave. in Lutz. The reason we purchased our home here is because we have at least the 1/2 acre lot and more space between our neighbors. Traffic is awful on Livingston as it is, and we do not need to add tons more traffic to this area. I know our neighbors feel the same way as well.

Thank you for your consideration.

Jennifer and Terry Broecker 2512 High Oaks Ln Lutz, FL 33559

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December 1, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

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Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

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Thank you for your consideration.

Name: Terry and Jennifer Broecker Address: 2512 High Oaks Ln Lutz, FL 33559 Phone: (813) 765-8673

Email: jenbroecker@gmail.com

From: <u>Hearings</u>
To: <u>Timoteo, Rosalina</u>

Subject: FW: Rezoning issue - Livingston Avenue / RZ STD 20-1282

Date: Monday, December 14, 2020 8:11:59 AM

Attachments: Letter to Zoning Master Livingston RZ STD 20-1282.doc

Letter to Zoning Master Livingston RZ STD 20-1282.pdf

mage001.png

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Karen Loesch [mailto:kllrtt@hotmail.com] **Sent:** Sunday, December 13, 2020 7:40 AM

Subject: Rezoning issue - Livingston Avenue / RZ STD 20-1282

[External]

Good Morning,

Please see the attached information re: the rezoning of property directly behind me. I am very upset with the plans to have multiple family units in a housing area. I moved here 20+ years ago so as not to be around the noise and traffic that this development would bring.

Thank you for your time, Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com

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December 2, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com Zoning Hearing Master (ZHM)
County Center
601 E. Kennedy Boulevard
Tampa, FL 33602

DEC 1 6 2020

Development Services Dept.

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding

communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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
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This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
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Thank you for your consideration.

Gary Louks 1703 Curry Rd Lutz, Fl 33549 813-977-5622 llouks@gte.net From: <u>Hearings</u>
To: <u>Timoteo, Rosalina</u>

Subject: FW: Rezoning issue - Livingston Avenue / RZ STD 20-1282

Date: Monday, December 14, 2020 8:11:59 AM

Attachments: Letter to Zoning Master Livingston RZ STD 20-1282.doc

Letter to Zoning Master Livingston RZ STD 20-1282.pdf

mage001.png

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Karen Loesch [mailto:kllrtt@hotmail.com] **Sent:** Sunday, December 13, 2020 7:40 AM

Subject: Rezoning issue - Livingston Avenue / RZ STD 20-1282

[External]

Good Morning,

Please see the attached information re: the rezoning of property directly behind me. I am very upset with the plans to have multiple family units in a housing area. I moved here 20+ years ago so as not to be around the noise and traffic that this development would bring.

Thank you for your time, Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

December 2, 2020

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

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Thank you for your consideration.

Karen Loesch 2509 High Oaks Lane Lutz, FL 33559 813-714-6443 kllrtt@hotmail.com November 23, 2020

RECEIVED

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602 DEC 03 2020

Development Services

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

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Thank you for your consideration.

Lia Mariane Chen 2523 Victoria Cirdo Lutz, FL 33559 (813) 977-3945 Itm f 69@ yahoo. com Re:

RECEIVED

DEC 03 2020

Zoning Hearing Master (ZHM)

County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Development Services

Dear Zoning Hearing Master,

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Thank you for your consideration.

Name: MARN EVEN FREEDO Address: 2506 HIGH OAKS LU. LUTE FI Phone: 813 977 8659 Email: Moeryellen 21 @ FRONTER, Com

December 4, 2020

Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

I write you as a 71-year-old, life-long resident of Hillsborough county, most of these years residing in Lutz. As an affected property owner in close proximity to this parcel, I am writing in opposition the above referenced rezoning request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

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Thank you for your consideration.

Gene Pleus

1820 Curry Road Lutz, FL 33549

813-695-5125

g.pleus@metalcraftservices.com

Paul & Kimber Spitsberg 2604 Fiddlestick Circle Lutz, FL 33559

Cell Phone: (813) 785-7888

Email: kimber.spitsberg@gmail.com
Email: pnspitsberg@gmail.com

December 16, 2020

Honorable Gwen Myer County Commissioner - District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Myers;

The purpose of this communication is to express our opposition to the referenced Rezoning Application (#RZ STD 20-1282).

As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. We oppose this application for the following reasons.

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
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Thank you for your consideration.

Respectfully,

/es/ Kimber Spitsberg /es/ Paul Spitsberg

> Paul and Kimber Spitsberg 2604 Fiddlestick Circle Lutz, FL 33559

Cell Phone: (813) 785-7888

Email: <u>Kimber.spitsberg@gmail.com</u> Email: pnspitsberg@gmail.com

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Cell Phone: (813) 785-7888

Email: kimber.spitsberg@gmail.com
Email: pnspitsberg@gmail.com

December 16, 2020

Honorable Gwen Myer County Commissioner - District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Myers;

The purpose of this communication is to express our opposition to the referenced Rezoning Application (#RZ STD 20-1282).

As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. We oppose this application for the following reasons.

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These

communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities." We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are <u>not</u> compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Respectfully,

/es/ Kimber Spitsberg /es/ Paul Spitsberg

> Paul and Kimber Spitsberg 2604 Fiddlestick Circle Lutz, FL 33559

Cell Phone: (813) 785-7888

Email: <u>Kimber.spitsberg@gmail.com</u> Email: pnspitsberg@gmail.com

JOHN CLASPELL & MARY HAMMOND 2608 Cello Lane Lutz, FL 33559

Cell Phone: (813) 513-5426 Email: go2dinner@yahoo.com

January 5, 2020

Via Electronic Mail at chapelat@hillsboroughcounty.org

Ms. Tania Chapela Hillsborough County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

As affected property owners in very close proximity to this parcel, we write letter to express serious concerns regarding the referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. We oppose this development plan for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, we are concerned that RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But we believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

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townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. **Please help us preserve our communities.**

Thank you for your consideration.

Respectfully,

John Claspell and Mary Hammond 2608 Cello Lane Lutz, FL 33559 Cell Phone: (813) 513-5426

Email: go2dinner@yahoo.com

Kathleen Danielson 3011 Holp Trl Lutz, FL 33559 Home Phone: (813) 948-9746

Email: KathleenOller@gmail.com

January 7, 2021

Honorable Gwen Myer County Commissioner - District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioner Myers;

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes – larger, single family residences with 2 or 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough County which was prepared for the benefit and well-being of it's citizens. I moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high-density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Respectfully,

Kathleen Danielson

Kathleen Danielson

Lutz Citizens Coalition, Inc. P O Box 592 Lutz, FL 33548

January 8, 2021

Honorable Gwen Myers County Commissioner - District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

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Thank you for your consideration.

Respectfully,

Lutz Citizens Coalition, Board of Directors: Sam Calco, President Rose Calco, Secretary Kathleen Danielson, Treasury From: <u>Hearings</u>
To: <u>Timoteo, Rosalina</u>

Subject: FW: Zoning Application #RZ STD 20-1282 **Date:** Monday, January 11, 2021 3:43:43 PM

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

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Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

----Original Message-----

From: nancy c johnson [mailto:nlcjohnson@earthlink.net]

Sent: Monday, January 11, 2021 2:59 PM

To: Hearings < Hearings @HillsboroughCounty.ORG > Subject: Zoning Application #RZ STD 20-1282

[External]

January 12, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

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I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that 'Development and redevelopment shall be integrated with the adjacent land uses through

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

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Thank you for your consideration.

Nancy Johnson 2303 Forrest Crest Circle Lutz, Fl 33549 (813) 810-2069 nlcjohnson@earthlink.net

This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

January 22nd, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

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Thank you for your consideration.

Kyle Witter 2004 Curry Road Lutz, FL 33549 909-294-0868 Kyle.witter@me.com January 18, 2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

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I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space. Please help us preserve our communities.

Thank) you for your consideration

Brittany Tibbett | 2525 Victarra Circle

Lutz, FL 33549 813-299-2591

britttibb@yahoo.com

January 18, 2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
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I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space. Please help us preserve our communities.

Thank you for your consideration.

Douglas Tellett

Doug Tibbett 2525 Victarra Circle Lutz, FL 33549 813-299-2591 January 25, 2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

I am writing to inform you of my disapproval of the plan to rezone this section of Livingston Avenue. The current neighborhood density follows the desires of the people who moved here to be outside of and away from a high density city type environment, and to get away from the traffic, the noise, and the higher rates of crime that come along with that kind of density. As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

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area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Again, we moved to this area of Hillsborough County because of its rural environment with large properties and space, away from the urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Shirley Gastmann 2111 Curry Rd. Lutz, FL 33549 813-310-7238 sgastmann@tampabay.rr.com From: <u>Hearings</u>
To: <u>Timoteo, Rosalina</u>

Subject: FW: Opposition to Rezoning Zoning Application # RZ STD-20-1282

Date: Monday, February 1, 2021 8:23:50 AM

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

Good Morning Rosa,

Below is opposition for 20-1282.

Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Anne Hilliard [mailto:alouiseh72@gmail.com]

Sent: Friday, January 29, 2021 12:26 PM

To: august@plancom.org; Hearings < Hearings@HillsboroughCounty.ORG >; Chapela, Tania

<ChapelaT@hillsboroughcounty.org>
Cc: Bobby H <alouiseh72@gmail.com>

Subject: Opposition to Rezoning Zoning Application # RZ STD-20-1282

[External]

The best and highest use of any land is agriculture. Because of its soil properties it is also the easiest and least expensive to develop which makes it an easy target for developers. That being said, I have listed below reasons why this and other proposed developments in Hillsborough Co. should not go forward on land zoned for agriculture.

1. Our insurance rates are higher in this area because of SINKHOLES. Aquifer drawdown is the problem. There will be those who say it's the rock structure but there were no sink holes until land was developed. Regardless, we are paying higher than average and more development will increase the likelihood of more sinkholes.

- 2. COVID 19 proves, once again, that contagions spread more rapidly in densely populated areas. And this area is already overpopulated. Note the traffic; note the maze of roads. One could almost walk faster to a destination than drive. Densely packed condos, homes...you name it, are little petri dishes.
- 3. FOOD DISTRIBUTION and other goods come to a stand still during an emergency. As our agricultural land is developed we remove ourselves further and further from a food source. Note this past year during the Virus...the difficulty in getting necessities such as paper goods. Other areas of the country had problems with food supplies. We need to keep our food supplies close by. Developing more land in this agriculture zoned area is suicidal.
- 4. SHORT TERM PROFITS for some will result in long term headaches for the rest of us. The trend is to exit high tax states and move here. A development boom, for sure. What happens when their high tax states smarten up and these exiles return to their state of origin? Because they will. Deserted malls, shopping centers, and apartments and condos left to rot. And we pick up the tab. Our property will decline....our lives' investments. People exit. Recall Frank/Dodd.
- 5. Our communities, our homes, are close to agriculture because we want them to be. We live here BECAUSE it's rural. If we wanted a city we would be in downtown Tampa. Please don't pull the rug out from under those of us who have invested our lives' savings living here.

The ongoing development in Florida is horrendous. I have lived in a lot of states and never saw one go down to development as fast. Again, short term profits for some will hurt us all in the long run. Our quality of life is greatly compromised.

What we need to do is support local agriculture over the big supermarkets. The land needs to be profitable for the producers to stay in business. And away from the developers! The more agricultural land is developed, the more the farming infrastructure moves further out, making it more difficult for remaining farms to operate. And then they sell out to development. A domino affect, for sure; and it happens quickly.

As residents of the same community, and I can only assume here for the same quality of life the rest of us are seeking, I hope you will take all this into consideration.

Thank you for 'listening'!

Anne Hilliard 2210 Andre Dr Lutz FL 33549

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From: <u>Hearings</u>

To: <u>Timoteo, Rosalina</u>

Subject: FW: Keep the Livingston Rd corridor rural - no rezoning

Date: Tuesday, February 2, 2021 7:51:48 AM

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

Good Morning Rosa,

For the POR.

Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Nelson Ureña [mailto:nrurena220@gmail.com]

Sent: Monday, February 1, 2021 7:13 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Keep the Livingston Rd corridor rural - no rezoning

[External]

February 1st, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning

Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

I am an affected property owner in the Fiddlers Cove community who is in immediate proximity to this land. I write this letter to express my opposition regarding the above referenced Rezoning Standard request. The developer intends to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons.

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan.

 Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that these neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all

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- d) transportation/pedestrian connections.'

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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Members of our community including myself have experienced that this developer would rather ask for forgiveness later instead of permission. We have had multiple trespassing and littering issues as they have used and obstructed our private entranceway all under the pretense of ignorance. How could an experienced property developer not know what is and is not private property? I see this becoming an issue in the long run.

Thank you for your time.

Nelson Rafael Ureña 2604 Cello Lane Lutz, FL 33559 (813) 382-4100

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From: <u>Hearings</u>

To: <u>Timoteo, Rosalina</u>

Subject: FW: Re-Zoning Application RZ STD 20-1282 **Date:** Wednesday, February 3, 2021 9:38:58 AM

Attachments: Zoning app RZ STD 20-1282.pdf

Hi Rosa,

Please see the attached POR.

Thank you,

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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----Original Message-----

From: Robert Guidara [mailto:rguidara@tampabay.rr.com]

Sent: Tuesday, February 2, 2021 6:00 PM

To: Hearings Hearings@HillsboroughCounty.ORG Cc: Robert Guidara Guidara@tampabay.rr.com Subject: Re-Zoning Application RZ STD 20-1282

[External]

This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

Rome, Ashley

From: Hearings

Sent: Monday, February 8, 2021 1:30 PM

To:Timoteo, RosalinaCc:Rome, AshleySubject:FW: RZ20-1282

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

----Original Message-----

From: Mary Gagliordi [mailto:mkrieck@verizon.net]

Sent: Monday, February 8, 2021 12:27 PM To: chapela@hillsboroughcounty.org

Cc: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: RZ20-1282

[External]

Hello Ms Chapela,

My husband and I are 24 year residents at Fiddlers Cove in Lutz. What attracted us to the community was the beautiful nature that surrounded us. We have enjoyed the peace and quiet, the beautiful live oaks, several that are hundreds of years old, the sighting of deer, wild turkeys, foxes, gopher turtles and yes, wild boars!

All of this would be destroyed if the property in front of our community would be allowed to build 4 multi family apartment houses. The addition of traffic to already crowded Livingston Avenue alone would diminish our quality of life and property value.

We beg you not to let RZ20-1282 be approved.

Thank you for your help.

Regards, Mary and Ralph Gagliordi 2601 Cello Lane Lutz, FL 33559

Sent from my iPhone

This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

February 8, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

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I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan

of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Marck Alegria 2619 Fiddlestick Circle Lutz, FL 33559 (813) 917-6754 MarckAlegria@gmail.com February 8, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter. I live in the Curry Cove community immediate across Livingston Avenue from the property in question.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns. Please note that none of the abutting or nearby communities have this density and all consist of single-family homes with attached garages.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. **Please help us preserve our communities.**

Thank you for your consideration.

Dr. John R. Lax 16102 Darnell Road Lutz, FL 33549 813-924-6383 johnrlax@protonmail.com February 8, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that 'Development and redevelopment shall be integrated with the adjacent land uses through

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

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan

of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Natausha Sawyer 2619 Fiddlestick Circle Lutz, FL 33559 (813) 748-0289 Lawonna83@gmail.com November 30, 2020 Honorable Ken Hagan, County Commissioner District 2 Honorable Gwen Myers, County Commissioner, District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioners Hagan and Myers:

Please reconsider the zoning request as outlined below. I have resided in Lutz for 2 ½ years now and prior to that, I resided in Lake Magdalene. I moved to this area due to the rural feel of the community and have great concerns about the expansion and rezoning of the property in question. If you would like to discuss further, my contact information is at the bottom of this letter.

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

 We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.
- 4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community. Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all. Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.
- 5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Robyn Tipton

Address: 2502 Victarra Cir., Lutz, FL 33559

Phone: 813-215-8315

Email: Robyn.Tipton@moffitt.org

Sent: Thursday, February 11, 2021 4:28 PM

To: Quinones, Fernando < Quinones F@hillsboroughcounty.org >

Subject: FW: (WEB mail) - RZ STD 20-1282

Fernando,

Please see below. This will go before the ZHM on Monday.

Eric Denney

Legislative Aide to

Commissioner Ken Hagan – District 2

P: (813) 272-5452 M: (813) 459-4843 F: (813) 272-7047

E: denneve@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn

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

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

Sent: Thursday, February 11, 2021 4:10 PM

To: Commissioner District 2 < ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - RZ STD 20-1282

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Feb 11, 2021 4:09 PM

Name: Mary Gagliordi

Address: 2691 Cello Lane

Lutz, FL 33559

Phone Number: (831) 679-9622

Email Address: mkrieck@verizon.net

Subject: RZ STD 20-1282

Message: Please do not let them rezone this unique property that has been a natural habitat for deer, wild turkeys, gopher turtles, wet lands, live oaks that are hundreds of years old, and an artisan well. As a 24 year resident of Fiddlers Cove we have been surrounded by nature that has given us an unparalleled quality of life. Please keep Lutz rural and don't let this property be rezoned.

757941872

Mozilla/5.0 (iPhone; CPU iPhone OS 14_4 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.0.3 Mobile/15E148 Safari/604.1

DocuSign Envelope ID: A6DD4C1F-E93E-4A61-9D3F-087E53128EAA

Petition in Opposition to RZ STD 20-1282

Name	Signature	Address	Comments
Shirley Gastmann	Linday (Jakmann)	Curry RD. Lutz	Please don't build/allow city density issues here.
Alan & Gail Macindoe	Alan & Gail Macindor	2408 Silver Forrest Ln	Please don't take away our beautiful semi rural area
Alan Vernick	— E0929ABFF5884D9		
Amy Duffield			
Andrew Foster			
Anne McKenna			
Barbara Blakely			
Barbara Fite			
Beau & Vanessa Allen			
Bo & Anita Grektorp			
Bo Flynn			
Bob Guidara			
Bob Semple			
Brittany Tibbett			
Bruce Engler			
Carl Brown			
Carlos Skinner			
Carol & Steve Henderson			
Carol & Ted Yoder			
Carol David & Michael LaFalce			
Carrie Pietarinen			
Cheryl Stephens			
Chris & Maggie Mixon			
Dana Moder			
Danielle Durham			
David & Cindy Henry			

DocuSign Envelope ID: A6DD4C1F-E93E-4A61-9D3F-087E53128EAA

Petition in Opposition to RZ STD 20-1282

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Amy Duffield			
Andrew Foster			
Anne McKenna			
Barbara Blakely			
Barbara Fite			
Beau & Vanessa Allen			
Bo & Anita Grektorp			
Bo Flynn			
Bob Guidara			
Bob Semple			
Brittany Tibbett			
Bruce Engler			
Carl Brown			
Carlos Skinner			
Carol & Steve Henderson			
Carol & Ted Yoder			
Carol David & Michael LaFalce			
Carrie Pietarinen			
Cheryl Stephens			
Chris & Maggie Mixon			
Dana Moder			
Danielle Durham			
David & Cindy Henry			

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		Petition in Opposition to RZ STD 20-1282	82	
Name	Signature	Address	Comments	
Debbie Baker				
Doug Tibbett				
Emilio & Maria Bosque				
Emily Vivo				
Gary & Linda Louks	Docusigned by:	1703 Curry Rd, Lutz 33549	It doesn't fit in with the rest of the neighborhood	
Gene & Becky Dressler	FS0D8EBF342F4AE			
Gene Pleus	Calar, Place	1820 Curry Road	Density of construction request is not compatible	
Gordon Richardson	—Docusigned by:	1812 curry Rd	Doesn't fit with the neighborhood and Livingston can't ha	handle
Harley Greene	3F53B7E100094F9			
Hector Fontanet				
Heidi Taylor	Docusigned by:	1810 Curry Rd. Lutz, 33549	It does not fit with the existing neighborhoods	
Hollie Collins	101E86C6458B444			
llona Lagowski	Doon Gland hy			
Jamelle & Alberto Tola	Jemette N Tola	1815 Curry Rd Lutz 33549	The density is not compatible with the surrounding areas	as
Jeff Tremel	SAF18D6D2B0848A	1804 curry rd 33549	Doesn't fit with existing neighborhood	
John Lax	JOHN (A) FE8408	16102 Darnell Rd, Lutz 33549	33549 Density and type not compatible with neighborhood	
Robin Lax	— C58468CC7C4A8B4			
Juan Diaz	Juan Dia A	2544 victarra cir,lutz 33559	33559 esperamos no mas construcciones .estamos bien asi.	
Julie Meisner	Julie Muisnur	16107 Darnell Rd. Lutz,FL	The density of the requested change does not fit.	
Justin & Jacklin Kokenda	785902E1F9E648E			
Katherine Seymore	Laturine Schmow	2607 Regal Oaks Ln,33559	Not compatible with neighboring developments	
Kathy Way	E85842BA6E51434			
Kerry Keckler				
Kevin Miller				
Kyle Witter				
Larry Blakely				

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	<i>P</i>	Petition in Opposition to RZ STD 20-1282	.2
Name	Signature	Address	Comments
Laura Westerman			
Lesley Miller	Lealen Willer	2530 Victarra Cir, Lutz, FL	38659ppose RZ STD 20-1282
Li & Marianne Chen	(i & Marianne (hen	2523 Victarra circle Lutz	We oppose rz std 20-1282.
Lois Bryan	4A7D82051BF3407		
Don Mourer			
Lyle Sutherland	:		
Matthew & Eliana Hicks	Man A M M	2404 Towery Trail Lutz FL 3	330049appose rz std 20-1282
Michelle & Sparky Brennan	ES Museral & Br	2531 Victarra Cir. Lutz Fl	30659ppose RZ STD- 20-1282
Mike & Karen Olsen	446C6149850E494		
Mike & Linda Lins	Mile & linka lins	1929 Curry Rd Lutz FL 33549	We oppose RZ STD 20-1282
Mike Willis	18981C53753F445		
Nancy Johnson	Locusigned by:	23003 Forrest Crest Lutz To	到活物 opposed to RD std 20-1282
Nina Burt	0CE9B9617CA54CE		
Pam Vernick			
Pat & Erna Black			
Pat Zwolenski			
Patrick Major	:		
Paula Britten	Paula Britten	2507 Regal Oaks Lane	I oppose RZ STD20-1282
PJ & Karen Minnax			
Raja Kayat	Docusigned by:	16120 Livingston Avenue	We opposed to RD std 20-1282
Randy Pape	—BA6AF3AA7D124B8		
Risa Richardson			
Roberta Fitzgerald	Locusigned by:	16126 Livingston Ave Lutz f	flwaិ3ង្សៀose rz std 20-1282
Robyn Tipton	Kolaula Tighla	2502 Victarra Cir Lutz 33559	We Oppose rz std 20-1282
Ron & Linda Carroll	DocuSigned by:		
Scott Moon	Scott Moon	2508 High Oaks Lane Lutz FT	we appose rz std 20-1282
,	—— UBUB3FAUDD1144E		

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		Petition in Opposition to RZ STD 20-1282	82
Name	Signature	Address	Comments
Lisa Morgan			
Lauren Fuller			
Silver Forrest Newsletter			
Shannon Tremel	DocuStaned by:		
Shawn Duffield	8 Duffeld	15920 Shawver Lake Dr, Lutz	Fbp363548
Steve & Valerie Ribecky	Ag Docusigned by:	16103 Darnell Rd, Lutz, FL 3	33 50pp osed
Steve & Carla Chappell	5A1C664453534AB		
Suzi Zwolenski			
Teresa Anderson			
Kimber Spitsberg	Docusigned by:	2604 Fiddlestick Circle, Lu	Lut Dpmesed
Paul Spitsberg			
Zack Burke	San M.	2633 Fiddlestick Circle	Lutz, FL 33559
Anne Hillard	E1D8ED299ED645E	2210 Andre Dr.	Lutz, Fl 33549
Jan DeCamp	Docusigned by: 444D	2002 Curry Rd	Lutz, Fl 33549
Sherri Stevicks	——————————————————————————————————————		
Mary Ellen Fredo	Mary Ellen Freddo	2506 High Oaks Lane	Lutz, FL 33559
Brandy Mayer	ECCS1DABCB9849C	17831 Cranbrook Dr.	Lutz, FL 33549
Jonathan Vinelli	3442FC23811475		
Fiddlers Cove	Social grade by.	2602 cello Lane	Lutz, FL 33559
Mercedes Sosa	Murralus Sosa	128 Myrtle Ridge Road	Lutz, Florida 33549
Chris & John Stephens	— C24C53314AD3462	2513 High Oaks Lane	Lutz, Florida 33559
Susan Cooper	9481311EAB4842D		
Mary Ellen Gagliordi			
Dick & Jane Botting			
Cathy Royal	Doni Giand hy		
Mary Kelly Anderson	Mary telly anderson	16606 Blenheim Dr	Lutz, FL 33549
	644835106495418		

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		Petition in Opposition to RZ STD 20-1282	82
Name	Signature	Address	Comments
Sam Calta	Description of the second seco		
William Jungmann	william Tangmann	18403 Belfair Glen Pl	This rezoning degrades the Lutz zone standard
Kay Lacey	BBAABBBBBABABA	16211 September dr	Thus rezoning will cause long term problems.
Michelle Bradley			
Kathleen Oller Danielson			
Charles Broadhurst			
Michael Marsh			
Burt & Susan Loper			
Judy Plazarin	Judy Playarin	2425 Forrest Crest Circle	Community impact will have deep-rooted consequences
Javier Crespo	۾, ر	2007 curry rd	This rezoning will affect to many things negatively
Kay Gaffney	2A0599A9272841B		
Mary Hammon			
Angel Pinault	:		
Mary Ellen Krieck	Docusigned by:	2601 cello Lane	will destroy the environment, trees, wetlands, wildlife
Nelson Urena	4B60D3 A CALA (Live in	2604 Cello Lane Lutz FL	This rezoning does not match the surrounding area
Maria E l ena D'Amico	ATC87AB613CD499	रिलेम्पेर्डे Darnell Rd Lutz	This rezoning does not match the surrounding area
Craig D'Amico	D91F301AC8E04FB		
KURT SHEPARD	Docusioned by: LURT SHEPARI	2503 High Oaks Lane Lutz FL	High Oaks Lane Lutz FL Does not comply with The Lutz Community Plan Ordinance
Lauren Shepard	Lawren Stepard	2503 High Oaks Lane Lutz FL	we moved here for the unique aspect of quiet Lutz

From: Maria Elena D'Amico <mariaelena.damico@gmail.com>

Sent:Friday, February 12, 2021 12:15 PMTo:Will Augustine; Chapela, Tania; HearingsSubject:RE: Opposition Petition - RZ STD 20-1282

Categories: Orange Category

[External]

Address correction – 16029 Livingston Avenue Lutz

Maria Elena D'Amico, Property Manager / Broker-Associate All Ready Property Management Realty Inc.

Cell: 813.230.4091 / Ofc: 813.741.3790

mariaelena.damico@gmail.com

BNI Tampa Bay, Director Consultant

Women's Council of Realtors, Events Coordinator

From: Maria Elena D'Amico

Sent: Friday, February 12, 2021 11:35 AM

To: Will Augustine; chapelat@hillsboroughcounty.org; hearings@hcflgov.net

Subject: Opposition Petition - RZ STD 20-1282

Good morning -

I would like to submit this petition (if it hasn't been submitted already!) in opposition to the proposed re-zoning of 16005 Livingston Avenue / RZ STD 20-1282.

Thank you

Maria Elena

Maria Elena D'Amico, Property Manager / Broker-Associate

All Ready Property Management Realty Inc. Cell: 813.230.4091 / Ofc: 813.741.3790

mariaelena.damico@gmail.com

BNI Tampa Bay, Director Consultant

Women's Council of Realtors, Events Coordinator



From: Maria Elena D'Amico <mariaelena.damico@gmail.com>

Sent: Friday, February 12, 2021 1:24 PM

To: Hearings; Will Augustine; Chapela, Tania; Hearings

Subject: Opposition to RZ STD 20-1282

Attachments: 159F4D910A0D4DEFA358A2965BCD3960.png;

9FD218513982462CB7AE56C74F98484A.png; B25F3495A9884079BE9F8A880498E96C.png; D915D771FD44446590B3BDB6E61220C2.png

Categories: Orange Category

[External]

Good afternoon -

I would like to add my name to the list of those opposed to the proposed rezoning of the parcel of land on Livingston Avenue, Lutz – RZ STD 20-1282.

I am a long time Lutz resident. I / we purchased our home in 2001 and absolutely love it here. We did not want a subdivision home and did not want to be on top of our neighbors. The ½ acre+ lots in Lutz made it so appealing. I fell in love with Curry Rd may years before we purchased our home; the day I heard a home was for sale off Curry I told my realtor to get me in, regardless of whether I'd driven by or not! I wanted to be in that neighborhood! This is a quiet, residential place. Large lots, privacy, large homes... Lutz residents do not leave here often. Sales are few and far between in this area.

The proposed rezoning goes against everything around it. Multi-family housing (townhomes), small home size (1200 sq ft), zero lot lines – not what we all came here for.

I understand the land will one day be sold and built upon; we all do. The present zoning (ASC 1 or RS 4) is perfectly acceptable to the surrounding community. Properties north of this land site (High Oaks Ln, Regal Oaks Ln, Victarra Cir and on up Livingston Avenue) are RS-3 / RS-2 or ASC-1 (but homes have been built on minimum ½ acre land). Fiddler's Cove, directly to the south, was developed with privacy in mind. The developer who created it wanted as much nature surrounding it as possible – which is why each property is surrounded by trees. Silver Forrest on the west side of Livingston is RS-5, as is Deer Park to the south.



Another concern to the surrounding neighborhood is the size of the townhomes. 2bd / 2ba 1200 sq ft townhomes are smaller than anything around them. Silver Forrest has homes ranging in size from 1300 sq ft to 2000 sq ft on 70x110 lots. Deer Park, which originally was proposed to be 200 townhomes and 100 small SF homes, was opposed and finally agreed to 1700-2100 sq ft homes on 60x100 lots. Curry Rd / High Oaks / Regal Oaks / Victarra/ Darnell Rd – all these homes are 2000 sq ft+ (some as large as 4000 sq ft!). The screen shot above shows the surrounding neighborhood with the property highlighted in blue. As you can see, these are all single family homes on large lots and mimimum 3bd/2ba

The property values are another item to note. Allowing smaller, multi-family homes will greatly affect the property values of everything around it. The average home price is \$300,000 (or more!) – building small townhomes will deter the attractiveness of the area. I can tell you I listed a home for sale on High Oaks in early January – 2000 sq ft with a pool on ½ acre. Immaculately kept home – we had 5 offers in 3 days for \$375K. It does back the proposed rezoning property – I know the owners would not have had such attention had there been multi-family properties built behind it.



This picture shows more of the Silver Forrest / Deer Park neighborhoods and lot / home size.



The properties highlighted in blue on this last photo show the multi-family apartment complexes to the south. They are almost ½ mile away – not close enough to us to substantially make things compatible.

The developer has stated he will go 50% into the wetlands at the east end of the land to build the proposed townhomes. The reason the wetlands presently exist is because it is called a flood zone! There is quite a bit of water that builds up in there. Developing into that will only cause that water to have to find somewhere else to go — either into the townhomes or into houses / land in Fiddler's Cove. There's no way around that and I don't see how that would be acceptable. The flooding in the back part of High Oaks / Regal Oaks has been bad during hurricane season — you cannot drive a car back there because of high standing water.

The impact on the traffic in that area will also be intense. 41 townhomes means 82 additional cars coming in and out of there in the morning and afternoon (work times). Livingston is already a failed road and there is no money in the budget to widen it for years to come. The bottle neck at Livingston and Sinclair Hills can be very bad during peak traffic times. Covid has lessened it for now, but once things are back to normal, it will be a mess. There are still extreme

backups at Livingston Avenue & Bearss Avenue, and the accidents that occur in front of the apartment complex south of Sinclair Hills happen often because of the large number of cars cutting across traffic trying to exit that community.

Lastly – we have tried multiple times to meet with Russ Versaggi only to be told he didn't want to and didn't feel it was necessary. If he does not have any regard for the surrounding neighbors, what does that say for when he starts to build? He has been caught walking around on Fiddler's Cove property with no regard as to who owns it and planned on brining his trucks through on their private road. This is not allowed either – it is NOT ok to ask for forgiveness after the fact.

Please – listen to the neighborhood. We are willing to talk to him and work out something acceptable for all – but multifamily housing is not what we want. Single Family Homes on the existing zoning (ASC 1 or RS-4) will keep us all happy. Anything else will hurt the community more than help.

Thank you

Maria Elena

Maria Elena D'Amico, Property Manager / Broker-Associate

All Ready Property Management Realty Inc.

Cell: 813.230.4091 / Ofc: 813.741.3790

mariaelena.damico@gmail.com

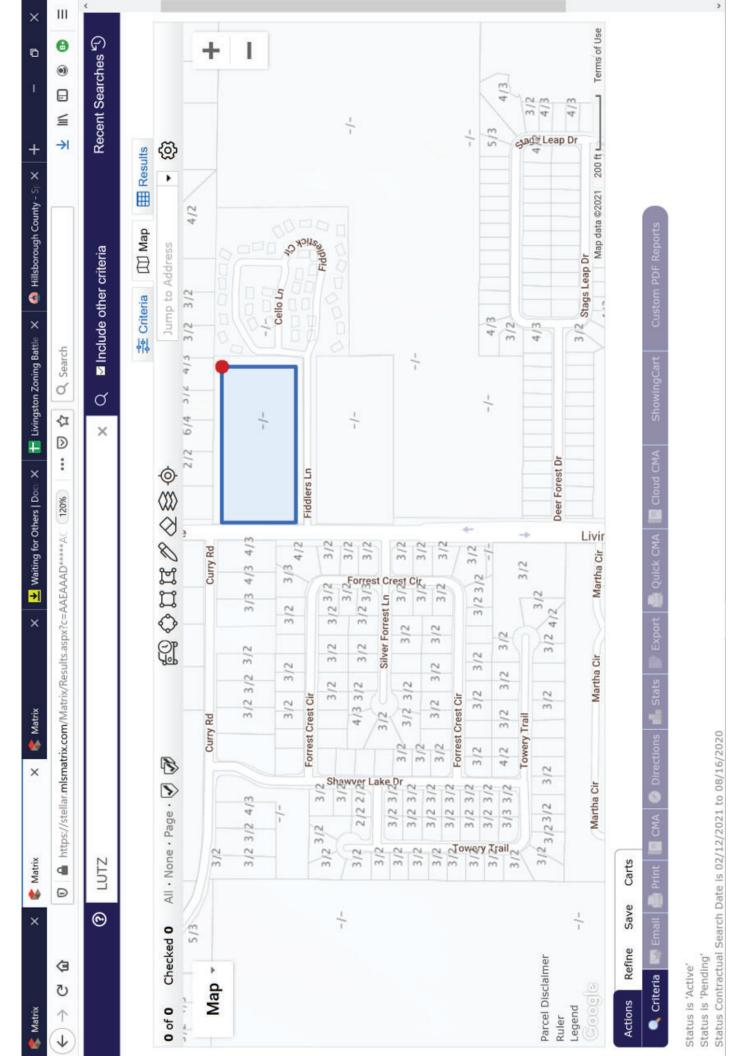
BNI Tampa Bay, Director Consultant

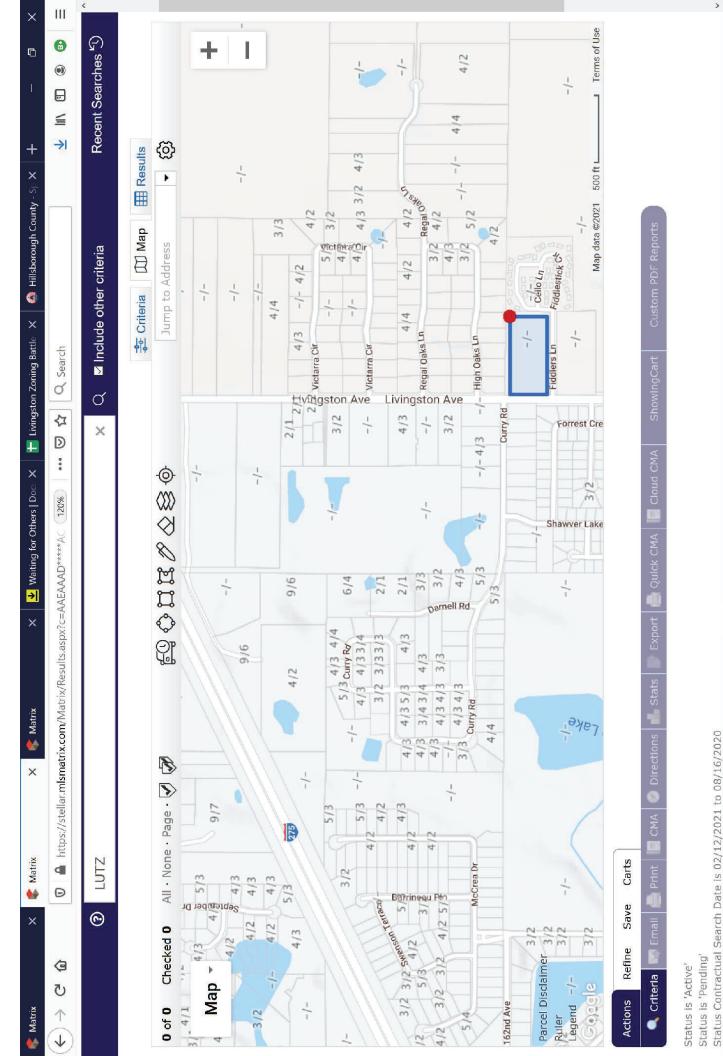
Women's Council of Realtors, Events Coordinator

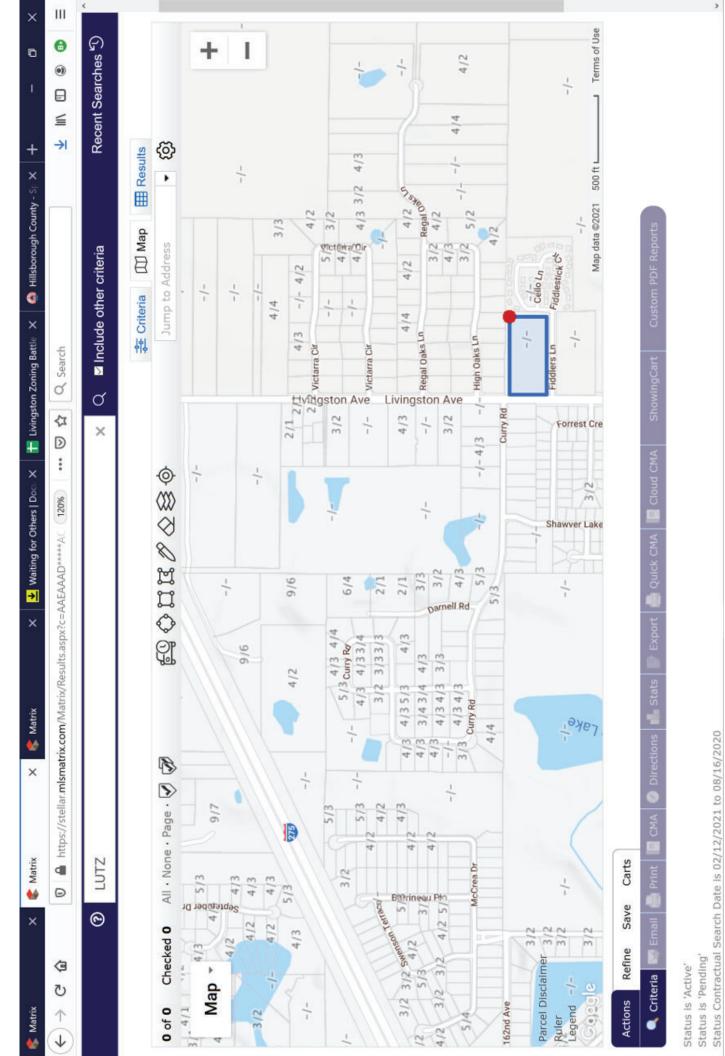
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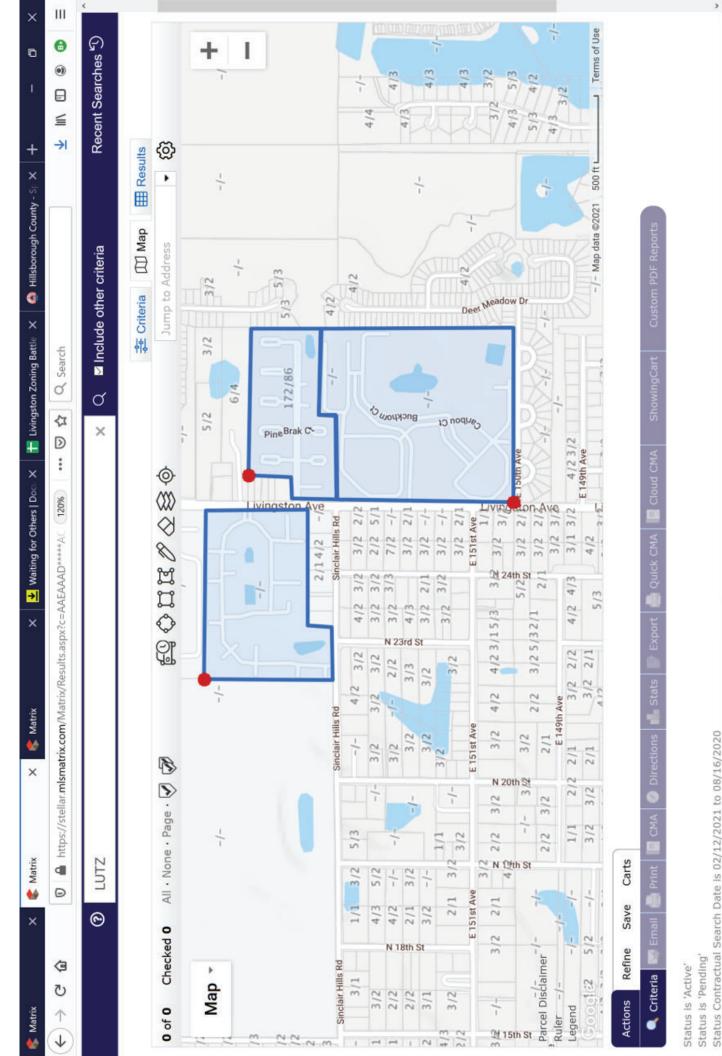
Maria Elena D'Amico Broker-Associate All Ready Property Management Realty Cell: 813.230.4091 Ofc: 813.741.3790

I help my clients sleep at night









From: Maria Elena D'Amico <mariaelena.damico@gmail.com>

Sent:Friday, February 12, 2021 11:35 AMTo:Will Augustine; Chapela, Tania; HearingsSubject:Opposition Petition - RZ STD 20-1282

Attachments: Opposition Petition Pg 1 RZ STD 20-1282.jpg; Opposition Petition Pg 2 RZ STD

20-1282.jpg

Categories: Orange Category

[External]

Good morning -

I would like to submit this petition (if it hasn't been submitted already!) in opposition to the proposed re-zoning of 16005 Livingston Avenue / RZ STD 20-1282.

Thank you

Maria Elena

Maria Elena D'Amico, Property Manager / Broker-Associate All Ready Property Management Realty Inc. Cell: 813.230.4091 / Ofc: 813.741.3790 mariaelena.damico@gmail.com

BNI Tampa Bay, Director Consultant Women's Council of Realtors, Events Coordinator

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Petition to Oppose Rezoning Application # 20-1282

Defition cummer and	1714
reducit suffiffiary and	Inis application rezones this property to 1 unit per half acre to 9 units per half acre. This increased density will lead to
packground	even more traffic congestion along Livingston, will destroy several old growth pieces of forest, impact the living area of
	protected species, and infringe upon existing wetland. In addition, the increased density will set a new precedence against
	the Lutz planning development which calls for low density housing as currently zoned.
Action petitioned for	Attend the hearing, register online to speak at the hearing, and if not able to attend sign the petition to be represented at
	the hearing.

Printed Name	Signature	Address # 760.7404 Comment	Comment	Date
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KAREN LOESCH	100 devel	2509 High OAKS IN Opposed	Opposed	10/24/20
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Printed Name Signature	Address	Comment	Date
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From: Stella R <jadedphoenix@msn.com>
Sent: Stella R <jadedphoenix@msn.com>
Thursday, February 11, 2021 9:37 PM

To: august@PlanCom.org
Cc: Chapela, Tania; Hearings

Subject: Livingston Rezoning RZ STD 20-1282

Categories: Orange Category

[External]

Mr. August,

I am writing today in regard to the rezoning request for the above mentioned property. I am a twenty year resident of Silver Forest subdivision on the opposite side of Livingston. I am against this rezoning based on the current developers' proposal. While most of us can agree that community development is a benefit to all and worth some trivial inconvenience, development that is incompatible to the neighborhood surrounding such as I believe this proposal is, is a theft from all affected by it. We have as a community consistently said that single family homes are the standard that we wish to see, consistent with our investment in our own properties. I chose my home because of the low density and greenspace. This proposal seeks to install two story townhomes, destroy irreplaceable wetlands(a hallmark of our community) and further choke the single access road so many of us depend on. The traffic at all hours of the day on Livingston existing to Bearss Ave. is congested, at rush hour it is not uncommonly a twenty minute or better wait. I am disabled, an extra five minutes spent at the light between my house and the hospital could genuinely equal death for me were I require an emergency transfusion due to bleeding as I have in the past. The difference between ten additional cars and eighty is a huge ask on a roadway that can not be widened. Frustratingly the developer has been unwilling to meet with our spokesman. As he is unwilling to hear our concerns. I would ask that you do. Thank you for your time.

Andrea Foster 15908 Shawver Lake Dr. LUTZ FI 33549. Sent from Mail for Windows 10

From: Mary Gagliordi <mkrieck@verizon.net>
Sent: Monday, February 8, 2021 12:47 PM

To: Chapela, Tania **Subject:** RZ20-1282

Categories: Orange Category

[External]

Dear Tania,

My husband and I are 24 year residents of Fiddlers Cove in Lutz. We bought our home because of the beautiful nature that surrounds our community.

RZ20-1282 would destroy that nature. We enjoy the live oaks, several of which are hundreds of years old, the sightings of birds, deer, wild Turkey, foxes and gopher turtles, which are a protected species. That would all be destroyed if 4 multi family apartment buildings are allowed to be built on that property. The increase of traffic alone to Livingston Ave will diminish the entire area's quality of life and property values.

Please oppose the rezoning of this property. Lutz should stay a rural environment for all of us.

Thank you, Mary and Ralph Gagliordi 2601 Cello Lane Lutz, FL 33559 Sent from my iPhone

From: Mary Gagliordi <mkrieck@verizon.net>
Sent: Thursday, February 11, 2021 4:25 PM

To: august@plancom.org

Cc:Chapela, TaniaSubject:RZ STD 20-1282

Categories: Orange Category

[External]

As A 24 year resident of Fiddlers Cove in Lutz, I am asking you to vote against rezoning of above property, which is full of live oaks, many that are hundred of years old, home to deer, wild turkeys, falcons and gopher turtles, wet lands, include an artisan well, all of which would be destroyed if the rezoning would be allowed to pass. Our quality of life, for those who live near or bordering this unique property, would be greatly diminished.

The addition of 5 multi family apartment buildings would completely destroy this property and the addition of traffic to Livingston Avenue should by itself prohibit these plans.

Please help keep Lutz rural. Please save this property for Lutz and our community.

Sincerely, Mary Ellen Gagliordi 2601 Cello Lane Lutz, Fl 33559

Sent from my iPhone

February 8, 2021

Mr. Will Augustine Hillsborough County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns. Please note that none of the abutting or nearby communities have this density and all consist of single-family homes with attached garages.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this

area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.

7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

A 44......

22566

From: Anne Hilliard <alouiseh72@gmail.com>
Sent: Friday, January 29, 2021 12:26 PM

To: august@plancom.org; Hearings; Chapela, Tania

Cc: Bobby H

Subject: Opposition to Rezoning Zoning Application # RZ STD-20-1282

Categories: Orange Category

[External]

The best and highest use of any land is agriculture. Because of its soil properties it is also the easiest and least expensive to develop which makes it an easy target for developers. That being said, I have listed below reasons why this and other proposed developments in Hillsborough Co. should not go forward on land zoned for agriculture.

- 1. Our insurance rates are higher in this area because of SINKHOLES. Aquifer drawdown is the problem. There will be those who say it's the rock structure but there were no sink holes until land was developed. Regardless, we are paying higher than average and more development will increase the likelihood of more sinkholes.
- 2. COVID 19 proves, once again, that contagions spread more rapidly in densely populated areas. And this area is already overpopulated. Note the traffic; note the maze of roads. One could almost walk faster to a destination than drive. Densely packed condos, homes...you name it, are little petri dishes.
- 3. FOOD DISTRIBUTION and other goods come to a stand still during an emergency. As our agricultural land is developed we remove ourselves further and further from a food source. Note this past year during the Virus...the difficulty in getting necessities such as paper goods. Other areas of the country had problems with food supplies. We need to keep our food supplies close by. Developing more land in this agriculture zoned area is suicidal.
- 4. SHORT TERM PROFITS for some will result in long term headaches for the rest of us. The trend is to exit high tax states and move here. A development boom, for sure. What happens when their high tax states smarten up and these exiles return to their state of origin? Because they will. Deserted malls, shopping centers, and apartments and condos left to rot. And we pick up the tab. Our property will decline....our lives' investments. People exit. Recall Frank/Dodd.
- 5. Our communities, our homes, are close to agriculture because we want them to be. We live here BECAUSE it's rural. If we wanted a city we would be in downtown Tampa. Please don't pull the rug out from under those of us who have invested our lives' savings living here.

The ongoing development in Florida is horrendous. I have lived in a lot of states and never saw one go down to development as fast. Again, short term profits for some will hurt us all in the long run. Our quality of life is greatly compromised.

What we need to do is support local agriculture over the big supermarkets. The land needs to be profitable for the producers to stay in business. And away from the developers! The more agricultural land is developed, the more the farming infrastructure moves further out, making it more difficult for remaining farms to operate. And then they sell out to development. A domino affect, for sure; and it happens quickly.

As residents of the same community, and I can only assume here for the same quality of life the rest of us are seeking, I hope you will take all this into consideration.

Thank you for 'listening'!

Anne Hilliard 2210 Andre Dr Lutz FL 33549

From: Ben Jarashow <benbigchow@gmail.com>

Sent: Friday, February 12, 2021 6:43 PM

To: Chapela, Tania

Subject: Livingston Rezoning RZ STD 20-1282

Categories: Orange Category

[External]

Dear Ms. Chapela,

I'm an owner-resident of the Fiddler's Cove community, I live there with my wife and our three young children. When we first moved to Tampa, we sought an affordable place with a strong, safe community for our children to grow up in, and we found so much more than that in Fiddler's Cove. We are surrounded by a beautiful forest and wetlands. My kids have delighted in exploring the grounds and observing all of the wildlife that inhabits the land around us, including Gopher Tortoises, a protected species. This kind of thing is RARE in this area. The natural lands and the wild animals that live here are quickly disappearing, driven out by developers.

There are many children in this community who play outside and these are city kids who have this lovely patch of wilderness to experience instead of a lifeless concrete jungle, which this community will be if we do not stop this. This sets a dangerous precedent for Livingston Ave. Please don't let Russ Versaggi take that away from our kids.

Livingston Ave is already so congested and difficult to get in and out of, and my children ride the bus to and from school. It is already dangerous for all of the children to get to and from the buses, and adding these townhouses, which will be marketed to college students, will only make it more dangerous and congested for our children. It takes my wife and I over 20 minutes just to pull out of, and in to, Fiddler's Cove because of the traffic on Livingston. This new development will ABSOLUTELY impact this, NEGATIVELY. Russ Versaggi is claiming that it will not, which is untrue.

I haven't even touched down on the impact this will have on crime in the area, or even on our property value, or even on the functionality of our property. With 50% of the wetlands being built on, our community will deal with enormous drainage issues and eventual damages to our homes. This part of Livingston Ave was built on the promise that it would be a community of single family homes built on lots with space in between, NOT a crowded community of multi-family homes or townhouses.

Russ Versaggi and his people have made absolutely no effort to contact anyone in this area to discuss this, despite his claims that he did so "several times".

Please, I implore you to think about the people who live here and the children who are growing up here, and the future generations. Do not let Russ Versaggi or anyone else encroach on and destroy this part of the community.

Thank you,

Ben Jarashow & Kathleen Roberts and our children, Boone (age 7), Cypress (age 5), and Wilder (age 3).

From: Sent: To: Subject:	Robin Lax <rmlax@protonmail.com> Monday, February 8, 2021 4:56 PM Chapela, Tania #RZ STD 20-1282</rmlax@protonmail.com>
Categories:	Orange Category
[External]	
February 8, 2021	
Ms. Tanya Chapela	
City/County Planning Commissio	n
601 E. Kennedy Boulevard	••
Tampa, FL 33602	
Re: Opposition to Rezoning	
Zoning Application #RZ STD 20-1	282
Dear Ms.Chapela,	
colleagues are busy, especially g	the time to read this letter. Our local community understands that you and your iven the time demands brought about by the Covid-19 crisis and we appreciate your the Curry Cove community immediate across Livingston Avenue from the property in
	close proximity to this parcel, I am writing this letter to express my serious concerns
regarding the above referenced	Rezoning Standard request. As filed, the developer plans to build 41 townhomes,

2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I (like many of my neighbors on

both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.
Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'
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2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functiona unit of community development and that there is a need to protect existing neighborhoods and communities."
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This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.
5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.
7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.
Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'
Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.
We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

16102 Darnell Road
Lutz, FL 33549
813-924-6383
rmlax@protonmail.com
Sent with <u>ProtonMail</u> Secure Email.
This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

Thank you for your consideration.

Robin M. Lax



D. MICHAEL LINS

J. MICHAEL LINS

14497 N. Dale Mabry Hwy. Suite 160-N Tampa, FL 33618 Phone: (813) 386-5768 (813) 964-8005

Fax: (813) 968-9426

February 11, 2021

<u>Via email</u>
Ms. Tanya Chapela
City/County Planning Commission
601 E. Kennedy Boulevard
Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

My wife and I reside at 1929 Curry Road in Lutz. We've lived at that address since 1992. Throughout the years that we have lived at this address, we've seen traffic on Livingston Road become increasingly stop-and-go. Often it is backed up for miles and is near impossible to pull out onto Livingston from Curry Road. As traffic has worsened, we've also seen an increase in wildlife kills of deer, turkeys and gopher tortoises.

The subject project referenced above will impact us and our neighbors. As a result, I am writing this letter to express my wife's and my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, inconsistent with surrounding properties, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns. Please note that none of the abutting or nearby communities have this density and all consist of single-family homes with attached garages.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.
- 6. Objective 12-1 of the Rezoning Application reiterates '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.' Small

townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We and most of our neighbors moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Very truly yours,

LINS LAW GROUP, P.A.

D. Michael Lins, Esquire

A. Michaelan

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

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I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan

of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Natausha Sawyer 2619 Fiddlestick Circle Lutz, FL 33559 (813) 748-0289 Lawonna83@gmail.com February 8, 2021

Mr. Will Augustine Hillsborough County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

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Thank you for your consideration.

Name: Oristing Martiner 1 Anthon J Martner
Address: 2509 Rogal Calolin Cent Man

February 11,2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter. I live in the Curry Cove community immediate across Livingston Avenue from the property in question.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

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Thank you for your consideration.

JULIE C. MEISNEY, ESG.

Jay H. Johnson

16/07 Darnell Rd.

LUTZ, FL 33549

(8/3) 6/5-0423

JCMEISNEY Q Me. COM

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter. I live in the Curry Cove community immediate across Livingston Avenue from the property in question.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

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3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. **Please help us preserve our communities.**

Thank you for your consideration.

Gene Pleus 1820 Curry Road Lutz, FL 33549 813-695-5125 g.pleus@metalcraftservices.com February 11, 2021

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Below is a letter my next-door neighbor created for us to send to express our opposition to rezoning the property located diagonally across the only entrance to our neighborhood. Someone has either bought that property or thinking of buying it & changing the zoning to accommodate much more living units per acre than it is currently zoned for. There are no plans to widen Livingston Ave from a 2-lane road & there is a lot of traffic as it is. Putting 41 townhomes on that little piece of land is going to potentially bring in 82 more cars to that area which is going to effect getting in & out of our neighborhood. We bought our house 21 years ago because this area was mostly houses & on bigger lots giving more space between neighbors. Please do what you can to keep the zoning as it is or whatever is required for houses only – no townhomes or apartments. Thank you!

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
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Thank you for your consideration.

Name: Valerie & Stephen Ribecky

Address: 16103 Darnell Rd, Lutz, FL 33549

Phone: 813-910-2282

Email: ribecky@yahoo.com

Chapela, Tania

From: Kathleen Roberts <aukaukism@gmail.com>

Sent: Friday, February 12, 2021 6:22 PM

To: Chapela, Tania

Subject: Livingston Rezoning RZ STD 20-1282

Categories: Orange Category

[External]

Dear Ms. Chapela,

I'm an owner-resident of the Fiddler's Cove community, I live there with my husband and our three young children. When we first moved to Tampa, we sought an affordable place with a strong, safe community for our children to grow up in, and we found so much more than that in Fiddler's Cove. We are surrounded by a beautiful forest and wetlands. My kids have delighted in exploring the grounds and observing all of the wildlife that inhabits the land around us, including Gopher Tortoises, a protected species. This kind of thing is RARE in this area. The natural lands and the wild animals that live here are quickly disappearing, driven out by developers.

There are many children in this community who play outside and these are city kids who have this lovely patch of wilderness to experience instead of a lifeless concrete jungle, which this community will be if we do not stop this. This sets a dangerous precedent for Livingston Ave. Please don't let Russ Versaggi take that away from our kids.

Livingston Ave is already so congested and difficult to get in and out of, and my children ride the bus to and from school. It is already dangerous for all of the children to get to and from the buses, and adding these townhouses, which will be marketed to college students, will only make it more dangerous and congested for our children. It takes my husband and I over 20 minutes just to pull out of, and in to, Fiddler's Cove because of the traffic on Livingston. This new development will ABSOLUTELY impact this, NEGATIVELY. Russ Versaggi is claiming that it will not, which is untrue.

I haven't even touched down on the impact this will have on crime in the area, or even on our property value, or even on the functionality of our property. With 50% of the wetlands being built on, our community will deal with enormous drainage issues and eventual damages to our homes. This part of Livingston Ave was built on the promise that it would be a community of single family homes built on lots with space in between, NOT a crowded community of multi-family homes or townhouses.

Russ Versaggi and his people have made absolutely no effort to contact anyone in this area to discuss this, despite his claims that he did so "several times".

Please, I implore you to think about the people who live here and the children who are growing up here, and the future generations. Do not let Russ Versaggi or anyone else encroach on and destroy this part of the community.

Thank you,

Kathleen Roberts & Ben Jarashow and our children, Boone (age 7), Cypress (age 5), and Wilder (age 3).

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Chapela, Tania

From: Tipton, Robyn T <Robyn.Tipton@moffitt.org>
Sent: Thursday, February 11, 2021 10:23 AM

To: Hearings; Chapela, Tania; Melissa Lienhard

Cc:mariaelena.damico@gmail.comSubject:Zoning Application #RZ STD 20-1282

Importance: High

Categories: Orange Category

[External]

Dear Ms. Chapela, Ms. Lienhard and Zoning Hearing Master,

I purchased a home off Livingston in August of 2020. I relocated to Hillsborough country from Pasco as I was concerned with the management (or lack thereof) of growth in the Wesley Chapel area. I specifically chose the Lutz area to be close to my job as a nurse at Moffitt and to USF for my son who attends there. However, just two months after closing on my home, I find that 41 townhomes are proposed to be built just down the street. I am sending the same letter as my other neighbors but please consider the livelihood of those who will be impacted by your decisions. There is ample space to put townhomes closer to USF and not in the rural community that we know and love, nor further strengthen the need for widening Livingston as more housing goes along this road and is also used as a route to reach USF and 275 from the north. Are you going to spend additional dollars to improve the roads as you continue to approve development along Livingston? Thank you for your consideration.

As an affected neighbor in close proximity to this parcel, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of I-275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.



Robyn Tipton
Nursing Informatics Liaison, Nursing Administration
Moffitt Cancer Center

This transmission may be confidential or protected from disclosure and is only for review and use by the intended recipient. Access by anyone else is unauthorized. Any unauthorized reader is hereby notified that any review, use, dissemination, disclosure or copying of this information, or any act or omission taken in reliance on it, is prohibited and may be unlawful. If you received this transmission in error, please notify the sender immediately. Thank you. This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

February 8, 2021

Mr. Will Augustine Hillsborough County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning
Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns. Please note that none of the abutting or nearby communities have this density and all consist of single-family homes with attached garages.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this

area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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."

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the 1-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.

7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

100

Address:

1508 Regal Oaks Ln

Chapela, Tania

From: Heidi Taylor <mdmtampa@gmail.com>
Sent: Thursday, February 11, 2021 4:01 PM

To: august@plancom.org; Chapela, Tania; Hearings

Subject: Zoning Application #RZ STD 20-1282

Categories: Orange Category

[External]

Please do not allow this development. It does not fit with the existing neighborhoods.

Thank you, Heidi Major Taylor Resident of Curry Cove

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Chapela, Tania

From: Kirah Zoellner <kirahjoy27@gmail.com>
Sent: Friday, February 12, 2021 5:09 PM

To: august@plancom.org; Chapela, Tania; Hearings

Cc: Andrew Zoellner

Subject: Opposition to Rezoning Application #RZ STD 20-1282

Categories: Orange Category

[External]

Good afternoon Hearing Master, Mr. Augustine, and Ms. Chapela:

Thank you for taking time to read this email, as I know you have much important business to tend to on behalf of our communities and residents.

My husband and I, and our two young children, live on the west side of Livingston Ave across from Victarra Circle, about a block or two north of the property in question. As affected property owners in close proximity to this parcel, I am writing to express our serious concerns regarding the above referenced rezoning request:

- 1. RSC-12 the zoning designation requested in the application is not compatible with any development patterns or existing communities adjacent to and/or surrounding the property.
- 2. While the property falls just outside of the area covered in the Lutz Community Plan, it is on the edge, and still in Lutz. As such, Lutz Community Plan standards should be seriously considered to, "maintain Lutz as a low density, semi-rural, single family community.
- 3. There are no townhomes off of Livingston Ave this far north because they are not compatible with the surrounding communities. Achieving proper compatibility is a clear and significant goal of the Hillsborough County Comprehensive Plan. Rezoning this parcel, and building townhomes there does not comply, and will be detrimental to the values of the homes in our surrounding communities.
- 4. Traffic on Livingston Ave is already extremely backed up, and it continues to increase. Adding a townhome development would compound the problem for the county, and for local residents.
- 5. Development in and around Lutz has severely negatively impacted wildlife and the environment, including but not limited to protected species. More dense development in this area especially in such close proximity to wildlife preserves like Cypress Creek and Violet Curry, would most assuredly put further strain on the environment, leading to declines in animal populations due to habitat loss, pollution, and increased traffic.

Please consider recommending denial of this request. This is our home. We cherish the community, and have planted roots here hoping to raise our young children in an area that is not densely populated, that is centered on community, that is safe, and that protects and preserves the environment for their generation, and for generations to come. Allowing developers to tear down green spaces, and cram in homes for the sake of gain does not reflect what we've come to know and love about Hillsborough, and Lutz. Please help us protect our communities.

Sincerely,

Andrew & Kirah Zoellner

16224 Livingston Ave Lutz, FL 33559

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2 February, 2021

Mr. Will Augustine
Hillsborough County Planning Commission
County Center
601 E. Kennedy Blvd.
Tampa Fl. 33602

RE: Opposition ro Rezoning Application #RZ STD 20-1282

Mr Augustine,

This letter addresses Zoning Application #RZ-STD 201282. I am a concerned homeowner residing in the immediate area of the proposed re-zoning and planned townhome development in the University Community area directly abutting Lutz.

As a interested and affected party; I, along with my neighbors, stand in opposition to the proposed development for the following reasons;

- 1) The proposed RSC-12 land use designation is not in character or compatible with the surrounding ASC-1 designation. The higher density being proposed does not align with current properties immediately adjacent to the property that feature .5 plus acres with single family homes with garages.
- 2). Livingston Ave. currently experiences overload traffic congestion particularly during peak hours and limiting growth and usage has to be considered at this point. Exiting or entering our neighborhood during these times can be a frustrating experience and with all the growth and no planned road widening, the condition will only worsen.

I do not oppose controlled and thoughtful growth that does not violate the character of semi-rural communities such as Lutz. I would support single family home construction on the property in question. I will stand vigilant against profit oriented growth that ignores the input of existing communities that are truly the only affected parties should such a re-zoning proposal be approved. Please help us maintain the integrity of Lutz by denying this proposal in its existing form.

With regard,

Bob Guidara 1903 Curry Rd. Lutz Fl. 33549

813-480-1039

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan

of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Marck Alegria 2619 Fiddlestick Circle Lutz, FL 33559 (813) 917-6754 MarckAlegria@gmail.com

Chapela, Tania

From: Kimberly Barton < kimbarton206@gmail.com>

Sent: Tuesday, February 9, 2021 10:14 AM

To: Chapela, Tania

Subject: Re: Opposition to Rezoning: Zoning Application #RZ STD 20-1282

Attachments: Zoning Application Capela #RZ STD 20-1282.pdf

Categories: Orange Category

[External]

February 9, 2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the

neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are denser communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Kimberly Mazzarella 2617 Fiddlestick Circle Lutz, FL 33559 315.481.1609 Kimbarton206@gmail.com

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Chapela, Tania

From: Paula Britten <pbtampa@aol.com>
Sent: Paula Britten <pbtampa@aol.com>
Thursday, February 11, 2021 8:23 PM

To: august@plancom.org

Cc: Chapela, Tania

Subject: Opposition to Rezoning #RZ STD 20-1282 **Attachments:** Opposition to Rezoning #RZ STD 20-1282.pdf

Categories: Orange Category

[External]

Mr. Augustine

Please do not approve this rezoning request. I cannot imagine that it is even being considered since it is adjacent to our neighborhood of High Oaks Ln and Regal Oaks Ln and the surrounding area. I have been a neighbor for 40 years and we have continued to endure the request for developers to want to bring in higher density housing. We moved here because it was low density and thought it would always reflect Lutz as a low density, semi-rural, single family area.

I have been a realtor for 40 years and know how it can affect your property value. Imagine the homes on High Oaks that back to this property and now they are being asked to back to two story town homes. They will DEFINITELY experience a value LOSS. Currently I am trying to sell my sons home in South Tampa. He owns a single family home which now backs to a 3 story condominium and sides to a two story town home. Every one loves his home but does not want to live next to high density housing. It has most definitely affected his value - over \$100,000.00. and we are still not sold with over 70 people viewing it. I know what I am talking about and want the county to consider this in this developers request just so he can sell more units.

We all moved to Lutz due to its rural environment with large properties. Please help us preserve our community.

Thank you Paula Britten

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February 8, 2021

Mr. Will Augustine
Hillsborough County Planning Commission
601 E. Kennedy Boulevard
Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

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area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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
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This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.

7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counterproductive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Address:

ucsLn

February 8, 2021

Mr. Will Augustine
Hillsborough County Planning Commission
601 E. Kennedy Boulevard
Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns. Please note that none of the abutting or nearby communities have this density and all consist of single-family homes with attached garages.

2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this

area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Thank you for your consideration.

10- hut off 3368

February 8, 2021

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Thank you for your consideration.

Name: Claine Patterson

Address: 2516 Regal DAKS Lane

Chapela, Tania

From: Ena Coleman <ena.coleman0607@gmail.com>

Sent: Friday, February 12, 2021 8:36 PM

To: Chapela, Tania

Subject: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Categories: Orange Category

[External]

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, thedeveloper plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

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Please help us preserve our communities.

Thank you for your consideration.

Ena Coleman 2609 Cello Ln, Lutz, FL, 33559 (832) 246-9684 Ena.coleman0607@gmail.com

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

Rome, Ashley

From: Heidi Taylor <mdmtampa@gmail.com>
Sent: Thursday, February 11, 2021 4:01 PM

To: august@plancom.org; Chapela, Tania; Hearings

Subject: Zoning Application #RZ STD 20-1282

[External]

Please do not allow this development. It does not fit with the existing neighborhoods.

Thank you, Heidi Major Taylor Resident of Curry Cove

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

From:MacDonald, ConnorTo:Timoteo, RosalinaCc:Medrano, Maricela

Subject: RE: Party of Record- Hearing Inbox Error Date: Monday, February 15, 2021 12:58:58 PM

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

image004.png

Hi Rosa,

The ones in the "20-1282 POR" folder came in Wednesday and Thursday before the cut-off date. All the others came in after that date and were late. I check the inboxes very often and I can say with complete confidence that these emails were not there. I have already submitted an IT Service Desk incident to find the cause of the issue and make sure it does not happen again.

Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@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: Timoteo, Rosalina

Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

When did these come in?

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

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: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

<RomeA@hillsboroughcounty.org>

Subject: Party of Record- Hearing Inbox Error

Good Morning Rosa,

Unbeknown to us, the hearings inbox was having technical issues last week. When I checked this morning, there were POR emails that were not there on Friday but had arrived before the written testimony deadline. Attached are the on-time POR emails for 20-1282, the late POR emails for 20-1282, and other late emails for other applications.

Update: This email came back because it was too large. I am sending the late emails regarding the other application, 21-0130, in a follow-up.

Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

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November 30, 2020 Honorable Ken Hagan, County Commissioner District 2 Honorable Gwen Myers, County Commissioner, District 3 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Commissioners Hagan and Myers:

Please reconsider the zoning request as outlined below. I have resided in Lutz for 2 ½ years now and prior to that, I resided in Lake Magdalene. I moved to this area due to the rural feel of the community and have great concerns about the expansion and rezoning of the property in question. If you would like to discuss further, my contact information is at the bottom of this letter.

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'

- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

 We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.
- 4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community. Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all. Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.
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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Robyn Tipton

Address: 2502 Victarra Cir., Lutz, FL 33559

Phone: 813-215-8315

Email: Robyn.Tipton@moffitt.org

December 4, 2020

Honorable Ken Hagan, County Commissioner District 2 Hillsborough County Board of County Commissioners 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

I write you as a 71-year-old, life-long resident of Hillsborough county, most of these years residing in Lutz. As an affected property owner in close proximity to this parcel, I am writing in opposition the above referenced rezoning request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

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Thank you for your consideration.

Gene Pleus

1820 Curry Road Lutz, FL 33549

813-695-5125

g.pleus@metalcraftservices.com

Rome, Ashley

From: Nelson Ureña <nrurena220@gmail.com>
Sent: Tuesday, February 9, 2021 10:58 PM

To: August@plancom.org; Hearings; Chapela, Tania

Cc:MariaElenaDamico@gmail.comSubject:RZ STD 20-1282 Opposition Petition

Attachments: RZ STD 20-1282 Petition opposition in Excel.csv; RZ STD 20-1282 Petition opposition

Comments.pdf; RZ STD 20-1282 Petition opposition Signatures in PDF.pdf

Follow Up Flag: Follow up Flag Status: Flagged

[External]

Good evening

Please see the attached documents for the Change.Org Petition created in response to the RZ STD 20-1282 hearing on 02/15/2021.

Thank you for your time and consideration. Please let me know if you have received this email with a response.

Sincerely

Nelson Urena 813 382 4100

A resident of Fiddlers Cove in Lutz

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change.org

Livingston Road Neighborhoods Committee

Recipient: Hillsborough County Board of Commissioners

Letter: Greetings,

Keep the Livingston Rd corridor rural - no rezoning

Signatures

Name	Location	Date
Jennifer Hissrich	Pickerington, OH	2020-10-25
Nelson Urena	Tampa, FL	2020-10-25
Sherri Stevick	Tampa, FL	2020-10-25
Katie Lynch	Lutz, FL	2020-10-25
Kay Laycee	Tampa, FL	2020-10-25
Maribel Gude	Tampa, FL	2020-10-25
Cheryl Stephens	Tampa, FL	2020-10-25
Zachery Burke	Lutz, FL	2020-10-25
Matthew Hicks	Tampa, FL	2020-10-25
Delores Briggs	Lutz, FL	2020-10-25
Kimberly Wagenhofer	Lutz, FL	2020-10-25
Kimber Spitsberg	Lutz, FL	2020-10-25
DEBRA BAKER	Lutz, FL	2020-10-25
Paul Spitsberg	Lutz, FL	2020-10-25
William Marsh	Tampa, FL	2020-10-25
Dolly Denise Maddox	Tampa, FL	2020-10-25
Daniel Urrea	Tampa, FL	2020-10-25
Hannah Moskowitz	New York, US	2020-10-25
Max Blossom	Fort Worth, US	2020-10-25
Troy Stephens	Lakeland, FL	2020-10-25

Name	Location	Date
Jay Blair	Bayonne, US	2020-10-25
Arthur Hulme	Tampa, FL	2020-10-25
Michael Noriega	Wesley Chapel, FL	2020-10-25
Jansen Nye	San Antonio, US	2020-10-25
Rosemary McClelland	San Jose, US	2020-10-25
Kasey Hubbell	Tampa, FL	2020-10-25
Thomas Finney	Wesley Chapel, FL	2020-10-25
Sandra Rodriguez-Ayala	Tampa, FL	2020-10-25
Nancy Tokarz	Lutz, FL	2020-10-25
Anthony Martinez	Lutz, FL	2020-10-25
Cristina Martinez	Lutz, FL	2020-10-25
Tom Griffing	Wesley Chapel, FL	2020-10-25
evan tokarx	lutz, FL	2020-10-25
Krystel Bacorn	Lakeland, FL	2020-10-25
Cathy Royal	Lutz, FL	2020-10-26
Linda Heinz	Tampa, FL	2020-10-26
Jonathan Vinelli	Lutz, FL	2020-10-26
Esteban Urrea	Tampa, FL	2020-10-26
William Jungmann	Tampa, FL	2020-10-26
Cassidy Chappell	Tampa, FL	2020-10-26
Jaime Swindasz	Lutz, FL	2020-10-26
Melody Robinson	Lutz, FL	2020-10-26

Name	Location	Date
Katie Rosenberg	Tampa, FL	2020-10-26
Jenniffer Artiles	Lutz, FL	2020-10-26
Marg Mercer	Lutz, FL	2020-10-26
Melanie Henry	Lutz, FL	2020-10-26
Nicole Myers	Wesley Chapel, FL	2020-10-26
JoAnn Pappas	Tampa, FL	2020-10-26
Katherine Urrea	Orlando, FL	2020-10-26
Amber Khamare	Morgantown, WV	2020-10-26
Chetan khamare	Lutz, FL	2020-10-26
Colleen Ramirez	Lutz, FL	2020-10-26
Erica Amerson	Tampa, US	2020-10-26
Robyn Tipton	Lutz, FL	2020-10-26
Cortney Goldman	Lutz, FL	2020-10-26
Naureen Bukhari	Tampa, FL	2020-10-26
Andrea Giangreco	Lutz, FL	2020-10-26
Anne Hilliard	Tampa, FL	2020-10-26
Juanita Maynard	Lutz, FL	2020-10-26
Gilbert Lopez	Lutz, FL	2020-10-26
Richard McConnell	Crown Point, US	2020-10-26
Cheryl Carney	San Antonio, US	2020-10-26
Jessica Markley	New Berlin, US	2020-10-26
Dylan Eberth	Chesterfield, US	2020-10-26

Name	Location	Date
Dani Scalz	Lombard, US	2020-10-26
Corrie Thompson	Dripping Springs, US	2020-10-26
МЈ	Inkster, US	2020-10-26
Travis Powers	Bedford, US	2020-10-26
Debby Willette	Greencastle, US	2020-10-26
Sean Crawford	Fort White, US	2020-10-26
Sarah R	Yonkers, US	2020-10-26
Steven Hester	Harvey, US	2020-10-26
Maria Galindo	Addison, US	2020-10-26
nathan lamberth	laurel, US	2020-10-26
Jeaniyah Nunn	Bryan, US	2020-10-26
Emily Almodovar	monroe, US	2020-10-26
David Warnke	Detroit, US	2020-10-26
Daisy D	Boston, US	2020-10-26
Julie Garrard	Willow Grove, US	2020-10-26
keyhla de la rosa	laredo, US	2020-10-26
maki roll	Monroe, US	2020-10-26
Na'Lise Mayer	Philadelphia, US	2020-10-26
Tania Flores	Enid, US	2020-10-26
Colton Parr	Jasper, US	2020-10-26
Kalea McClain	Jesup, US	2020-10-26
Jamie Roberts	Santee, US	2020-10-26

Name	Location	Date
TE	L, US	2020-10-26
Sullivan Sullivan	Eau Claire, US	2020-10-26
Ashesh Chokshi	Tampa, FL	2020-10-26
Kamal Jamal	Lutz, FL	2020-10-26
Rebecca Frankenfield	Lutz, FL	2020-10-26
Robert Davies	Lutz, FL	2020-10-26
Jane Pavlicek	Lutz, FL	2020-10-26
Leslie Wolf	Lutz, FL	2020-10-26
Misty Dineen	Tampa, FL	2020-10-26
Matthew Attardo	Lutz, FL	2020-10-26
Swetha Pareddy	Lutz, FL	2020-10-26
Larisa Britten	Lutz, FL	2020-10-26
Amnda Alvarez	Tampa, FL	2020-10-26
Anthony Cascio	Lutz, FL	2020-10-26
Christopher Cheagle	Lutz, FL	2020-10-26
D.E. Hoffman	Lutz, FL	2020-10-26
Bryan 33559	Lutz, FL	2020-10-26
Dawn Barnard	Lutz, FL	2020-10-26
Saru Selvan	Lutz, FL	2020-10-26
Valerie Ribecky	Lutz, FL	2020-10-26
Brenda James	Lutz, FL	2020-10-26
Rock C	Florence, US	2020-10-26

Name	Location	Date
ben dover	Austin, TX	2020-10-26
Conrad Henry	Delray Beach, FL	2020-10-26
Travis Jackson	Lutz, FL	2020-10-26
Ghazanfar Khan	Tampa, FL	2020-10-26
Tara Qualls	Lutz, US	2020-10-27
Vijay P	Land O Lakes, FL	2020-10-27
Richard Brasher	Orlando, FL	2020-10-27
Sandra Mercer-lynch	Land O Lakes, FL	2020-10-27
Alan Vernick	Tampa, FL	2020-10-27
Dipti Patel	Lutz, FL	2020-10-28
Erica Owen	Lutz, FL	2020-10-28
Andrra Jorgensen	Tampa, FL	2020-10-28
Jared Lester	Tampa, FL	2020-10-28
Cynthia BiFulco	Tampa, FL	2020-10-28
Lisa Anderson	Tampa, FL	2020-10-28
Brayden Urrea	Lutz, FL	2020-10-28
Claudia Stephens	Tampa, FL	2020-10-28
Tricia Sousan	Lutz, FL	2020-10-28
S Kaufman	Tampa, FL	2020-10-28
Thuy Hoang	Lutz, FL	2020-10-28
Alicia Felton	Lutz, FL	2020-10-28
Robin DiGiorgio	Odessa, FL	2020-10-28

Name	Location	Date
David Thomas	Tampa, FL	2020-10-28
Khambia Clarkson	Marshalltown, US	2020-10-28
Kamal Jamal	Tampa, FL	2020-10-28
Joseph Khoury	Lutz, FL	2020-10-28
cecilia iniguez	San Antonio, TX	2020-10-28
Mike Mclaughlin	Fletcher, US	2020-10-28
Anna Laidler	East Stroudsburg, US	2020-10-28
ilene Carmona	San Antonio, US	2020-10-28
Darlene Prewitt	Kingston, US	2020-10-28
Justin Kaufman	Fort Wayne, US	2020-10-28
Brody Russell	Medford, US	2020-10-28
Derrick Harrell	Oxford, US	2020-10-28
Sky Abert	Rochester, US	2020-10-28
alex springfield	Seattle, US	2020-10-28
Natalie Alexander	Irvine, US	2020-10-28
Sophia Casbon	Warsaw, US	2020-10-28
Nina Kobayashi	Gardena, US	2020-10-28
Olivia Woods	Arlington, US	2020-10-28
Jordan Alexander	Lubbock, US	2020-10-28
Hovik Altunyan	Bellflower, US	2020-10-28
Albert Collins	Columbia City, US	2020-10-28
Paula Palacios	East Windsor, US	2020-10-28

Name	Location	Date
Julia Lawing	Concord, NC	2020-10-28
Geovani Valencia	Salt Lake City, US	2020-10-28
Brandon Freeman	Tulsa, US	2020-10-28
Paul Seigler	Kinston, US	2020-10-28
April Vatilla	Athens, US	2020-10-28
Lisa Stoneham	White Hall, US	2020-10-28
Carol Burnell	Lutz, FL	2020-10-29
Adelso Ramirez	Lutz, FL	2020-10-29
Meghan Carnes	US	2020-10-29
Lee Ann O'Rourke	Lutz, FL	2020-10-29
Mary Kelly Anderson	Lutz, FL	2020-10-29
Mary Freddo	Lutz, FL	2020-10-29
Martha Beyer	Lutz, US	2020-10-29
Cheryl Sheppard	Lutz, FL	2020-10-29
Nicole Blackwell	Lutz, FL	2020-10-29
Kathleen Danielson	Lutz, FL	2020-10-29
Anna Ciszewski	Lutz, FL	2020-10-29
Carl Brown	Tampa, FL	2020-10-29
Martha Priede	Tampa, FL	2020-10-29
Keri S	Lutz, FL	2020-10-29
Kendyl Hand	Lutz, FL	2020-10-29
Norman Haight	Lutz, FL	2020-10-29

Name	Location	Date
Aaron Levin	Lutz, FL	2020-10-29
Brian Muller	Lutz, FL	2020-10-29
Elizabeth Vidal	Lutz, FL	2020-10-29
Philip Kraus	Orlando, FL	2020-10-29
Angel Pinault	Lutz, FL	2020-10-29
Jeanne Hand	Tampa, FL	2020-10-29
Jacqualynn Mejias	Tampa, FL	2020-10-29
Katherine Macedonio	Lutz, FL	2020-10-29
Marie Laurelli	Delray Beach, FL	2020-10-29
Monique Davis	Lutz, FL	2020-10-29
Eduardo Busquets	Lutz, FL	2020-10-29
Evan Hochman	Lutz, FL	2020-10-29
GERALYN BETHANCOURT	Lutz, FL	2020-10-29
Vivian Horowitz	Lutz, FL	2020-10-29
Candice Clark	Tampa, FL	2020-10-29
Theresa Molesky	Lutz, FL	2020-10-29
Mildred Dalcourt	Lutz, FL	2020-10-29
Sirgio Mejias	Tampa, FL	2020-10-29
Gary Jensen	Lutz, FL	2020-10-29
DEBRA MCKEE	Tampa, FL	2020-10-29
fred karavas	Lutz, FL	2020-10-29
Bonnie Meriwether	Tampa, FL	2020-10-29

Name	Location	Date
Rose Marie Ebeling	Lutz, FL	2020-10-29
Roy Keene	Lutz, FL	2020-10-29
Carol Buck	Tampa, FL	2020-10-29
Laura Byrd	West Friendship, US	2020-10-29
irvin mejia	Chicago, US	2020-10-29
Patricia Parrish	Tampa, FL	2020-10-29
Jesse Fleming	Hampton, US	2020-10-29
Jonathan Watts	Wylie, US	2020-10-29
Anita Ekomemen	Douglasville, US	2020-10-29
Shirley Dunkley	Atlanta, US	2020-10-29
Mich Elle	Los Angeles, US	2020-10-29
Dan De Yo	Yorba Linda, US	2020-10-29
Olivia Rodriguez	San Jacinto, US	2020-10-29
ricky tedtaotao	La Mirada, US	2020-10-29
Cole Carda	Big Lake, US	2020-10-29
Duder Booter	Miami, US	2020-10-29
Katie Xu	Edmond, US	2020-10-29
Anthony Faulkner	Tucson, US	2020-10-29
rosario muniz	Huntington Park, US	2020-10-29
KarLee Stewart	Salyersville, US	2020-10-29
Laila Hailey	Elkridge, US	2020-10-29
Brigid Feinstein	Washington, US	2020-10-29

Name	Location	Date
Haven Perkins	Germantown, US	2020-10-29
Sophie Espinoza	Oakland, US	2020-10-29
Karen Skop	Indianapolis, IN	2020-10-29
Nadine Moyer	Tampa, FL	2020-10-29
Jacqueline Fontanills	Tampa, FL	2020-10-29
Ruby Torres	Land O Lakes, FL	2020-10-29
Derek Haddox	Lutz, FL	2020-10-29
Linda McAuley	Lutz, FL	2020-10-29
Judith Johnson	Tampa, FL	2020-10-30
Michelle Stephenson	Odessa, FL	2020-10-30
Jacob Schmidt	Lutz, FL	2020-10-30
Faith Schmidt	Lutz, FL	2020-10-30
Kathleenn Patneaude	Cleveland, GA	2020-10-30
Susan Oshaughnessy	Lutz, FL	2020-10-30
Patricia Martinez	Lutz, FL	2020-10-30
Maria Maggio	US	2020-10-30
Ray Cage	Tucson, AZ	2020-10-30
Suzanne Seymour	Odessa, FL	2020-10-30
Jessica Alexander	Lutz, FL	2020-10-30
A Q	Tampa, US	2020-10-30
Nathan Giordano	Lutz, FL	2020-10-30
Maritza Williams	Lutz, FL	2020-10-30

Name	Location	Date
Rebecca Balter	Lutz, FL	2020-10-30
Tracy Pliska	Tampa, FL	2020-10-30
Henry Molesky	Tampa, FL	2020-10-30
Jaclyn Covert	Lutz, FL	2020-10-30
Sandra Northup	Tampa, FL	2020-10-30
Charles Broadhurst	Lutz, FL	2020-10-30
Dee Newell	LUTZ, FL	2020-10-30
Robert Matteson	Lutz, FL	2020-10-30
Mary Gagliordi	Lutz, FL	2020-10-30
Victoria Medlin	Lutz, FL	2020-10-30
Ivelisse Hurtado	Lutz, FL	2020-10-30
jim burns	Lutz, FL	2020-10-30
Bill Phagan	Lutz, FL	2020-10-30
Sheila Frederick	Tampa, FL	2020-10-30
Tiffany Turner	Lutz, FL	2020-10-30
Elaine Bolack	Lutz, FL	2020-10-30
Karen Jeffries	Lutz, FL	2020-10-30
Paul Suda	Lutz, FL	2020-10-30
Savannah Foley	Tampa, FL	2020-10-30
Carol Simon	Tampa, FL	2020-10-30
Renee Alexander	Lutz, FL	2020-10-30
Mara Scanlon	Lutz, FL	2020-10-30

Name	Location	Date
Kathy McCarthy	Tampa, FL	2020-10-30
Cathleen Jonas	Lutz, FL	2020-10-30
Jan DeCamp-Brown	Tampa, FL	2020-10-30
Rebekah Nault	Tampa, FL	2020-10-30
Sylvia Brent	Lutz, FL	2020-10-30
Paige Mercer	Tampa, FL	2020-10-30
Sherry Markee	Tampa, FL	2020-10-30
Brigette Oates	Lutz, FL	2020-10-30
Sandy Knight	Lutz, FL	2020-10-30
Nina Beezer	Lutz, FL	2020-10-30
Tiffanie Piazza	Tampa, FL	2020-10-30
Ian Burkett	Lutz, FL	2020-10-30
Jason Hansen	Tampa, FL	2020-10-30
Joseph Iovino	Tampa, FL	2020-10-30
Valerie Puri	Lutz, FL	2020-10-30
Barbara Iovino	Lutz, FL	2020-10-30
Cary Prevatt	Lutz, FL	2020-10-30
Elizabeth Martoglio	Wesley Chapel, FL	2020-10-30
Elizabeth Dunham	Lutz, FL	2020-10-30
Shelby Ramirez	Tampa, FL	2020-10-30
C Rivas	Lutz, FL	2020-10-30
Julie Gillespie	Lutz, FL	2020-10-30

Name	Location	Date
Charlene Milillo	Lutz, FL	2020-10-30
Obel Boza	Lutz, FL	2020-10-30
Kristin Cox	Lutz, FL	2020-10-30
Jenn McGinty	Lutz, FL	2020-10-30
Craig Seifert	Lutz, FL	2020-10-30
Gary Louks	Tampa, FL	2020-10-30
Joni Cagle	Lakeland, FL	2020-10-30
Kathryn Ramos	Tampa, FL	2020-10-30
Jack Serota	Lutz, FL	2020-10-30
Sandra Carey	Lutz, FL	2020-10-30
Stacey Abitabilo	Lutz, FL	2020-10-30
Mercedes Sosa	Lutz, FL	2020-10-30
Cheryl Grendell	Lutz, FL	2020-10-30
Wendy Wark	Lutz, FL	2020-10-30
Rick and Sharon Sloan	Tampa, FL	2020-10-30
selma hidayat	Jackson Heights, US	2020-10-30
eden danella	Saint Augustine, US	2020-10-30
Hayden Hardegree	Athens, US	2020-10-30
Ashley Vasquez	Washington, US	2020-10-30
Lo Gallardo	Fontana, US	2020-10-30
Kyle Marquardt	Appleton, US	2020-10-30
David Kline	Lutz, FL	2020-10-30

Name	Location	Date
Maribel Marulanda	New York, US	2020-10-30
David Dusseault	Taunton, US	2020-10-30
Judith Romero	Anaheim, US	2020-10-30
Lisa Halpern	Santa Ana, US	2020-10-30
Taylor Ward	Moscow, US	2020-10-30
Amanda Sevy	Apopka, US	2020-10-30
my childhood will be gone if this doesnt work :(:(Council Bluffs, US	2020-10-30
Charles DeWalt	Tickfaw, US	2020-10-30
Orochi :D	US	2020-10-30
Jazmin Morales	Canoga Park, US	2020-10-30
Mol Koe	San Diego, US	2020-10-30
Jack Partington	Shreveport, US	2020-10-30
Yinhnit Htoo	Fort Wayne, US	2020-10-30
Andrew Harrison	US	2020-10-30
Melissa Heithaus	Mckinney, US	2020-10-30
seth taylor	Provo, US	2020-10-30
Karen Killmar	Tampa, FL	2020-10-30
Teresa Jackson	Land O Lakes, FL	2020-10-30
Silvia Quiroz	Hawthorne, US	2020-10-30
Mark Eveld	Lutz, FL	2020-10-30
Michelle Johnson	Lutz, FL	2020-10-30

Name	Location	Date
Shannon Hernandez	Lutz, FL	2020-10-30
JIM FREDERICK	Tampa, FL	2020-10-30
JP Bihorel	Lutz, FL	2020-10-30
Jean Sciortino	Lutz, FL	2020-10-30
Kimberly Goldberg	Lutz, FL	2020-10-30
Stacie Manrique	Tampa, US	2020-10-30
April Seilheimer	Lutz, FL	2020-10-30
John MacLeman	Lutz, FL	2020-10-30
Dawn Ketz	Lutz, FL	2020-10-30
Morgan Beck	Lutz, FL	2020-10-30
Brittany Goble	Lutz, FL	2020-10-30
Leah Goldberg	Lutz, FL	2020-10-30
Louise Gomez-Northrop	Lutz, FL	2020-10-30
Jonathan Adcock	Lutz, FL	2020-10-30
Alena Davis	Tampa, FL	2020-10-30
bruce hall	Odessa, FL	2020-10-30
Neymi Morales	Tampa, US	2020-10-30
Marjorie Crino	Tampa, FL	2020-10-30
Ashley Goble	Lutz, FL	2020-10-30
Nicole Leftenant	Odessa, FL	2020-10-30
Lindsay Metz	Lutz, FL	2020-10-30
Sharon Bihorel	Lutz, FL	2020-10-30

Name	Location	Date
Stephanie Klakring	Lutz, FL	2020-10-30
ansley younker	Tampa, FL	2020-10-30
Jeanne Mills	Lutz, FL	2020-10-30
Linda Muccino	Wesley Chapel, FL	2020-10-30
Kristy Varga	Lutz, FL	2020-10-30
Lisa Boyette	Lutz, FL	2020-10-30
Shannon Rivers	Lutz, FL	2020-10-30
Brayden Foley	Tampa, FL	2020-10-30
Elaine Hall	Lutz, FL	2020-10-30
george zinsmeister	lutz, FL	2020-10-30
Maylah Glaser	Tampa, FL	2020-10-30
Steven Winterol	Lutz, FL	2020-10-30
Allen Boatman	Lutz, FL	2020-10-30
Vickey Suda	Lutz, FL	2020-10-30
Patrice McCabe	Lutz, FL	2020-10-30
Joanne Piiwaa	Brandon, FL	2020-10-30
Eric Cupps	Lutz, FL	2020-10-30
Desiree Castro	Hialeah, FL	2020-10-30
Andrea F	Lutz, FL	2020-10-30
Georgiann Snow	Lutz, FL	2020-10-30
Audrey O'Brien	Lutz, FL	2020-10-31
Candice Watkins	Tampa, FL	2020-10-31

Name	Location	Date
Brittany Cisneros	Tampa, FL	2020-10-31
Tricia McCallister	Lutz, FL	2020-10-31
Jennifer Clayton	Lutz, FL	2020-10-31
shaun goodman	Lutz, FL	2020-10-31
Pamela Ivancsits	Spring Hill, FL	2020-10-31
Leslie Bowman	Tampa, FL	2020-10-31
Christina Jones	Wesley Chapel, FL	2020-10-31
daniel rose	tampa, US	2020-10-31
David Neyman	Lutz, FL	2020-10-31
Leslie Rhum	Lutz, FL	2020-10-31
Deb Benoit	Tampa, FL	2020-10-31
Jonathan Post	Lutz, FL	2020-10-31
April Enright	Lutz, FL	2020-10-31
Pete Saucedo	Lutz, FL	2020-10-31
Rachel Hair	Tampa, FL	2020-10-31
Amands Iler	Lutz, FL	2020-10-31
Jeremy Anderson	US	2020-10-31
Christy Johnson	Virgie, KY	2020-10-31
Elisabeth Russell-wood	Crofton, US	2020-10-31
Rosemary Thorne	Riverview, US	2020-10-31
Brooke G	Beverly Hills, US	2020-10-31
Amanda Torres	US	2020-10-31

Name	Location	Date
Cate Charest	Blaine, US	2020-10-31
Debra Genovese	Lutz, FL	2020-10-31
Bryan Wallace	Lutz, FL	2020-10-31
Michele Mastrino	Land O Lakes, FL	2020-10-31
Lisette Morell	Tampa, FL	2020-10-31
Susan Whitaker	Lutz, FL	2020-10-31
Monica Oberdorfer	Lutz, FL	2020-10-31
Tina Gilmer	Tampa, FL	2020-10-31
Camilo Clark	Lutz, FL	2020-10-31
Teresa Anderson	Plant City, FL	2020-10-31
Gary Rohland	Tampa, FL	2020-10-31
Jennifer Post	Tampa, FL	2020-10-31
Girish Nair	Lutz, FL	2020-11-01
Richard Pagan	Florida	2020-11-01
Roberto Pagan	Tampa, FL	2020-11-01
Glyssel Sanabria	Tampa, FL	2020-11-01
Ruben Oliver	Tampa, FL	2020-11-01
Audry Ojeda	Davenport, FL	2020-11-01
Jose Santiago	Tampa, FL	2020-11-01
Michelle Gum	Lakeland, FL	2020-11-01
Johanna Oliver	Lutz, FL	2020-11-01
Adriana Oliver	Tampa, FL	2020-11-01

Name	Location	Date
Alfred Parent	Lutz, FL	2020-11-01
Sharon Pagan	Lutz, FL	2020-11-01
Joann Powers	Lutz, FL	2020-11-01
Jen Menendez	Lutz, FL	2020-11-01
Manuel Daboin	Hialeah, FL	2020-11-01
Hugo Aguilera	Lutz, FL	2020-11-01
Vilma Spanger 11850 Sophia Dr	US	2020-11-01
Tracey Delarye	Lutz, FL	2020-11-01
Lymari Molier-kust	Tampa, FL	2020-11-01
Melissa Kust	Holiday, FL	2020-11-01
SHARON MIZRACHI	Richmond, TX	2020-11-01
MIKE MIZRACHI	Tampa, FL	2020-11-01
Debbie Cooney	Tampa, FL	2020-11-01
Jon Edwards	Lutz, FL	2020-11-01
Damon Denton	Lutz, FL	2020-11-01
Kathleen Whitelock	New York, NY	2020-11-01
Jose Santiago	Tampa, FL	2020-11-01
Scott Bihorel	Lutz, FL	2020-11-01
Jeanette Milam	Tampa, FL	2020-11-01
chris Heider	Tampa, FL	2020-11-01
Twyla Sumpter	Lutz, FL	2020-11-01

Name	Location	Date
Christina Thors	Land O Lakes, FL	2020-11-01
David Stafford	Tampa, FL	2020-11-01
Lorraine Goble	Lutz, FL	2020-11-02
Paul Jeffries	Lutz, FL	2020-11-02
Tim Blair	Lutz, FL	2020-11-02
joseph mossey	lutz, FL	2020-11-02
Rhonda Rhodes	Lutz, FL	2020-11-02
Scott Hurst	Tampa, FL	2020-11-02
danny Ortiz	Orlando, FL	2020-11-02
Ann Pasquino	Land O Lakes, FL	2020-11-02
Jade Celli	Wesley Chapel, FL	2020-11-02
Michael Celli	Tampa, FL	2020-11-02
Dana Deak	Tampa, FL	2020-11-02
Kenneth Boykin	Lutz, FL	2020-11-02
Lisa Harris	Tampa, FL	2020-11-02
Susan Coooer	Lutz, FL	2020-11-03
Kim Mazzarella	Lutz, FL	2020-11-03
John Hershberger	Tampa, FL	2020-11-03
Carla Bearden	Lutz, FL	2020-11-03
Patricia Smothers	Safety Harbor, FL	2020-11-03
Aaron Overton	Tampa, FL	2020-11-03
David Bearden	Orangeburg, SC	2020-11-03

Name	Location	Date
Kayla Lewis	West Palm Beach, US	2020-11-03
James Mmcgovern	Tampa, FL	2020-11-03
Kim Triplett	Minneola, FL	2020-11-03
Jessica Hassell	Four Oaks, NC	2020-11-03
Cindy Cesani	Tampa, FL	2020-11-03
Jennifer Stack	Branchville, SC	2020-11-03
Ralph Gagliordi	Lutz, FL	2020-11-03
Julie McLendon	Tampa, FL	2020-11-03
Kay Gaffney	Hartford, CT	2020-11-03
Andrew McCutchen	Lutz, FL	2020-11-03
Mara McCutchen	Lutz, FL	2020-11-03
yetzaira serrano	San Lorenzo, PR	2020-11-03
Beth James	Chicago, IL	2020-11-03
Karlene Ludwig	Lutz, FL	2020-11-03
Giao Cretsinger	Brandon, FL	2020-11-03
Adriana Flores	Tampa, FL	2020-11-03
Veronica Suarez	Lutz, FL	2020-11-03
Mitchell Flores	Lutz, FL	2020-11-03
Jane botting	Tampa, FL	2020-11-03
Christine Alfonso	Land O Lakes, FL	2020-11-03
Rachel Chamberlain	Lutz, FL	2020-11-03
shirley Blanchard	Lutz, FL	2020-11-03

Name	Location	Date
Janice Rodriguez	Lutx, FL	2020-11-03
Genevieve Williamson	Lutz, FL	2020-11-03
Pablo M Rivera	Lutz, FL	2020-11-03
R Nelson	Lutz, FL	2020-11-03
Greg McNutt	Luz, FL	2020-11-03
Carissa Parker	Lutz, FL	2020-11-03
Guy Garcia	Tampa, FL	2020-11-03
Christy Gibilisco	Land O Lakes, FL	2020-11-03
Yanitza Santiago Perez	Land O Lakes, FL	2020-11-03
Leo Dray	US	2020-11-03
Dylan Smith	Houma, US	2020-11-03
Sunny C	Sanger, US	2020-11-03
Candice Brockman	Stone Mountain, US	2020-11-03
Bo Ritz	Gibsonia, US	2020-11-03
Maria Hicks	Lutz, FL	2020-11-03
Donald Zentmeyer	Lutz, FL	2020-11-03
Yolanda Torres	Orlando, FL	2020-11-03
Angelica Figueroa	Lutz, FL	2020-11-03
Kathleen Castellano	Lutz, FL	2020-11-03
Ray Figueroa	Lutz, FL	2020-11-03
Yamir Lopez	Lutz, FL	2020-11-03
Tynese Cunningham	Tampa, FL	2020-11-03

Name	Location	Date
Jenny Hess	Tampa, FL	2020-11-03
Yuitza Humaran	Puerto Rico	2020-11-03
Benji McConnerad	chcahpo, US	2020-11-03
William Cook	Rockaway Park, US	2020-11-03
Isabella Funk	San Jose, US	2020-11-03
Temperance Graham	Adams, US	2020-11-03
Logan Bailey	Clermont, US	2020-11-03
Cheryl Chatman	New York, US	2020-11-03
Teagen Luedke	Algoma, US	2020-11-03
Jack McComas	Redondo Beach, US	2020-11-03
Mei Freeze	Lutz, FL	2020-11-03
Leslie O'Connell	Wesley Chapel, FL	2020-11-03
Nicole Richardson	Tampa, FL	2020-11-03
Florimar Galdon	Carolina, US	2020-11-03
Vivian Archilla	Saint Petersburg, US	2020-11-03
Nicole Peterson	Valrico, FL	2020-11-03
Roger Burnette	Lutz, FL	2020-11-04
Farah Fougere	Land O Lakes, FL	2020-11-04
Karen Wesler	Lutz, FL	2020-11-04
Jesse Bunner	Tampa, FL	2020-11-04
Stephanie Lloyd	Tampa, FL	2020-11-04
payton hudson	Wesley Chapel, FL	2020-11-04

Name	Location	Date
Emily Anderson	Tampa, FL	2020-11-04
Robin Nicole	US	2020-11-04
Robert Backus	Lutz, FL	2020-11-04
Tara Garofalo	Lutz, FL	2020-11-05
Paula Cox	Land O' Lakes, FL	2020-11-05
Lonna Vizzari	Lutz, FL	2020-11-05
Sandra Marrow	Lutz, FL	2020-11-05
Jennifer Ivey	Lutz, FL	2020-11-05
Andrea Fuller	Land O Lakes, FL	2020-11-05
Kristin Mecum	Land O Lakes, FL	2020-11-05
Mallory Posluszny	Lutz, FL	2020-11-05
Robert Govin	Lutz, FL	2020-11-05
Melissa Howell	Lutz, FL	2020-11-05
Frank L. Gonzalez	Lutz, FL	2020-11-05
sheila ivey	lutz, FL	2020-11-05
Linda Urban	Land O Lakes, FL	2020-11-06
Jessica Meiczinger	Land O Lakes, FL	2020-11-06
Joseph Cramer	Nashville, US	2020-11-06
Joshua Corbin	Tampa, FL	2020-11-06
Mayyada Halwani	Tampa, FL	2020-11-06
Deanna Morrow	Lutz, FL	2020-11-07
Diana Hohl Ricketts	US	2020-11-07

Name	Location	Date
Katja Mosher	Land O Lakes, FL	2020-11-08
Denege Carver	Lutz, FL	2020-11-08
Dave and Jackie Mundhenk	Lakeland, FL	2020-11-08
Anthony Crea	Fort Lauderdale, FL	2020-11-10
John Crea	Coral Springs, FL	2020-11-10
Hannah Ettinger	Land O Lakes, FL	2020-11-10
Victor Flores	Delray Beach, FL	2020-11-10
Orlando Vinasco	Chicago, IL	2020-11-10
James Payne	Tampa, FL	2020-11-10
Jennifer Boisvert	Leesburg, FL	2020-11-10
Brennan Millermon	Tampa, FL	2020-11-10
Taylor Mclynas	New Port Richey, FL	2020-11-10
Vian Baltimore	Hialeah, FL	2020-11-10
Brandi Nation	Tampa, FL	2020-11-10
Kelly Swift	Winfield, IL	2020-11-10
Kel Alexander	Las Vegas, NV	2020-11-10
Harley Mednick	Spring Hill, FL	2020-11-10
Rodney Oquendo	Orlando, FL	2020-11-10
Joshua Grace	Tampa, FL	2020-11-10
Kayla Vizza	Largo, FL	2020-11-10
Kledio Lili	Clearwater, FL	2020-11-10
James Walker	Tampa, FL	2020-11-10

Name	Location	Date
Haley Barry	University Park, PA	2020-11-10
Kelsey Hughlett	Lutz, FL	2020-11-10
Elizabeth Betancourt	Tampa, FL	2020-11-10
Johnmichael Estevez	Tampa, FL	2020-11-10
destiny hill	Delray Beach, FL	2020-11-10
Taylor Brown	Spring Hill, FL	2020-11-10
abigail stillwell	Riverview, FL	2020-11-10
Abigail Christian	Orlando, FL	2020-11-10
Travis Beene	Lakeland, FL	2020-11-10
Alberto Betancourt	Tampa, FL	2020-11-10
Dominick Rivers	Tampa, FL	2020-11-10
Bellana Bleil	Saint Petersburg, FL	2020-11-10
Courtney Bonacum	Tampa, FL	2020-11-10
alyssa denae	Winter Haven, FL	2020-11-10
Tyson Hughes	Duluth, US	2020-11-10
Kathryn Ross	Tampa, FL	2020-11-10
Jacorey Stallworth	Jacksonville, FL	2020-11-10
David Herbert	Miami, FL	2020-11-10
Kelly Dickerson	Tampa, FL	2020-11-10
Shay Davis	Boca Raton, FL	2020-11-10
Cierra Milao	Tampa, FL	2020-11-10
Healee Hason	Orlando, FL	2020-11-10

Name	Location	Date
Austin Rodriguez	Sarasota, FL	2020-11-10
Jordan Blunt	Tampa, FL	2020-11-10
Donald Young	Tampa, FL	2020-11-10
Cody Guffey	Lafayette, IN	2020-11-10
Lenir La Cour	Tampa, FL	2020-11-10
Madison Goldsmith	Orlando, FL	2020-11-10
Bilal Erdem	Brandon, FL	2020-11-10
Jennifer Gonzalez	Tampa, FL	2020-11-10
christianna d	Tampa, FL	2020-11-10
Jaime Bargo	Plant City, FL	2020-11-10
Beatriz Sanchez	Tampa, FL	2020-11-10
taylor fay	Wesley Chapel, FL	2020-11-10
April Kelly	Clearwater, FL	2020-11-10
Jonathan Cintron	Tampa, FL	2020-11-10
Taya Vaughn	St. Petersburg, FL	2020-11-10
Martin Cook	Brentwood, US	2020-11-12
Tiffany Guash	Tampa, FL	2020-11-13
james mackey	Tampa, FL	2020-11-15
German URREA	Tampa, FL	2020-11-20
J Vernick	Zephyrhills, FL	2020-11-23
Suzanne Sanders	Oldsmar, FL	2020-11-28
CARMEN SCHULTZ	Lutz, FL	2020-11-30

Name	Location	Date
Barbara Bridges	Wesley Chapel, FL	2020-12-02
Victoria White	Lutz, FL	2020-12-02
James Carroll	Lutz, FL	2020-12-02
k sanborn	Wesley Chapel, FL	2020-12-02
alexandra norrie	land o lakes, FL	2020-12-02
Maria Elena D'Amico	Tampa, FL	2020-12-03
Debbie Hines	Orlando, FL	2020-12-03
Karen Hymowitz	Lutz, FL	2020-12-03
Don Cameron	Lutz, FL	2020-12-03
Gayle Bartlo	lutz, FL	2020-12-03
Jeanette Milam	Lutz, FL	2020-12-05
Kristen Lasanta	Lutz, FL	2020-12-06
Charleen Winters	Lutz, FL	2020-12-10
Deborah Armstrong	Land O Lakes, FL	2020-12-16
Christeen Anderson	Crestview, FL	2020-12-17
Djamila grouci	Paris, France	2020-12-17
tom risken	Heide, Germany	2020-12-17
martine cuisenaire	Heer, UK	2020-12-17
catherine cheneval	LYON, Spain	2020-12-17
Christopher Evans	Shobdon, UK	2020-12-17
Eva Maria Genovese	Muttenz, Switzerland	2020-12-17
cathala corine	Pierrelatte, France	2020-12-17

Name	Location	Date
Susana Muñoz	Madrid, Spain	2020-12-17
joyce alexander	Edinburgh, UK	2020-12-17
sylvyane lambert - husin	Benon, France	2020-12-17
Chardonnens Sonja	Mannens, Switzerland	2020-12-17
Andrea Maurice	Taylorsville, UT	2020-12-17
graham duncan	Limerick, Ireland	2020-12-17
dominique benoit	Villiers-en-Désoeuvre, France	2020-12-17
Dominique LANG	Vaison-la-Romaine, France	2020-12-17
jocelyne lapointe	Terrebonne, CA	2020-12-17
Gerard Goulette	Montréal, Canada	2020-12-17
Astrid V.d. Geest	Stadskanaal, Netherlands	2020-12-17
Frutuoso Christina	Esch, Luxembourg	2020-12-17
jade ALF	Blois, France	2020-12-18
alain neven	seraing, Belgium	2020-12-18
Andrew Vallender	Ventnor, England, UK	2020-12-18
maria kljuce	Melbourne, Australia	2020-12-18
Sue Cone	Hessle, ENG	2020-12-18
Sylvia Breuer	Canby, MN	2020-12-18
Sandra Snelders	Lowell, MA	2020-12-18
Sinclair Petra	Erlensee, Germany 2020-12-18	
michon emmanuelle	longes, FL 2020-12-18	
Nelly Nyffeler	Derendingen, Switzerland	2020-12-18

Name	Location	Date
laurence vanham	5310 leuze, Belgium	2020-12-18
Angel Woytovich	Toronto, Canada	2020-12-18
brigitte d'amico	Montpellier, France	2020-12-18
Debbie Brent	Columbia, MD	2020-12-18
NA	Ulica, Croatia	2020-12-18
veronique LOUTZ	France	2020-12-19
John Roberts	Birmingham, England, UK	2020-12-19
arnaud parent	métabief, France	2020-12-19
F Sandras	Bauvin, France	2020-12-19
Andréa Branco	Sao Paulo, Brazil	2020-12-19
Nicole Roussou	Piraeus, Greece	2020-12-19
Jusandra Passos	Sao Paulo, Brazil	2020-12-19
Inge Stadler	Hilpoltstein, Germany	2020-12-20
Rolf Mense	Puerto Lumbreras, Spain	2020-12-20
Anneke v. Brussel Andries	Raamsdonksveer, Netherlands	2020-12-20
Ana Gruber	Wolfratshausen, Germany	2020-12-20
Hanneke Mol	Poortvliet, NE	2020-12-20
andy richter	wiener neustadt, Austria	2020-12-20
Sylvia DRIOULE	Li�ge, Belgium 2020-12-2	
Chantal Vissenaekens	Talloires, France 2020-12-20	
Brigitte Hermanns	Düsseldorf, Germany 2020-12-20	
brigitte vanbekbergen	bruxelles, Belgium 2020-12-20	

Name	Location	Date
Valérie RAYNAUD	Sainte-clotilde, France	2020-12-20
Marion Schiffers	Brussels, Belgium	2020-12-21
Caroline Sévilla	Paris, France	2020-12-21
Gaïa Shepered	Gennevilliers, France	2020-12-21
Kate Kenner	Guilford, VT	2020-12-21
simone maes	Belgium	2020-12-21
sara sang	los angeles, CA	2020-12-21
Maryann Staron	Evergreen Park, IL	2020-12-21
Wendy Forster	UK	2020-12-21
Elisabeth Bechmann	Polten, Austria	2020-12-21
Frédéric Jaubert	Pont de Chéruy, France	2020-12-21
Kristina Sedic	Zagreb, Croatia	2020-12-22
bellinda rolf-jansen	Wijk Bij Duurstede, US	2020-12-22
Janina Grage	Germany	2020-12-23
Jean Chagnon	Montréal, Canada	2020-12-25
Janine Vinton	Hastings, Australia	2020-12-25
sue sch.	Florida, FL	2020-12-27
Hendricka Samytowski	Noranda, Australia	2020-12-28
Janis Mann	Tampa, FL	2021-01-05
Samantha Ficca	Lutz, FL 2021-01-0	
Deniz Tuncalı	Istanbul, Turkey 2021-01-13	
Meagan Rathman	Tampa, FL 2021-01-18	

Name	Location	Date
Mary Rathman	Land O Lakes, FL	2021-01-18
Anna Mat	Lutz, FL	2021-01-18
Lisa brooks	Largo, FL	2021-01-19
Nelson A Irena	Riverview, FL	2021-01-19
Kathleen Roberts	US	2021-01-21
Harold Arango	Lutz, FL	2021-01-21
Joshua Cesani	Tampa, FL	2021-01-21
Mariza Cooper	Tampa, FL	2021-01-21
Natausha Sawyer	Tampa, FL	2021-01-21
Vincent Won	Austintown, OH	2021-01-21
Jesenia Melton	Tampa, FL	2021-01-22
Desiree Melton	Tampa, FL	2021-01-22
Emily Suttem	Clearwater, FL	2021-01-22
Kevin Ros	Tampa, FL	2021-01-22
Julia Mancuso	Westwood, NJ	2021-01-22
Sara Neugebauer	Tampa, FL	2021-01-22
Eve Bennett	Brooklyn, NY	2021-01-22
Letrice Hall	Tampa, FL	2021-01-22
Veronica Diaz	Tampa, FL	2021-01-22
Alexis Hall	Tampa, FL	2021-01-22
Alyssa Jefferson	Tampa, FL	2021-01-22
Shalissa Luciano	Tampa, FL	2021-01-22

Name	Location	Date
Toni Hamilton	Detroit, US	2021-01-24
Stephan Hassam	Tampa, FL	2021-01-25
L Saunders	Hastings, New Zealand	2021-01-26
Cal Daniels	Englewood, US	2021-01-31
Jacob Holmes	Dayton, US	2021-02-01
Alejandro Zeballos	Lutz, FL	2021-02-06
Marky Garabedian	Glen Allen, US	2021-02-08
Arlette Dawson	US	2021-02-08
Lillian Kielty	US	2021-02-08
Bryan Obi	Carrollton, TX	2021-02-08
Juliann Alpert	andover, US	2021-02-08
Mike Jone	Douglasville, US	2021-02-08
Brenda Evans	Goodwater, US	2021-02-08
James S	Louisville, US	2021-02-08
Luke Blaney	Santa Monica, US	2021-02-08
Javarius Mack	Fort Lauderdale, US	2021-02-08
Kathi Fischer	Mission Viejo, US	2021-02-08
William Horrell	Northridge, US	2021-02-08
JAMES LECHUGA	El Paso, US 2021-02-	
Analiese Richards	Colorado Springs, US 2021-02-08	
Michael LaFreniere	Anaheim, US 2021-02-0	

change.org

Livingston Road Neighborhoods Committee

Recipient: Hillsborough County Board of Commissioners

Letter: Greetings,

Keep the Livingston Rd corridor rural - no rezoning

Comments

Name	Location	Date	Comment
Jaime Swindasz	Lutz, FL	2020-10-26	"Keep Lutz rural!"
Ghazanfar Khan	Tampa, FL	2020-10-26	"Keep livingston road ruralno rezoning"
Alicia Felton	Lutz, FL	2020-10-28	"I want to preserve Livingston. We already have enormous traffic when all students are 100% face to face."
Karen Skop	Indianapolis, IN	2020-10-29	"No rezoneProtect the wilderness"
Kimberly Goldberg	Lutz, FL	2020-10-30	"There's too much traffic on this road to begin with without adding townhomes."
Neymi Morales	Tampa, US	2020-10-30	"I'm resident"
Ashley Goble	Lutz, FL	2020-10-30	"I live in the area and moved here for the rural setting"
Lisa Boyette	Lutz, FL	2020-10-30	"Lutz is growing too fast w/ not enough infrastructure to meet the growth. DO NOT build anything else on Livingston until the road is widened!"
Michael Pickard	Tampa, US	2020-10-30	"This project does not meet the Lutz Community Plan. The county needs to bulldoze all of this crap they have allowed to be built. Traffic is terrible, and it can take up to 20 minutes to pull out of my driveway in the morning!"
daniel rose	tampa, US	2020-10-31	"I'm signing for two reasonsone that Livingston and Sunset are both roads that are dangerous as hell due to width, condition, and traffic flowthe second is because that whole area is a one of the last areas for wildlife to stay sustained locally."
Richard Pagan	Florida	2020-11-01	"Richard pagan"
Vilma Spanger 11850 Sophia Dr	US	2020-11-01	"I am signing becsuse I live in the zone."
SHARON MIZRACHI	Richmond, TX	2020-11-01	"We don't need overpopulated areas."
Christy Gibilisco	Land O Lakes, FL	2020-11-03	"This is such a beautiful area and well maintained. People who own here, do because they do not want to live in suburbia. It's a slice of heaven. Large lots, quiet. Please don't rezone"
Leslie O'Connell	Wesley Chapel, FL	2020-11-03	"This area just cannot handle anymore"
sheila ivey	lutz, FL	2020-11-05	"We are traffic bound here,cannot carry any more cars on Livingston nor bbq downs"
Diana Hohl Ricketts	US	2020-11-07	"This has been enough building I will happily sign this petition and hope we will have a say in this."

Name	Location	Date	Comment
Gary Rohland	Tampa, FL	2021-01-21	"This rezoning would make an already dangerous intersection much more dangerous! As a homeowner and taxpayer I urge the county board of commissioners to reject this proposal."
Vincent Won	Austintown, OH	2021-01-21	"The population is too high for these local roads."
Melanie Uzonyi	Lutz, FL	2021-02-09	"Livingston is clogged with traffic during morning and evening rush hours. It's a terrible idea to add even more traffic to a road than cannot be widened. Also, the undeveloped land is a refuge for wildlife, including endangered and keystone species such as the gopher tortoise."

Name	City	State	Postal Code Country	Signed On
Jennifer Hissrich	Pickerington	НО	SN	10/25/2020
Nelson Urena	Tampa	႕	33559 US	10/25/2020
Sherri Stevick	Tampa	님	33549 US	10/25/2020
Katie Lynch	Lutz	님	33549 US	10/25/2020
Kay Laycee	Tampa	చ	33610 US	10/25/2020
Maribel Gude	Tampa	చ	33618 US	10/25/2020
Cheryl Stephens	Tampa	చ	33647 US	10/25/2020
Zachery Burke	Lutz	చ	33559 US	10/25/2020
Matthew Hicks	Tampa	చ	33549 US	10/25/2020
Delores Briggs	Lutz	님	33558 US	10/25/2020
Kimberly Wagenhofer	Lutz	చ	33558 US	10/25/2020
Kimber Spitsberg	Lutz	႕	33559 US	10/25/2020
DEBRA BAKER	Lutz	႕	33549 US	10/25/2020
Paul Spitsberg	Lutz	႕	33559 US	10/25/2020
William Marsh	Tampa	చ	33617 US	10/25/2020
Dolly Denise Maddox	Tampa	చ	33637 US	10/25/2020
Daniel Urrea	Tampa	႕	33637 US	10/25/2020
Hannah Moskowitz	New York		10022 US	10/25/2020
Max Blossom	Fort Worth		76123 US	10/25/2020
Troy Stephens	Lakeland	႕	33813 US	10/25/2020
Jay Blair	Bayonne		7002 US	10/25/2020
Arthur Hulme	Tampa	చ	33617 US	10/25/2020
Michael Noriega	Wesley Chapel	႕	33545 US	10/25/2020
Jansen Nye	San Antonio		78254 US	10/25/2020
Rosemary McClelland	San Jose		95112 US	10/25/2020
Kasey Hubbell	Tampa	႕	33647 US	10/25/2020
Thomas Finney	Wesley Chapel	႕	33544 US	10/25/2020
Sandra Rodriguez-Ayala	Tampa	చ	33618 US	10/25/2020
Nancy Tokarz	Lutz	႕	33549 US	10/25/2020
Anthony Martinez	Lutz	႕	33559 US	10/25/2020
Cristina Martinez	Lutz	႕	33559 US	10/25/2020
Tom Griffing	Wesley Chapel	႕	33543 US	10/25/2020
evan tokarx	lutz	긥	33613 US	10/25/2020

Krystel Bacorn	Lakeland	F	33812 US	10/25/2020
Cathy Royal	Lutz	Fl.	33549 US	10/26/2020
Linda Heinz	Tampa	日	33618 US	10/26/2020
Jonathan Vinelli	Lutz	FL	33549 US	10/26/2020
Esteban Urrea	Tampa	F	33637 US	10/26/2020
William Jungmann	Tampa	F	33559 US	10/26/2020
Cassidy Chappell	Tampa	F	33549 US	10/26/2020
Jaime Swindasz	Lutz	FL	33549 US	10/26/2020
Melody Robinson	Lutz	Fl.	33559 US	10/26/2020
Katie Rosenberg	Tampa	日	33559 US	10/26/2020
Jenniffer Artiles	Lutz	日	33558 US	10/26/2020
Marg Mercer	Lutz	日	33559 US	10/26/2020
Melanie Henry	Lutz	FL	33559 US	10/26/2020
Nicole Myers	Wesley Chapel	日	33544 US	10/26/2020
JoAnn Pappas	Tampa	日	33559 US	10/26/2020
Katherine Urrea	Orlando	FL	32825 US	10/26/2020
Amber Khamare	Morgantown	/ /	26501 US	10/26/2020
Chetan khamare	Lutz	日	33558 US	10/26/2020
Colleen Ramirez	Lutz	FL	33559 US	10/26/2020
Erica Amerson	Tampa		33602 US	10/26/2020
Robyn Tipton	Lutz	日	33559 US	10/26/2020
Cortney Goldman	Lutz	FL	33549 US	10/26/2020
Naureen Bukhari	Tampa	Fl.	33618 US	10/26/2020
Andrea Giangreco	Lutz	日	33559 US	10/26/2020
Anne Hilliard	Tampa	日	33549 US	10/26/2020
Juanita Maynard	Lutz	日	33559 US	10/26/2020
Gilbert Lopez	Lutz	日	33559 US	10/26/2020
Richard McConnell	Crown Point		46307 US	10/26/2020
Cheryl Carney	San Antonio		78201 US	10/26/2020
Jessica Markley	New Berlin		62670 US	10/26/2020
Dylan Eberth	Chesterfield		23832 US	10/26/2020
Dani Scalz	Lombard		60148 US	10/26/2020
Corrie Thompson	Dripping Springs		78620 US	10/26/2020
MJ	Inkster		48128 US	10/26/2020

Travis Powers	Bedford		3110 US	10/26/2020
Debby Willette	Greencastle		46135 US	10/26/2020
Sean Crawford	Fort White		32038 US	10/26/2020
Sarah R	Yonkers		10701 US	10/26/2020
Steven Hester	Harvey		70058 US	10/26/2020
Maria Galindo	Addison		60101-3404 US	10/26/2020
nathan lamberth	laurel		20723 US	10/26/2020
Jeaniyah Nunn	Bryan		77807 US	10/26/2020
Emily Almodovar	monroe		28110 US	10/26/2020
David Warnke	Detroit		48202 US	10/26/2020
Daisy D	Boston		2130 US	10/26/2020
Julie Garrard	Willow Grove		19090 US	10/26/2020
keyhla de la rosa	laredo		78043 US	10/26/2020
maki roll	Monroe		28110 US	10/26/2020
Na'Lise Mayer	Philadelphia		19107 US	10/26/2020
Tania Flores	Enid		73701 US	10/26/2020
Colton Parr	Jasper		47546 US	10/26/2020
Kalea McClain	Jesup		31545 US	10/26/2020
Jamie Roberts	Santee		92071 US	10/26/2020
TE	7		SU 0	10/26/2020
Sullivan Sullivan	Eau Claire		54701 US	10/26/2020
Ashesh Chokshi	Tampa	긥	33647 US	10/26/2020
Kamal Jamal	Lutz	FL	33544 US	10/26/2020
Rebecca Frankenfield	Lutz	H.	33559 US	10/26/2020
Robert Davies	Lutz	FL	33549 US	10/26/2020
Jane Pavlicek	Lutz	FL	33559 US	10/26/2020
Leslie Wolf	Lutz	FL	33559 US	10/26/2020
Misty Dineen	Tampa	F	33647 US	10/26/2020
Matthew Attardo	Lutz	FL	33559 US	10/26/2020
Swetha Pareddy	Lutz	FL	33549 US	10/26/2020
Larisa Britten	Lutz	F	33549 US	10/26/2020
Amnda Alvarez	Tampa	F	33559 US	10/26/2020
Anthony Cascio	Lutz	크 -	33558 US	10/26/2020
Christopher Cheagle	Lutz	긤	33559 US	10/26/2020

D.E. Hoffman	Lutz	FL	33558 US	10/26/2020
Bryan 33559	Lutz	F	33558 US	10/26/2020
Dawn Barnard	Lutz	H.	33559 US	10/26/2020
Saru Selvan	Lutz	님	33558 US	10/26/2020
Valerie Ribecky	Lutz	Я	33549 US	10/26/2020
Brenda James	Lutz	H.	33559 US	10/26/2020
Rock C	Florence		29501 US	10/26/2020
ben dover	Austin	¥	78734 US	10/26/2020
Conrad Henry	Delray Beach	H.	33445 US	10/26/2020
Travis Jackson	Lutz	日	33559 US	10/26/2020
Ghazanfar Khan	Tampa	H.	33559 US	10/26/2020
Tara Qualls	Lutz		33549 US	10/27/2020
Vijay P	Land O Lakes	H.	34638 US	10/27/2020
Richard Brasher	Orlando	H	32807 US	10/27/2020
Sandra Mercer-lynch	Land O Lakes	日	34639 US	10/27/2020
Alan Vernick	Tampa	H.	33617 US	10/27/2020
Dipti Patel	Lutz	H	33559 US	10/28/2020
Erica Owen	Lutz	日	33559 US	10/28/2020
Andrra Jorgensen	Tampa	H.	33559 US	10/28/2020
Jared Lester	Tampa	H.	33559 US	10/28/2020
Cynthia BiFulco	Tampa	H.	33612 US	10/28/2020
Lisa Anderson	Tampa	日	33559 US	10/28/2020
Brayden Urrea	Lutz	F.	33548 US	10/28/2020
Claudia Stephens	Tampa	H.	34639 US	10/28/2020
Tricia Sousan	Lutz	F.	33559 US	10/28/2020
S Kaufman	Tampa	F	33603 US	10/28/2020
Thuy Hoang	Lutz	F	33558 US	10/28/2020
Alicia Felton	Lutz	F	33549 US	10/28/2020
Robin DiGiorgio	Odessa	H	33556 US	10/28/2020
David Thomas	Tampa	H.	33647 US	10/28/2020
Khambia Clarkson	Marshalltown		50158 US	10/28/2020
Kamal Jamal	Tampa	H.	33675 US	10/28/2020
Joseph Khoury	Lutz	F.	33559 US	10/28/2020
cecilia iniguez	San Antonio	X	78232 US	10/28/2020

Mike Mclaughlin	Fletcher		28732 US	10/28/2020
Anna Laidler	East Stroudsburg		18301 US	10/28/2020
ilene Carmona	San Antonio		78248 US	10/28/2020
Darlene Prewitt	Kingston		37763 US	10/28/2020
Justin Kaufman	Fort Wayne		46805 US	10/28/2020
Brody Russell	Medford		97501 US	10/28/2020
Derrick Harrell	Oxford		38655 US	10/28/2020
Sky Abert	Rochester		14623 US	10/28/2020
alex springfield	Seattle		98188 US	10/28/2020
Natalie Alexander	Irvine		92620-3846 US	10/28/2020
Sophia Casbon	Warsaw		46582 US	10/28/2020
Nina Kobayashi	Gardena		90247 US	10/28/2020
Olivia Woods	Arlington		22206 US	10/28/2020
Jordan Alexander	Lubbock		79424 US	10/28/2020
Hovik Altunyan	Bellflower		SU 90706	10/28/2020
Albert Collins	Columbia City		46725 US	10/28/2020
Paula Palacios	East Windsor		8520 US	10/28/2020
Julia Lawing	Concord	NC	28027 US	10/28/2020
Geovani Valencia	Salt Lake City		84129 US	10/28/2020
Brandon Freeman	Tulsa		74106 US	10/28/2020
Paul Seigler	Kinston		28504 US	10/28/2020
April Vatilla	Athens		37303 US	10/28/2020
Lisa Stoneham	White Hall		21161 US	10/28/2020
Carol Burnell	Lutz	긥	33549 US	10/29/2020
Adelso Ramirez	Lutz	냄	33559 US	10/29/2020
Meghan Carnes			SN	10/29/2020
Lee Ann O'Rourke	Lutz	냄	33549 US	10/29/2020
Mary Kelly Anderson	Lutz	냄	33549 US	10/29/2020
Mary Freddo	Lutz	긥	33559 US	10/29/2020
Martha Beyer	Lutz		33559 US	10/29/2020
Cheryl Sheppard	Lutz	냄	33548 US	10/29/2020
Nicole Blackwell	Lutz	냄	33549 US	10/29/2020
Kathleen Danielson	Lutz	仼	33559 US	10/29/2020
Anna Ciszewski	Lutz	日	33549 US	10/29/2020

Carl Brown	Tampa	FL	33549 US	10/29/2020
Martha Priede	Татра	FL	33624 US	10/29/2020
Keri S	Lutz	F	33549 US	10/29/2020
Kendyl Hand	Lutz	F.	33558 US	10/29/2020
Norman Haight	Lutz	F	33549 US	10/29/2020
Aaron Levin	Lutz	FL	33549 US	10/29/2020
Brian Muller	Lutz	FL	33559 US	10/29/2020
Elizabeth Vidal	Lutz	F.	33558 US	10/29/2020
Philip Kraus	Orlando	F	32822 US	10/29/2020
Angel Pinault	Lutz	FL	33559 US	10/29/2020
Jeanne Hand	Татра	F	33629 US	10/29/2020
Jacqualynn Mejias	Татра	F	33559 US	10/29/2020
Katherine Macedonio	Lutz	F	33549 US	10/29/2020
Marie Laurelli	Delray Beach	F	33445 US	10/29/2020
Monique Davis	Lutz	F	33558 US	10/29/2020
Eduardo Busquets	Lutz	F	33559 US	10/29/2020
Evan Hochman	Lutz	F	33558 US	10/29/2020
GERALYN BETHANCOURT	Lutz	F	33559 US	10/29/2020
Vivian Horowitz	Lutz	F	33549 US	10/29/2020
Candice Clark	Tampa	F	33618 US	10/29/2020
Theresa Molesky	Lutz	F	33549 US	10/29/2020
Mildred Dalcourt	Lutz	F	33559 US	10/29/2020
Sirgio Mejias	Tampa	F	33607 US	10/29/2020
Gary Jensen	Lutz	F	33558 US	10/29/2020
DEBRA MCKEE	Tampa	F	33613 US	10/29/2020
fred karavas	Lutz	F	33559 US	10/29/2020
Bonnie Meriwether	Tampa	F	33559 US	10/29/2020
Rose Marie Ebeling	Lutz	F	33559 US	10/29/2020
Roy Keene	Lutz	F	33549 US	10/29/2020
Carol Buck	Tampa	F	33624 US	10/29/2020
Laura Byrd	West Friendship		21794 US	10/29/2020
irvin mejia	Chicago		60632 US	10/29/2020
Patricia Parrish	Tampa	F	33618 US	10/29/2020
Jesse Fleming	Hampton		68843 US	10/29/2020

Jonathan Watts	Wylie		71220 US	10/29/2020
Anita Ekomemen	Douglasville		30135 US	10/29/2020
Shirley Dunkley	Atlanta		30350 US	10/29/2020
Mich Elle	Los Angeles		90015 US	10/29/2020
Dan De Yo	Yorba Linda		92886 US	10/29/2020
Olivia Rodriguez	San Jacinto		92583 US	10/29/2020
ricky tedtaotao	La Mirada		90638 US	10/29/2020
Cole Carda	Big Lake		55309 US	10/29/2020
Duder Booter	Miami		33173 US	10/29/2020
Katie Xu	Edmond		73013 US	10/29/2020
Anthony Faulkner	Tucson		85719 US	10/29/2020
rosario muniz	Huntington Park		90255 US	10/29/2020
KarLee Stewart	Salyersville		41465 US	10/29/2020
Laila Hailey	Elkridge		21075 US	10/29/2020
Brigid Feinstein	Washington		20015 US	10/29/2020
Haven Perkins	Germantown		38139 US	10/29/2020
Sophie Espinoza	Oakland		94607 US	10/29/2020
Karen Skop	Indianapolis	Z	46285 US	10/29/2020
Nadine Moyer	Tampa	F	33549 US	10/29/2020
Jacqueline Fontanills	Tampa	F	33549 US	10/29/2020
Ruby Torres	Land O Lakes	Я	34639 US	10/29/2020
Derek Haddox	Lutz	F	33549 US	10/29/2020
Linda McAuley	Lutz	F	33549 US	10/29/2020
Judith Johnson	Tampa	F	33618 US	10/30/2020
Michelle Stephenson	Odessa	F.	33556 US	10/30/2020
Jacob Schmidt	Lutz	F	33559 US	10/30/2020
Faith Schmidt	Lutz	F	33549 US	10/30/2020
Kathleenn Patneaude	Cleveland	GA	30528 US	10/30/2020
Susan Oshaughnessy	Lutz	F	33549 US	10/30/2020
Patricia Martinez	Lutz	F	33549 US	10/30/2020
Maria Maggio			SN	10/30/2020
Ray Cage	Tucson	AZ	85712 US	10/30/2020
Suzanne Seymour	Odessa	F	33556 US	10/30/2020
Jessica Alexander	Lutz	F	33549 US	10/30/2020

АД	Tampa		33602 US	10/30/2020
Nathan Giordano	Lutz	F	33558 US	10/30/2020
Maritza Williams	Lutz	F	33549 US	10/30/2020
Rebecca Balter	Lutz	F	33549 US	10/30/2020
Tracy Pliska	Tampa	F	33624 US	10/30/2020
Henry Molesky	Tampa	F	33618 US	10/30/2020
Jaclyn Covert	Lutz	F	33559 US	10/30/2020
Sandra Northup	Tampa	F	33549 US	10/30/2020
Charles Broadhurst	Lutz	F	33559 US	10/30/2020
Dee Newell	LUTZ	F	33548 US	10/30/2020
Robert Matteson	Lutz	F	33549 US	10/30/2020
Mary Gagliordi	Lutz	F	33559 US	10/30/2020
Victoria Medlin	Lutz	F	33624 US	10/30/2020
Ivelisse Hurtado	Lutz	F	33559 US	10/30/2020
jim burns	Lutz	F	33559 US	10/30/2020
Bill Phagan	Lutz	F	33558 US	10/30/2020
Sheila Frederick	Tampa	F	33612 US	10/30/2020
Tiffany Turner	Lutz	F	33559 US	10/30/2020
Elaine Bolack	Lutz	F	33559 US	10/30/2020
Karen Jeffries	Lutz	F	33559 US	10/30/2020
Paul Suda	Lutz	F	33549 US	10/30/2020
Savannah Foley	Tampa	F	33549 US	10/30/2020
Carol Simon	Tampa	F	33624 US	10/30/2020
Renee Alexander	Lutz	F	33549 US	10/30/2020
Mara Scanlon	Lutz	F	33549 US	10/30/2020
Kathy McCarthy	Tampa	F	33624 US	10/30/2020
Cathleen Jonas	Lutz	F	33548 US	10/30/2020
Jan DeCamp-Brown	Tampa	F	33613 US	10/30/2020
Rebekah Nault	Tampa	日	33618 US	10/30/2020
Sylvia Brent	Lutz	F	33558 US	10/30/2020
Paige Mercer	Tampa	F	33647 US	10/30/2020
Sherry Markee	Tampa	F	33624 US	10/30/2020
Brigette Oates	Lutz	F	33549 US	10/30/2020
Sandy Knight	Lutz	F.	33559 US	10/30/2020

Nina Beezer	Lutz	댐	33549 US	10/30/2020
Tiffanie Piazza	Tampa	F	33602 US	10/30/2020
lan Burkett	Lutz	H.	33558 US	10/30/2020
Jason Hansen	Tampa	日	33618 US	10/30/2020
Joseph Iovino	Tampa	Н	33614 US	10/30/2020
Valerie Puri	Lutz	H.	33558 US	10/30/2020
Barbara lovino	Lutz	H.	33549 US	10/30/2020
Cary Prevatt	Lutz	日	33549 US	10/30/2020
Elizabeth Martoglio	Wesley Chapel	H.	33543 US	10/30/2020
Elizabeth Dunham	Lutz	H.	33549 US	10/30/2020
Shelby Ramirez	Tampa	日	33625 US	10/30/2020
C Rivas	Lutz	H.	33549 US	10/30/2020
Julie Gillespie	Lutz	H.	33548 US	10/30/2020
Charlene Milillo	Lutz	H.	33559 US	10/30/2020
Obel Boza	Lutz	日	33559 US	10/30/2020
Kristin Cox	Lutz	H.	33549 US	10/30/2020
Jenn McGinty	Lutz	H.	33549 US	10/30/2020
Craig Seifert	Lutz	H.	33559 US	10/30/2020
Gary Louks	Tampa	H.	33647 US	10/30/2020
Joni Cagle	Lakeland	H.	33813 US	10/30/2020
Kathryn Ramos	Tampa	H.	33618 US	10/30/2020
Jack Serota	Lutz	日	33549 US	10/30/2020
Sandra Carey	Lutz	F.	33549 US	10/30/2020
Stacey Abitabilo	Lutz	H.	33548 US	10/30/2020
Mercedes Sosa	Lutz	F	33549 US	10/30/2020
Cheryl Grendell	Lutz	F	33559 US	10/30/2020
Wendy Wark	Lutz	H.	33559 US	10/30/2020
Rick and Sharon Sloan	Tampa	H.	33549 US	10/30/2020
selma hidayat	Jackson Heights		11372 US	10/30/2020
eden danella	Saint Augustine		32086 US	10/30/2020
Hayden Hardegree	Athens		30601 US	10/30/2020
Ashley Vasquez	Washington		20011 US	10/30/2020
Lo Gallardo	Fontana		92336 US	10/30/2020
Kyle Marquardt	Appleton		54913 US	10/30/2020

David Kline	Lutz	F.	33549 US	10/30/2020
Maribel Marulanda	New York		11106 US	10/30/2020
David Dusseault	Taunton		2780 US	10/30/2020
Judith Romero	Anaheim		92802 US	10/30/2020
Lisa Halpern	Santa Ana		92704 US	10/30/2020
Taylor Ward	Moscow		83843 US	10/30/2020
Amanda Sevy	Apopka		32712 US	10/30/2020
my childhood will be gone if this doesnt work :(:(Council Bluffs		51501 US	10/30/2020
Charles DeWalt	Tickfaw		70466 US	10/30/2020
Orochi :D			NS	10/30/2020
Jazmin Morales	Canoga Park		91303 US	10/30/2020
Mol Koe	San Diego		92115 US	10/30/2020
Jack Partington	Shreveport		71105 US	10/30/2020
Yinhnit Htoo	Fort Wayne		46835 US	10/30/2020
Andrew Harrison			NS	10/30/2020
Melissa Heithaus	Mckinney		75070 US	10/30/2020
seth taylor	Provo		84601 US	10/30/2020
Karen Killmar	Tampa	F	33549 US	10/30/2020
Teresa Jackson	Land O Lakes	F	34639 US	10/30/2020
Silvia Quiroz	Hawthorne		90250 US	10/30/2020
Mark Eveld	Lutz	H.	33549 US	10/30/2020
Michelle Johnson	Lutz	H.	33549 US	10/30/2020
Shannon Hernandez	Lutz	H.	33558 US	10/30/2020
JIM FREDERICK	Tampa	日	33612 US	10/30/2020
JP Bihorel	Lutz	H.	33549 US	10/30/2020
Jean Sciortino	Lutz	F	33549 US	10/30/2020
Kimberly Goldberg	Lutz	F	33559 US	10/30/2020
Stacie Manrique	Tampa		33549 US	10/30/2020
April Seilheimer	Lutz	H.	33559 US	10/30/2020
John MacLeman	Lutz	日	33558 US	10/30/2020
Dawn Ketz	Lutz	F	33558 US	10/30/2020
Morgan Beck	Lutz	日	33558 US	10/30/2020
Brittany Goble	Lutz	F.	33549 US	10/30/2020
Leah Goldberg	Lutz	FL	33559 US	10/30/2020

Louise Gomez-Northrop	Lutz	H.	33549 US	10/30/2020
Jonathan Adcock	Lutz	F	33549 US	10/30/2020
Alena Davis	Tampa	日	33613 US	10/30/2020
bruce hall	Odessa	F.	33556 US	10/30/2020
Neymi Morales	Tampa		33559 US	10/30/2020
Marjorie Crino	Tampa	日	33539 US	10/30/2020
Ashley Goble	Lutz	日	33558 US	10/30/2020
Nicole Leftenant	Odessa	日	33556 US	10/30/2020
Lindsay Metz	Lutz	日	33549 US	10/30/2020
Sharon Bihorel	Lutz	日	33549 US	10/30/2020
Stephanie Klakring	Lutz	日	33549 US	10/30/2020
ansley younker	Tampa	日	33626 US	10/30/2020
Jeanne Mills	Lutz	日	33549 US	10/30/2020
Linda Muccino	Wesley Chapel	日	33543 US	10/30/2020
Kristy Varga	Lutz	日	33549 US	10/30/2020
Lisa Boyette	Lutz	日	33549 US	10/30/2020
Shannon Rivers	Lutz	日	33559 US	10/30/2020
Brayden Foley	Tampa	Н	33549 US	10/30/2020
Elaine Hall	Lutz	日	33559 US	10/30/2020
george zinsmeister	lutz	日	33549 US	10/30/2020
Maylah Glaser	Tampa	日	33618 US	10/30/2020
Steven Winterol	Lutz	日	33549 US	10/30/2020
Allen Boatman	Lutz	日	33559 US	10/30/2020
Vickey Suda	Lutz	日	33549 US	10/30/2020
Patrice McCabe	Lutz	日	33559 US	10/30/2020
Joanne Piiwaa	Brandon	日	33511 US	10/30/2020
Eric Cupps	Lutz	F	33548 US	10/30/2020
Desiree Castro	Hialeah	F	33015 US	10/30/2020
Andrea F	Lutz	日	33549 US	10/30/2020
Georgiann Snow	Lutz	日	33558 US	10/30/2020
Audrey O'Brien	Lutz	日	33549 US	10/31/2020
Candice Watkins	Tampa	日	33549 US	10/31/2020
Brittany Cisneros	Tampa	7	33618 US	10/31/2020
Tricia McCallister	Lutz	FL	33549 US	10/31/2020

Jennifer Clayton	Lutz	F	33559 US	10/31/2020
shaun goodman	Lutz	日	33549 US	10/31/2020
Pamela Ivancsits	Spring Hill	日	34613 US	10/31/2020
Leslie Bowman	Tampa	FL	33618 US	10/31/2020
Christina Jones	Wesley Chapel	FL	33544 US	10/31/2020
daniel rose	tampa		33613 US	10/31/2020
David Neyman	Lutz	日	33558 US	10/31/2020
Leslie Rhum	Lutz	FL	33559 US	10/31/2020
Deb Benoit	Tampa	日	33611 US	10/31/2020
Jonathan Post	Lutz	FL	33549 US	10/31/2020
April Enright	Lutz	日	33549 US	10/31/2020
Pete Saucedo	Lutz	FL	33559 US	10/31/2020
Rachel Hair	Tampa	日	33549 US	10/31/2020
Amands Iler	Lutz	日	33558 US	10/31/2020
Jeremy Anderson			NS	10/31/2020
Christy Johnson	Virgie	Κ	41572 US	10/31/2020
Elisabeth Russell-wood	Crofton		21114 US	10/31/2020
Rosemary Thorne	Riverview		33579 US	10/31/2020
Brooke G	Beverly Hills		90210 US	10/31/2020
Amanda Torres			NS	10/31/2020
Cate Charest	Blaine		55449 US	10/31/2020
Debra Genovese	Lutz	FL	33548 US	10/31/2020
Bryan Wallace	Lutz	日	33559 US	10/31/2020
Michele Mastrino	Land O Lakes	FL	33559 US	10/31/2020
Lisette Morell	Tampa	日	33624 US	10/31/2020
Susan Whitaker	Lutz	FL	33549 US	10/31/2020
Monica Oberdorfer	Lutz	FL	33549 US	10/31/2020
Tina Gilmer	Tampa	F	33618 US	10/31/2020
Camilo Clark	Lutz	FL	33559 US	10/31/2020
Teresa Anderson	Plant City	日	33566 US	10/31/2020
Gary Rohland	Tampa	FL	33647 US	10/31/2020
Jennifer Post	Tampa	F	33618 US	10/31/2020
Girish Nair	Lutz	日	33559 US	11/01/2020
Richard Pagan		FL	NS	11/01/2020

Roberto Pagan	Tampa	긥	33602 US	11/01/2020
Glyssel Sanabria	Татра	F	33559 US	11/01/2020
Ruben Oliver	Tampa	F	33559 US	11/01/2020
Audry Ojeda	Davenport	Я	33837 US	11/01/2020
Jose Santiago	Tampa	F.	33647 US	11/01/2020
Michelle Gum	Lakeland	F	33559 US	11/01/2020
Johanna Oliver	Lutz	F	33549 US	11/01/2020
Adriana Oliver	Tampa	H.	33102 US	11/01/2020
Alfred Parent	Lutz	F	33549 US	11/01/2020
Sharon Pagan	Lutz	F	33558 US	11/01/2020
Joann Powers	Lutz	H.	33558 US	11/01/2020
Jen Menendez	Lutz	F	33549 US	11/01/2020
Manuel Daboin	Hialeah	F	33015 US	11/01/2020
Hugo Aguilera	Lutz	F	33559 US	11/01/2020
Vilma Spanger 11850 Sophia Dr			SN	11/01/2020
Tracey Delarye	Lutz	H.	33559 US	11/01/2020
Lymari Molier-kust	Tampa	日	33549 US	11/01/2020
Melissa Kust	Holiday	H.	34691 US	11/01/2020
SHARON MIZRACHI	Richmond	¥	77407 US	11/01/2020
MIKE MIZRACHI	Tampa	F	33618 US	11/01/2020
Debbie Cooney	Tampa	F	33618 US	11/01/2020
Jon Edwards	Lutz	H.	33549 US	11/01/2020
Damon Denton	Lutz	F	33559 US	11/01/2020
Kathleen Whitelock	New York	N	10118 US	11/01/2020
Jose Santiago	Tampa	日	33609 US	11/01/2020
Scott Bihorel	Lutz	F	33549 US	11/01/2020
Jeanette Milam	Tampa	日	33616 US	11/01/2020
chris Heider	Tampa	日	33549 US	11/01/2020
Twyla Sumpter	Lutz	H.	33549 US	11/01/2020
Christina Thors	Land O Lakes	F	34638 US	11/01/2020
David Stafford	Tampa	F	33549 US	11/01/2020
Lorraine Goble	Lutz	F	33559 US	11/02/2020
Paul Jeffries	Lutz	F	33559 US	11/02/2020
Tim Blair	Lutz	R	29730 US	11/02/2020

joseph mossey	lutz	日	33548 US	11/02/2020
Rhonda Rhodes	Lutz	F	33558 US	11/02/2020
Scott Hurst	Tampa	FL	33549 US	11/02/2020
danny Ortiz	Orlando	FL	32825 US	11/02/2020
Ann Pasquino	Land O Lakes	FL	34637 US	11/02/2020
Jade Celli	Wesley Chapel	F	33543 US	11/02/2020
Michael Celli	Tampa	F	33624 US	11/02/2020
Dana Deak	Tampa	F	33637 US	11/02/2020
Kenneth Boykin	Lutz	F	33558 US	11/02/2020
Lisa Harris	Tampa	F	33613 US	11/02/2020
Susan Coooer	Lutz	F	33558 US	11/03/2020
Kim Mazzarella	Lutz	F	33559 US	11/03/2020
John Hershberger	Tampa	F	33559 US	11/03/2020
Carla Bearden	Lutz	F	33558 US	11/03/2020
Patricia Smothers	Safety Harbor	F	34695 US	11/03/2020
Aaron Overton	Tampa	F	33617 US	11/03/2020
David Bearden	Orangeburg	SC	29115 US	11/03/2020
Kayla Lewis	West Palm Beach		33411 US	11/03/2020
James Mmcgovern	Tampa	H.	33559 US	11/03/2020
Kim Triplett	Minneola	F	34715 US	11/03/2020
Jessica Hassell	Four Oaks	NC	27524 US	11/03/2020
Cindy Cesani	Tampa	F	33559 US	11/03/2020
Jennifer Stack	Branchville	SC	29115 US	11/03/2020
Ralph Gagliordi	Lutz	F	3383733559 US	11/03/2020
Julie McLendon	Tampa	F	33624 US	11/03/2020
Kay Gaffney	Hartford	CT	6183 US	11/03/2020
Andrew McCutchen	Lutz	F	33548 US	11/03/2020
Mara McCutchen	Lutz	F	33548 US	11/03/2020
yetzaira serrano	San Lorenzo	PR	754 US	11/03/2020
Beth James	Chicago	_	90909 OS	11/03/2020
Karlene Ludwig	Lutz	F	33548 US	11/03/2020
Giao Cretsinger	Brandon	F	33510 US	11/03/2020
Adriana Flores	Tampa	F	33647 US	11/03/2020
Veronica Suarez	Lutz	님	33558 US	11/03/2020

Mitchell Flores	Lutz	卍	33549 US	11/03/2020
Jane botting	Tampa	긥	33617 US	11/03/2020
Christine Alfonso	Land O Lakes	7	34638 US	11/03/2020
Rachel Chamberlain	Lutz	J	33558 US	11/03/2020
shirley Blanchard	Lutz	긥	33649 US	11/03/2020
Janice Rodriguez	Lutx	긥	33548 US	11/03/2020
Genevieve Williamson	Lutz	급	33549 US	11/03/2020
Pablo M Rivera	Lutz	긥	33549 US	11/03/2020
R Nelson	Lutz	긤	33649 US	11/03/2020
Greg McNutt	Luz	긤	33549 US	11/03/2020
Carissa Parker	Lutz	긥	33548 US	11/03/2020
Guy Garcia	Tampa	긥	33612 US	11/03/2020
Christy Gibilisco	Land O Lakes	긥	346388042 US	11/03/2020
Yanitza Santiago Perez	Land O Lakes	긥	34639 US	11/03/2020
Leo Dray			SN	11/03/2020
Dylan Smith	Houma		70364 US	11/03/2020
Sunny C	Sanger		93657 US	11/03/2020
Candice Brockman	Stone Mountain		30087 US	11/03/2020
Bo Ritz	Gibsonia		15044 US	11/03/2020
Maria Hicks	Lutz	긥	33548 US	11/03/2020
Donald Zentmeyer	Lutz	긤	33549 US	11/03/2020
Yolanda Torres	Orlando	F	32810 US	11/03/2020
Angelica Figueroa	Lutz	긤	33559 US	11/03/2020
Kathleen Castellano	Lutz	긤	33549 US	11/03/2020
Ray Figueroa	Lutz	긤	33558 US	11/03/2020
Yamir Lopez	Lutz	긤	33558 US	11/03/2020
Tynese Cunningham	Tampa	긤	33618 US	11/03/2020
Jenny Hess	Tampa	긤	33624 US	11/03/2020
Yuitza Humaran		PR	612 US	11/03/2020
Benji McConnerad	chcahpo		95743 US	11/03/2020
William Cook	Rockaway Park		11697 US	11/03/2020
Isabella Funk	San Jose		95112 US	11/03/2020
Temperance Graham	Adams		97810 US	11/03/2020
Logan Bailey	Clermont		34714 US	11/03/2020

Cheryl Chatman	New York		10009 US	11/03/2020
Teagen Luedke	Algoma		54241 US	11/03/2020
Jack McComas	Redondo Beach		90277 US	11/03/2020
Mei Freeze	Lutz	F	33558 US	11/03/2020
Leslie O'Connell	Wesley Chapel	F.	33545 US	11/03/2020
Nicole Richardson	Tampa	FL	33624 US	11/03/2020
Florimar Galdon	Carolina		SN	11/03/2020
Vivian Archilla	Saint Petersburg		33705 US	11/03/2020
Nicole Peterson	Valrico	F	33596 US	11/03/2020
Roger Burnette	Lutz	FL	33559 US	11/04/2020
Farah Fougere	Land O Lakes	F.	34639 US	11/04/2020
Karen Wesler	Lutz	F	33549 US	11/04/2020
Jesse Bunner	Tampa	FL	33624 US	11/04/2020
Stephanie Lloyd	Tampa	FL	33618 US	11/04/2020
payton hudson	Wesley Chapel	F.	33544 US	11/04/2020
Emily Anderson	Tampa	F	33618 US	11/04/2020
Robin Nicole			SN	11/04/2020
Robert Backus	Lutz	F	33559 US	11/04/2020
Tara Garofalo	Lutz	F.	33549 US	11/05/2020
Paula Cox	Land O' Lakes	F	33558 US	11/05/2020
Lonna Vizzari	Lutz	F	33558 US	11/05/2020
Sandra Marrow	Lutz	F.	33549 US	11/05/2020
Jennifer Ivey	Lutz	F	33549 US	11/05/2020
Andrea Fuller	Land O Lakes	F	34639 US	11/05/2020
Kristin Mecum	Land O Lakes	F	34639 US	11/05/2020
Mallory Posluszny	Lutz	F	33549 US	11/05/2020
Robert Govin	Lutz	F	33559 US	11/05/2020
Melissa Howell	Lutz	F	33549 US	11/05/2020
Frank L. Gonzalez	Lutz	F.	33549 US	11/05/2020
sheila ivey	lutz	F	33559 US	11/05/2020
Linda Urban	Land O Lakes	F	34639 US	11/06/2020
Jessica Meiczinger	Land O Lakes	F	34639 US	11/06/2020
Joseph Cramer	Nashville		37221 US	11/06/2020
Joshua Corbin	Tampa	FL	33624 US	11/06/2020

Mayyada Halwani	Tampa	FL	33647 US	11/06/2020
Deanna Morrow	Lutz	Fl.	33549 US	11/07/2020
Diana Hohl Ricketts			NS	11/07/2020
Katja Mosher	Land O Lakes	H.	34638 US	11/08/2020
Denege Carver	Lutz	日	33558 US	11/08/2020
Dave and Jackie Mundhenk	Lakeland	F	33813 US	11/08/2020
Anthony Crea	Fort Lauderdale	H.	33328 US	11/10/2020
John Crea	Coral Springs	H.	33181 US	11/10/2020
Hannah Ettinger	Land O Lakes	F	34639 US	11/10/2020
Victor Flores	Delray Beach	F	33445 US	11/10/2020
Orlando Vinasco	Chicago	_	60634 US	11/10/2020
James Payne	Tampa	F	33619 US	11/10/2020
Jennifer Boisvert	Leesburg	F	34748 US	11/10/2020
Brennan Millermon	Tampa	H.	33617 US	11/10/2020
Taylor Mclynas	New Port Richey	H.	34652 US	11/10/2020
Vian Baltimore	Hialeah	H.	33015 US	11/10/2020
Brandi Nation	Tampa	H.	33615 US	11/10/2020
Kelly Swift	Winfield	_	60190 US	11/10/2020
Kel Alexander	Las Vegas	N<	89115 US	11/10/2020
Harley Mednick	Spring Hill	F	34608 US	11/10/2020
Rodney Oquendo	Orlando	F	32822 US	11/10/2020
Joshua Grace	Tampa	F	33612 US	11/10/2020
Kayla Vizza	Largo	F	33771 US	11/10/2020
Kledio Lili	Clearwater	F	33764 US	11/10/2020
James Walker	Татра	F	33607 US	11/10/2020
Haley Barry	University Park	PA	16802 US	11/10/2020
Kelsey Hughlett	Lutz	F	33559 US	11/10/2020
Elizabeth Betancourt	Tampa	F.	33615 US	11/10/2020
Johnmichael Estevez	Tampa	F	33614 US	11/10/2020
destiny hill	Delray Beach	F	33445 US	11/10/2020
Taylor Brown	Spring Hill	F	34609 US	11/10/2020
abigail stillwell	Riverview	F	33578 US	11/10/2020
Abigail Christian	Orlando	F	32822 US	11/10/2020
Travis Beene	Lakeland	FL	33801 US	11/10/2020

Alberto Betancourt	Tampa	긤	33604 US	11/10/2020
Dominick Rivers	Tampa	긤	33615 US	11/10/2020
Bellana Bleil	Saint Petersburg	급	33702 US	11/10/2020
Courtney Bonacum	Tampa	႕	33619 US	11/10/2020
alyssa denae	Winter Haven	긥	33884 US	11/10/2020
Fyson Hughes	Duluth		55811 US	11/10/2020
Kathryn Ross	Tampa	႕	33626 US	11/10/2020
Jacorey Stallworth	Jacksonville	႕	32244 US	11/10/2020
David Herbert	Miami	႕	82718 US	11/10/2020
Kelly Dickerson	Tampa	႕	33604 US	11/10/2020
Shay Davis	Boca Raton	긥	33433 US	11/10/2020
Cierra Milao	Tampa	႕	33607 US	11/10/2020
Healee Hason	Orlando	긥	32822 US	11/10/2020
Austin Rodriguez	Sarasota	႕	34239 US	11/10/2020
Jordan Blunt	Tampa	႕	33611 US	11/10/2020
Donald Young	Tampa	႕	33618 US	11/10/2020
Cody Guffey	Lafayette	<u>Z</u>	47901 US	11/10/2020
Lenir La Cour	Tampa	႕	33609 US	11/10/2020
Madison Goldsmith	Orlando	႕	32828 US	11/10/2020
Bilal Erdem	Brandon	႕	33511 US	11/10/2020
Jennifer Gonzalez	Tampa	႕	33614 US	11/10/2020
christianna d	Tampa	႕	33614 US	11/10/2020
Jaime Bargo	Plant City	႕	33565 US	11/10/2020
Beatriz Sanchez	Tampa	႕	33813 US	11/10/2020
taylor fay	Wesley Chapel	႕	33543 US	11/10/2020
April Kelly	Clearwater	႕	33755 US	11/10/2020
Jonathan Cintron	Tampa	႕	33604 US	11/10/2020
Taya Vaughn	St. Petersburg	႕	33705 US	11/10/2020
Martin Cook	Brentwood		3u027 US	11/12/2020
Tiffany Guash	Tampa	႕	33617 US	11/13/2020
james mackey	Татра	႕	33624 US	11/15/2020
German URREA	Татра	႕	33637 US	11/20/2020
J Vernick	Zephyrhills	႕	33540 US	11/23/2020
Suzanne Sanders	Oldsmar	교	34677 US	11/28/2020

CARMEN SCHULTZ	Lutz	H	,	33558 US	11/30/2020
Barbara Bridges	Wesley Chapel	FL	.,	33543 US	12/02/2020
Victoria White	Lutz	FL	.,	33549 US	12/02/2020
James Carroll	Lutz	FL	.,	33559 US	12/02/2020
k sanborn	Wesley Chapel	FL	.,	33544 US	12/02/2020
alexandra norrie	land o lakes	FL	.,	34639 US	12/02/2020
Maria Elena D'Amico	Татра	FL	.,	33549 US	12/03/2020
Debbie Hines	Orlando	FL	.,	32822 US	12/03/2020
Karen Hymowitz	Lutz	FL	.,	33549 US	12/03/2020
Don Cameron	Lutz	FL	.,	33648 US	12/03/2020
Gayle Bartlo	lutz	FL	.,	33549 US	12/03/2020
Jeanette Milam	Lutz	F	,	33549 US	12/05/2020
Kristen Lasanta	Lutz	FL	.,	33549 US	12/06/2020
Charleen Winters	Lutz	FL	,	33558 US	12/10/2020
Deborah Armstrong	Land O Lakes	FL	.,	34639 US	12/16/2020
Christeen Anderson	Crestview	F	,	32539 US	12/17/2020
Djamila grouci	Paris			75011 France	12/17/2020
tom risken	Heide		. •	25746 Germany	12/17/2020
martine cuisenaire	Heer			5543 UK	12/17/2020
catherine cheneval	LYON			73000 Spain	12/17/2020
Christopher Evans	Shobdon	_	HR6	N	12/17/2020
Eva Maria Genovese	Muttenz			Switzerland	12/17/2020
cathala corine	Pierrelatte		. •	26700 France	12/17/2020
Susana Muñoz	Madrid		. ,	28019 Spain	12/17/2020
joyce alexander	Edinburgh	ө	eh151le	Ϋ́	12/17/2020
sylvyane lambert - husin	Benon			17170 France	12/17/2020
Chardonnens Sonja	Mannens			1564 Switzerland	12/17/2020
Andrea Maurice	Taylorsville	T)	50	84129 US	12/17/2020
graham duncan	Limerick			Ireland	12/17/2020
dominique benoit	Villiers-en-Désoeuvre		0,	94440 France	12/17/2020
Dominique LANG	Vaison-la-Romaine		50	84110 France	12/17/2020
jocelyne lapointe	Terrebonne	CA	j6w0b5	NS	12/17/2020
Gerard Goulette	Montréal	_	H1e3e9	Canada	12/17/2020
Astrid V.d. Geest	Stadskanaal			9502 Netherlands	12/17/2020

Frutuoso Christina	Esch		4069 L	4069 Luxembourg	12/17/2020
jade ALF	Blois		41000 France	rance	12/18/2020
alain neven	seraing		ш	Belgium	12/18/2020
Andrew Vallender	Ventnor	ENG	PO38 1BH	UK	12/18/2020
maria kljuce	Melbourne		3940 ₽	3940 Australia	12/18/2020
Sue Cone	Hessle	ENG	Hu13 9DS	NS	12/18/2020
Sylvia Breuer	Canby	Ν Σ	26220 L	NS	12/18/2020
Sandra Snelders	Lowell	MA	1854 L	NS	12/18/2020
Sinclair Petra	Erlensee		63526	Germany	12/18/2020
michon emmanuelle	longes	႕	69420 US	SI	12/18/2020
Nelly Nyffeler	Derendingen		4552 S	4552 Switzerland	12/18/2020
laurence vanham	5310 leuze		5310 E	5310 Belgium	12/18/2020
Angel Woytovich	Toronto		M3J (Canada	12/18/2020
brigitte d'amico	Montpellier		34080 France	rance	12/18/2020
Debbie Brent	Columbia	MD	21045 US	SI	12/18/2020
NA	Ulica		51260 Croatia	Croatia	12/18/2020
veronique LOUTZ			77640 France	rance	12/19/2020
John Roberts	Birmingham	ENG	b314nu L	UK	12/19/2020
arnaud parent	métabief		25370 France	rance	12/19/2020
F Sandras	Bauvin		59221 F	France	12/19/2020
Andréa Branco	Sao Paulo		4110 Brazil	3razil	12/19/2020
Nicole Roussou	Piraeus		0	Greece	12/19/2020
Jusandra Passos	Sao Paulo		Ш	Brazil	12/19/2020
Inge Stadler	Hilpoltstein		91161	Germany	12/20/2020
Rolf Mense	Puerto Lumbreras		30891 S	Spain	12/20/2020
Anneke v. Brussel Andries	Raamsdonksveer		4941JT N	Netherlands	12/20/2020
Ana Gruber	Wolfratshausen		82515 6	Germany	12/20/2020
Hanneke Mol	Poortvliet	NE	4693EG L	NS	12/20/2020
andy richter	wiener neustadt		2700 Austria	Austria	12/20/2020
Sylvia DRIOULE	Li∳ge		Ш	Belgium	12/20/2020
Chantal Vissenaekens	Talloires		74290 France	rance	12/20/2020
Brigitte Hermanns	Düsseldorf		40479 6	40479 Germany	12/20/2020
brigitte vanbekbergen	bruxelles		1060 E	1060 Belgium	12/20/2020
Valérie RAYNAUD	Sainte-clotilde		97441 France	rance	12/20/2020

Marion Schiffers	Brussels			4720 Belgium	12/21/2020
Caroline Sévilla	Paris			75001 France	12/21/2020
Gaïa Shepered	Gennevilliers			92230 France	12/21/2020
Kate Kenner	Guilford	۲		5301 US	12/21/2020
simone maes				9000 Belgium	12/21/2020
sara sang	los angeles	5		91601 US	12/21/2020
Maryann Staron	Evergreen Park	_		60805 US	12/21/2020
Wendy Forster				Ϋ́	12/21/2020
Elisabeth Bechmann	Polten			3100 Austria	12/21/2020
Frédéric Jaubert	Pont de Chéruy			38230 France	12/21/2020
Kristina Sedic	Zagreb			10000 Croatia	12/22/2020
bellinda rolf-jansen	Wijk Bij Duurstede			3961 US	12/22/2020
Janina Grage				44649 Germany	12/23/2020
Jean Chagnon	Montréal		H2K	Canada	12/25/2020
Janine Vinton	Hastings			3915 Australia	12/25/2020
sue sch.	Florida	႕		89077 US	12/27/2020
Hendricka Samytowski	Noranda			6062 Australia	12/28/2020
Janis Mann	Tampa	႕		33559 US	01/05/2021
Samantha Ficca	Lutz	႕		33549 US	01/08/2021
Deniz Tuncalı	Istanbul			Turkey	01/13/2021
Meagan Rathman	Tampa	님		33637 US	01/18/2021
Mary Rathman	Land O Lakes	႕		34639 US	01/18/2021
Anna Mat	Lutz	႕		33549 US	01/18/2021
Lisa brooks	Largo	႕		33774 US	01/19/2021
Nelson A Irena	Riverview	님		33578 US	01/19/2021
Kathleen Roberts				NS	01/21/2021
Harold Arango	Lutz	႕		33559 US	01/21/2021
Joshua Cesani	Tampa	႕		33559 US	01/21/2021
Mariza Cooper	Татра	႕		33629 US	01/21/2021
Natausha Sawyer	Tampa	႕		33559 US	01/21/2021
Vincent Won	Austintown	Н		44511 US	01/21/2021
Jesenia Melton	Tampa	႕		33603 US	01/22/2021
Desiree Melton	Tampa	긥		33615 US	01/22/2021
Emily Suttem	Clearwater	F		33756 US	01/22/2021

FL 33611 NY 11209 FL 33637 FL 33637 FL 33624 FL 33624 48 FL 33617 48 FL 33617 48 FL 33617 48 FL 33617 48 FL 33618 C 45322 C 40258 ica ica ica ica ica ica ica ic	Kevin Ros	Tampa	급 :	33614 US	01/22/2021
Tampa FL Brooklyn NY Tampa FL Santon Dayton FL Santon Carrollton TX Santa Monica FL Santa Monica F	ancuso	Westwood	Z		01/22/2021
Brooklyn NY Tampa FL	eugebauer	Tampa	긥		01/22/2021
Tampa FL Tam	nnett	Brooklyn	Z		01/22/2021
Tampa FL Sartollon TX TX Tampa FL Santa Monica FL Santa Monica FL Santa Monica FL Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim Lutz FL Santa Maneim FL Santa Monica FL Santa Mo	Hall	Tampa	F		01/22/2021
Tampa FL Tampa FL Tampa FL Tampa FL Tampa FL Betroit Tampa FL Hastings Englewood Dayton Lutz Carrollton Carrollton TX Andower Douglasville Goodwater Louisville Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim FL 3 3 4 4 4 6 9 9 8 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ca Diaz	Tampa	H.		01/22/2021
Tampa FL Tampa FL Tampa FL Tampa FL Hastings Englewood Dayton Lutz Glen Allen Carrollton TX Andover Douglasville Goodwater Louisville Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim FL 3 3 4 4 4 9 9 8 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Hall	Tampa	H		01/22/2021
Tampa Detroit Tampa Hastings Englewood Dayton Lutz Glen Allen Carrollton Andower Douglasville Goodwater Louisville Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim Lutz FL 33 64 65 66 67 77 78 78 79 79 70 70 70 70 70 71 71 72 71 73 74 75 75 75 76 76 76 77 77 78 78 78 78 78 78 78 78 78 78 78	Jefferson	Tampa	日		01/22/2021
Tampa FL 3 Hastings Englewood Dayton Lutz Glen Allen Carrollton TX andover Douglasville Goodwater Louisville Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim FL 3	sa Luciano	Tampa	F		01/22/2021
Hastings Englewood Dayton Lutz Carrollton andover Douglasville Goodwater Louisville Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim Fut Carrollton A 4 4 9 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	amilton	Detroit			01/24/2021
Hastings Englewood Dayton Lutz Glen Allen Carrollton TX andover Douglasville Goodwater Louisville Santa Monica Fort Lauderdale Mission Viejo Northridge El Paso Colorado Springs Anaheim Lutz FL Tampa FL Tampa	an Hassam	Tampa	H.		01/25/2021
Englewood 45322 Dayton FL 33529 Glen Allen 23060 23060 Carrollton TX 75007 andover 1810 30135 Goodwater 40258 35072 Louisville 33314 Santa Monica 90405 Fort Lauderdale 91325 Mission Viejo Poste Northridge 79912 Colorado Springs 80922 Anaheim FL Lutz FL Tampa FL Tampa FL 33616	Iders	Hastings		4120 New Zealanc	01/26/2021
Dayton 45426 Lutz FL 33559 Glen Allen 23060 andover 1810 Douglasville 30135 Goodwater 40258 Santa Monica 90405 Fort Lauderdale 91325 Koission Viejo 91325 El Paso 79912 Colorado Springs 80922 Anaheim FL 33516 Lutz FL 33516	niels	Englewood		45322 US	01/31/2021
Lutz FL 33559 Glen Allen 23060 Carrollton TX 75007 andover 1810 Douglasville 30135 Goodwater 40258 Louisville 35072 Louisville 92691 Fort Lauderdale 92691 Northridge 92691 Northridge 79912 Colorado Springs 80922 Anaheim FL 33559 Tampa FL 33516	Holmes	Dayton		45426 US	02/01/2021
Glen Allen 23060 Carrollton TX 75007 andover 1810 Douglasville 30135 Goodwater 40258 Louisville 40258 Santa Monica 90405 Fort Lauderdale 92691 Northridge 92691 Northridge 79912 Colorado Springs 79912 Colorado Springs 80922 Anaheim FL 33559 Tampa FL 33516	dro Zeballos	Lutz	日		02/06/2021
Carrollton TX 75007 andover 1810 Douglasville 30135 Goodwater 40258 Louisville 90405 Santa Monica 90405 Fort Lauderdale 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim FL 33559 Tampa FL 33616	' Garabedian	Glen Allen			02/08/2021
Carrollton TX 75007 andover 1810 Douglasville 30135 Goodwater 40258 Louisville 40258 Santa Monica 90405 Fort Lauderdale 33314 Mission Viejo 91325 El Paso 79912 Colorado Springs 80922 Anaheim FL 33559 Tampa FL 33516	e Dawson			SN	02/08/2021
Carrollton TX 75007 andover 1810 Douglasville 30135 Goodwater 40258 Santa Monica 90405 Fort Lauderdale 92691 Mission Viejo 91325 El Paso 79912 Colorado Springs 80922 Anaheim FL Tampa FL Tampa FL	Kielty			SN	02/08/2021
andover Douglasville Goodwater Louisville Santa Monica Santa Monica Fort Lauderdale Mission Viejo Northridge EI Paso Colorado Springs Anaheim FL Tampa FL Satta 1810 30135 90405 92691 92691 92691 92691 80922 Anaheim FL Satta FL Satta	Obi	Carrollton	¥		02/08/2021
Bouglasville 30135 Goodwater 40258 Louisville 40258 Santa Monica 90405 Fort Lauderdale 92691 Mission Viejo 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	n Alpert	andover		1810 US	02/08/2021
Goodwater 35072 Louisville 40258 Santa Monica 90405 Fort Lauderdale 33314 Mission Viejo 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim FL Tampa FL	one	Douglasville			02/08/2021
Louisville 40258 Santa Monica 90405 Fort Lauderdale 33314 Mission Viejo 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	a Evans	Goodwater			02/08/2021
Santa Monica 90405 Fort Lauderdale 33314 Mission Viejo 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	S	Louisville			02/08/2021
Fort Lauderdale 33314 Mission Viejo 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	laney	Santa Monica			02/08/2021
Mission Viejo 92691 Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	ıs Mack	Fort Lauderdale			02/08/2021
Northridge 91325 El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	ischer	Mission Viejo			02/08/2021
El Paso 79912 Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	n Horrell	Northridge			02/08/2021
Colorado Springs 80922 Anaheim 92801 Lutz FL 33559 Tampa FL 33616	; LECHUGA	El Paso			02/08/2021
iere Anaheim 92801 Lutz FL 33559 Tampa FL 33616	se Richards	Colorado Springs			02/08/2021
Lutz FL 33559 Tampa FL 33616	el LaFreniere	Anaheim			02/08/2021
Tampa FL 33616	ie Uzonyi	Lutz	F		02/09/2021
	Arango	Tampa	님		02/09/2021

Subject: RE: Party of Record- Hearing Inbox Error Date: Monday, February 15, 2021 12:58:58 PM

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

image004.png

Hi Rosa,

The ones in the "20-1282 POR" folder came in Wednesday and Thursday before the cut-off date. All the others came in after that date and were late. I check the inboxes very often and I can say with complete confidence that these emails were not there. I have already submitted an IT Service Desk incident to find the cause of the issue and make sure it does not happen again.

Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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From: Timoteo, Rosalina

Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

When did these come in?

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

<<u>RomeA@hillsboroughcounty.org</u>>

Subject: Party of Record- Hearing Inbox Error

Good Morning Rosa,

Unbeknown to us, the hearings inbox was having technical issues last week. When I checked this morning, there were POR emails that were not there on Friday but had arrived before the written testimony deadline. Attached are the on-time POR emails for 20-1282, the late POR emails for 20-1282, and other late emails for other applications.

Update: This email came back because it was too large. I am sending the late emails regarding the other application, 21-0130, in a follow-up.

Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Hearings

Sent: Monday, February 8, 2021 1:30 PM

To:Timoteo, RosalinaCc:Rome, AshleySubject:FW: RZ20-1282

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

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----Original Message-----

From: Mary Gagliordi [mailto:mkrieck@verizon.net]

Sent: Monday, February 8, 2021 12:27 PM To: chapela@hillsboroughcounty.org

Cc: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: RZ20-1282

[External]

Hello Ms Chapela,

My husband and I are 24 year residents at Fiddlers Cove in Lutz. What attracted us to the community was the beautiful nature that surrounded us. We have enjoyed the peace and quiet, the beautiful live oaks, several that are hundreds of years old, the sighting of deer, wild turkeys, foxes, gopher turtles and yes, wild boars!

All of this would be destroyed if the property in front of our community would be allowed to build 4 multi family apartment houses. The addition of traffic to already crowded Livingston Avenue alone would diminish our quality of life and property value.

We beg you not to let RZ20-1282 be approved.

Thank you for your help.

Regards, Mary and Ralph Gagliordi 2601 Cello Lane Lutz, FL 33559

Sent from my iPhone

February 10, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Zoning Hearing Master,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Stephanie M. King, PRP Stephanie M. King, PRP

2605 Fiddlestick Circle

Lutz, FL 33559 941-380-7702

samkingprp@gmail.com

From: Sam King, PRP <samkingprp@gmail.com>
Sent: Wednesday, February 10, 2021 10:44 AM

To: Hearings; Sam King, PRP

Subject: Rezoning on Livingston for higher usage

Attachments: Zoning Hearing Master.pdf

Follow Up Flag: Follow up Flag Status: Flagged

[External]

Zoning Hearing Master,

Please see the attached letter against the requested change in land usage to a higher land usage on property on Livingston.

I hope that you will take my concerns into consideration.

Stephanie (Sam) King, PRP

--

Stephanie King, PRP PO Box 495482 Port Charlotte, FL 33949 941-380-7702

[&]quot;Great meetings take more time to plan than to present." S. King

Subject: RE: Party of Record- Hearing Inbox Error Date: Monday, February 15, 2021 12:58:58 PM

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

image004.png

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Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

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From: Timoteo, Rosalina

Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

When did these come in?

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

W: HCFLGov.net

Hillsborough County

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Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

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February 11, 2021

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Mr. Augustine,

Below is a letter my next-door neighbor created for us to send to express our opposition to rezoning the property located diagonally across the only entrance to our neighborhood. Someone has either bought that property or thinking of buying it & changing the zoning to accommodate much more living units per acre than it is currently zoned for. There are no plans to widen Livingston Ave from a 2-lane road & there is a lot of traffic as it is. Putting 41 townhomes on that little piece of land is going to potentially bring in 82 more cars to that area which is going to effect getting in & out of our neighborhood. We bought our house 21 years ago because this area was mostly houses & on bigger lots giving more space between neighbors. Please do what you can to keep the zoning as it is or whatever is required for houses only — no townhomes or apartments. Thank you!

As an affected neighbor, I am writing this letter to express serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. This development is considered unacceptable and is being opposed for the following reasons:

- 1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. We disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3. Based on the Comprehensive Plan Policy 1.2: 'Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. With the existing communities around this parcel, we are not sure why any higher density zoning was ever considered. RSC-12 is not compatible and is completely out of step with the existing communities and development patterns.
- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. We understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are large and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there

is a need to protect existing neighborhoods and communities."

We recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 are more dense communities than all the other surrounding communities. We believe that it functions as a 'transition area' as described in Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Dr on Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes generally become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.' This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

5. Livingston traffic is already frequently backed up from Bearss to north of 275. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County. 6. This parcel is immediately north of the Cypress Creek Preserve, within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

7. Objective 12-1 of the Rezoning Application reiterates '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. Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 to 3 car attached garages on large lots, and thus in agreement with the Comprehensive Plan of Hillsborough which was prepared

for the benefit and well-being of the citizens of Hillsborough County. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Name: Valerie & Stephen Ribecky

Address: 16103 Darnell Rd, Lutz, FL 33549

Phone: 813-910-2282

Email: ribecky@yahoo.com

From: Valerie Ribecky <ribecky@yahoo.com>
Sent: Thursday, February 11, 2021 1:14 PM

To: august@PlanCom.org
Cc: Hearings; Chapela, Tania

Subject: Proposed townhomes on Livingston Ave in Lutz (zoning application #RZ STD 20-1282)

Attachments: Rezoning Opposition Letter.docx

Follow Up Flag: Follow up **Flag Status:** Flagged

[External]

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Valerie Ribecky

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

image004.png

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Thank you,

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Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

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W: HillsboroughCounty.Org

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From: Timoteo, Rosalina

Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

When did these come in?

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

W: HCFLGov.net

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From: Harold Arango <harold.arango@verizon.net>

Sent: Tuesday, February 9, 2021 6:32 PM

To: Hearings

Subject: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Follow Up Flag: Follow up Flag Status: Flagged

[External]

Ladies and Gentlemen:

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I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community'.

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

Please help us preserve our communities.

Thank you for your consideration.

Respectfully,

Harold Arango 2605 Cello Lane Lutz, FL 33559 (813)728-1740 harold.arango@verizon.net

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From: Timoteo, Rosalina

Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

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From: Stella R <jadedphoenix@msn.com>
Sent: Stella R <jadedphoenix@msn.com>
Thursday, February 11, 2021 9:37 PM

To: august@PlanCom.org
Cc: Chapela, Tania; Hearings

Subject: Livingston Rezoning RZ STD 20-1282

Follow Up Flag: Follow up Flag Status: Flagged

[External]

Mr. August,

I am writing today in regard to the rezoning request for the above mentioned property. I am a twenty year resident of Silver Forest subdivision on the opposite side of Livingston. I am against this rezoning based on the current developers' proposal. While most of us can agree that community development is a benefit to all and worth some trivial inconvenience, development that is incompatible to the neighborhood surrounding such as I believe this proposal is, is a theft from all affected by it. We have as a community consistently said that single family homes are the standard that we wish to see, consistent with our investment in our own properties. I chose my home because of the low density and greenspace. This proposal seeks to install two story townhomes, destroy irreplaceable wetlands(a hallmark of our community) and further choke the single access road so many of us depend on. The traffic at all hours of the day on Livingston existing to Bearss Ave. is congested, at rush hour it is not uncommonly a twenty minute or better wait. I am disabled, an extra five minutes spent at the light between my house and the hospital could genuinely equal death for me were I require an emergency transfusion due to bleeding as I have in the past. The difference between ten additional cars and eighty is a huge ask on a roadway that can not be widened. Frustratingly the developer has been unwilling to meet with our spokesman. As he is unwilling to hear our concerns. I would ask that you do. Thank you for your time.

Andrea Foster 15908 Shawver Lake Dr. LUTZ FI 33549. Sent from Mail for Windows 10

Subject: RE: Party of Record- Hearing Inbox Error Date: Monday, February 15, 2021 12:58:58 PM

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

image004.png

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Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Timoteo, Rosalina

Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

When did these come in?

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

W: HCFLGov.net

Hillsborough County

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From: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

<RomeA@hillsboroughcounty.org>

Subject: Party of Record- Hearing Inbox Error

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D. Michael Lins J. Michael Lins

14497 N. Dale Mabry Hwy. Suite 160-N Tampa, FL 33618 Phone: (813) 386-5768

(813) 964-8005

Fax: (813) 968-9426

February 11, 2021

Via email

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Hearing Master:

My wife and I reside at 1929 Curry Road in Lutz. We've lived at that address since 1992. Throughout the years that we have lived at this address, we've seen traffic on Livingston Road become increasingly stop-and-go. Often it is backed up for miles and is near impossible to pull out onto Livingston from Curry Road. As traffic has worsened, we've also seen an increase in wildlife kills of deer, turkeys and gopher tortoises.

The subject project referenced above will impact us and our neighbors. As a result, I am writing this letter to express my wife's and my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, inconsistent with surrounding properties, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns. Please note that none of the abutting or nearby communities have this density and all consist of single-family homes with attached garages.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.
- 6. Objective 12-1 of the Rezoning Application reiterates '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.' Small

townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider recommending denial of this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with two car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We and most of our neighbors moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Very truly yours,

LINS LAW GROUP, P.A.

1 mihal Lan

D. Michael Lins, Esquire

Rome, Ashley

From: Michael Lins <mike@linslawgroup.com>
Sent: Thursday, February 11, 2021 2:36 PM

To: Hearings

Subject: Livingston Rezoning RZ STD 20-1282

Attachments: Ltr ZHM Re Livingston Rezoning RZ STD 20-1282.pdf

Follow Up Flag: Follow up **Flag Status:** Flagged

[External]

Gentlemen/Ladies:

Please see attached correspondence regarding the above matter.

Thank you for your consideration.

D. Michael Lins, Esq. LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy. Suite 160-N Tampa, FL 33618 Ph. 813-386-5768 Fax 813-968-9426 www.linslawgroup.com



To ensure compliance with Treasury Department regulations, we advise you that, unless otherwise expressly indicated, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or applicable state or local tax law provisions or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.



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From:MacDonald, ConnorTo:Timoteo, RosalinaCc:Medrano, Maricela

Subject: RE: Party of Record- Hearing Inbox Error Date: Monday, February 15, 2021 12:58:58 PM

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

image004.png

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Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

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M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

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Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Subject: RE: Party of Record- Hearing Inbox Error

When did these come in?

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

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From: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

<RomeA@hillsboroughcounty.org>

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February 11, 2021

Zoning Hearing Master (ZHM) County Center 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Hearing Master,

Thank you in advance for taking the time to read this letter. Our local community understands that you and your colleagues are busy, especially given the time demands brought about by the Covid-19 crisis and we appreciate your attention to this matter. I live in the Curry Cove community immediate across Livingston Avenue from the property in question.

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development to be unacceptable, and I (like many of my neighbors on both sides of Livingston) oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

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- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

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This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'. Again, all the surrounding residential communities consist solely of single-family homes with attached garages.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Curry preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated.
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Recommending this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counterproductive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

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We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Rome, Ashley

From: Julie Meisner <jcmeisner@me.com>
Sent: Thursday, February 11, 2021 2:40 PM

To: Hearings

Cc: mariaelena.damico@gmail.com; todd@pressmaninc.com

Subject: Fwd: Scanned document from HP ePrint user re Opposition to Rezoning; Zoning

Application #RZ STD 20-1282

Attachments: HPSCAN_20210211192519786_2021-02-11_192615698.pdf

Follow Up Flag: Follow up Flag Status: Flagged

[External]

Sent from my iPad

Begin forwarded message:

From: eprintcenter@hp8.us

Date: February 11, 2021 at 2:26:21 PM EST

To: jcmeisner@me.com

Subject: Scanned document from HP ePrint user

This email and attachment are sent on behalf of **jcmeisner@me.com**.

If you do not want to receive this email in future, you may contact **jcmeisner@me.com** directly or you may consult your email application for spam or junk email filtering options.

Regards, HP Team

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From:MacDonald, ConnorTo:Timoteo, RosalinaCc:Medrano, Maricela

Subject: RE: Party of Record- Hearing Inbox Error Date: Monday, February 15, 2021 12:58:58 PM

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

image004.png

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Thank you,

Connor MacDonald, MURP

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

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Sent: Monday, February 15, 2021 12:31 PM

To: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

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When did these come in?

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Senior Planning & Zoning Technician

Development Services Dept.

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

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Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

<RomeA@hillsboroughcounty.org>

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Rome, Ashley

From: MEF <maryellen21@frontier.com>
Sent: Thursday, February 11, 2021 11:07 AM

To: august@plancom.org; Chapela, Tania; Hearings

Cc: Maria Elena D'Amico

Subject: 20-1282 Rezoning Opposition

Follow Up Flag: Follow up **Flag Status:** Flagged

[External]

Dear August and Tania,

The purpose of this communication is to - AGAIN - state our family's opposition to the planned rezoning of the property adjacent to High Oaks Lane. When we purchased our lot in 1982, the intent was to live in a rural area with less traffic and low noise. Over the years exiting our street has become increasingly hazardous with excessive high speed traffic, noise, accidents, and even an incident that killed a two year old child. The residents take their life in their hands when exiting the neighborhood.

It is inconceivable that anyone responsible for planning and safety would allow a rezoning that would result in more vehicles, particularly this many vehicles, to be included on Livingston Avenue. It is interesting that this rezoning is submitted during a pandemic, when there is little traffic (though still too much for a rural street). Livingston Avenue is often blocked to the overpass north of our neighborhood on normal mornings during rush hour, and it is impossible during normal afternoons to exit the streets safely.

There are no options to expand Livingston Avenue to allow for more traffic, there is no alternative route for the residents. This is not the same as the rezoning of land adjacent to 30th Street (renamed Bruce B Downs) that has taken place over the past 40 years from a two lane road to eight lanes + turn lanes.

Who will be held responsible for this awful decision in the future? Would that be you? It is important for the residents to know this.

The number of units that are proposed belong on a four lane road, one that includes turn lanes and a traffic light - NOT on a two lane rural road. The gentleman submitting this request must rethink his location selection, no one will wish to live in a complex of townhomes that cannot be exited in a safe manner. Should we be certain that his proposed buyers are aware of this?

Best regards, Mary Ellen

Mary Ellen Freddo MS, MBA, RAC Email:maryellen21@frontier.com

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Development Services Dept.

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From: MacDonald, Connor < MacDonald C@hillsboroughcounty.org>

Sent: Monday, February 15, 2021 11:31 AM

To: Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Cc: Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Rome, Ashley

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Shirley Gastmann 2111 Curry Rd Lutz, FL 33549

SAINT PETENSBURG FL

Countly Center



FOREVER / US,

601 E. Kennedy Blud. Zoning Hearing Master Tampa, (FL 33602

January 18, 2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that 'Development and redevelopment shall be integrated with the adjacent land uses through

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- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
- 6. This parcel is immediately north of the Cypress Creek Preserve and within close proximity to the Violet Cury preserve and more dense development could compromise these ecosystems. There is also established wildlife on this property that will need to be taken into consideration and relocated (gopher tortoises).
- 7. Objective 12-1 of the Rezoning Application reiterates '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.' Small townhomes are not compatible with the surrounding neighborhood and will be detrimental to the values of the communities surrounding it.

Permitting this rezoning to take place is counter-productive to the intent and objectives laid out in the Comprehensive Plan to protect existing communities. It is counter-productive to the Lutz Community Plan to 'maintain Lutz as a low density, semi-rural, single family community.'

Please consider denying this request. At the very least, any development on this parcel needs to be compatible with the surrounding homes - larger, single family residences with 2 car attached garages on larger lots, which would be more in agreement with the Comprehensive Plan of Hillsborough which was prepared for the benefit and well-being of the citizens of Hillsborough County.

We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl, high density development and transient occupants who do not have pride in community. **Please help us preserve our communities.**

Thank you for your consideration.

William Jungmann III 18403 Belfair Glen Place Lutz, FL 33559 (757) 748-9737 Jungmannwg@state.gov

William Junque

January 25, 2021

Ms. Tanya Chapela City/County Planning Commission 601 E. Kennedy Boulevard Tampa, FL 33602

Re: Opposition to Rezoning Zoning Application #RZ STD 20-1282

Dear Ms. Chapela,

I am writing to inform you of my disapproval of the plan to rezone this section of Livingston Avenue. The current neighborhood density follows the desires of the people who moved here to be outside of and away from a high density city type environment, and to get away from the traffic, the noise, and the higher rates of crime that come along with that kind of density. As an affected property owner in close proximity to this parcel, I am writing this letter to express my serious concerns regarding the above referenced Rezoning Standard request. As filed, the developer plans to build 41 townhomes, 2bd/2ba 1200 sq ft in size. I consider this development is considered unacceptable, and I oppose it for the following reasons:

1. According to the Hillsborough County Application Form, the developer has requested a rezoning from ASC-1 to a future land use of RSC-12. I disagree with the Future Land Use designation of RSC-12 since the immediate surrounding communities west, and north are ASC-1, RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density - All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.'

With the existing communities around this parcel, I am not sure why RSC-12 would ever be considered. RSC-12 is not compatible with any of the existing communities and development patterns.

- 2. This parcel falls at the edge of the Lutz Community Plan which directs that there be no more than one unit per acre. I understand that the parcel is in the University Community Area, but this area is also Lutz and should be considered by the Lutz Community Plan Standards to 'maintain Lutz as a low density, semi-rural, single family community.'
- 3. In the surrounding areas west and north, all homes are larger with attached garages and are on at least 1/2 acre lots. The homes directly to the southeast are in a wooded, conservation-based

area. These communities need to be protected as directed in the Hillsborough Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

I recognize that the Silver Forest and Fiddler's Cove communities to the west and southeast respectively are zoned R-6 and are more dense communities than all the other surrounding communities. But I believe that those neighborhoods function as the 'transition area' as described in Comprehensive Plan Policy 16.2.

4. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. There are no townhomes north of Deer Forest Drive off Livingston Avenue, and this proposed development of small townhomes is therefore not remotely compatible with the surrounding communities that have been established over the last 30+ years. As experience has shown, townhomes frequently become rental properties and draw transient occupants who have no interest in maintaining the quality of a community.

Comprehensive Plan Policy 16.8 states that the 'overall density and lot sizes of new residential projects will reflect the character of the surrounding area, recognizing a choice of lifestyles.' This development of small townhomes does not reflect the character of the surrounding area at all.

Policy 16.3 states that '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.'

This proposed rezoning does none of that. Townhomes tightly packed into a small acreage is neither a 'like use' nor a 'complimentary use'.

- 5. Livingston traffic is already frequently backed up from Bearss Avenue to north of the I-275 overpass. This has been noted in past zoning hearings and the level of traffic has certainly only increased with development to the north and into Pasco County.
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Again, we moved to this area of Hillsborough County because of its rural environment with large properties and space, away from the urban sprawl, high density development and transient occupants who do not have pride in community. Please help us preserve our communities.

Thank you for your consideration.

Shirley Gastmann 2111 Curry Rd. Lutz, FL 33549 813-310-7238 sgastmann@tampabay.rr.com