Rezoning Application:	PD-21-0494
Zoning Hearing Master Date:	June 14, 2021
BOCC Land Use Meeting Date:	August 10, 2021



**Development Services Department** 

## **1.0 APPLICATION SUMMARY**

Applicant:	K2 Engineering, Inc., Joe Kowalski	
FLU Category:	Community Mixed Use - 12	
Service Area:	Urban	
Site Acreage:	2.06	
Community Plan Area:	Riverview	
Overlay:	None	
Request:	Rezone from RSC-2 to Planned Development (PD 21-0494)	



Zoning:				
Uses	Current RSC-2 Zoning	Proposed PD		
	Single Family Home	Health Practitioner's Office		

Development Standards:				
	Current RSC-2 Zoning	Proposed PD Zoning		
Density / Intensity	2 dwelling units per ac. / SF	No new structures proposed / Health Practitioner's Office		
Lot Size / Lot Width	21,780 sq. ft. min. lot size / 100'	21,780 sq. ft. min. lot size / 100'		
Setbacks/Buffering and Screening	25' Front 25' Rear 10' Sides	Setbacks (BPO Standard) : 30' Front ; 25' Rear; 10' Side West/North/South/East : 20' Buffer Type 'B' Screening		
Height	35'	35′		

Additional Information:		
PD Variations	The applicant did not request any variations.	
Waivers	The applicant did not request any waivers.	

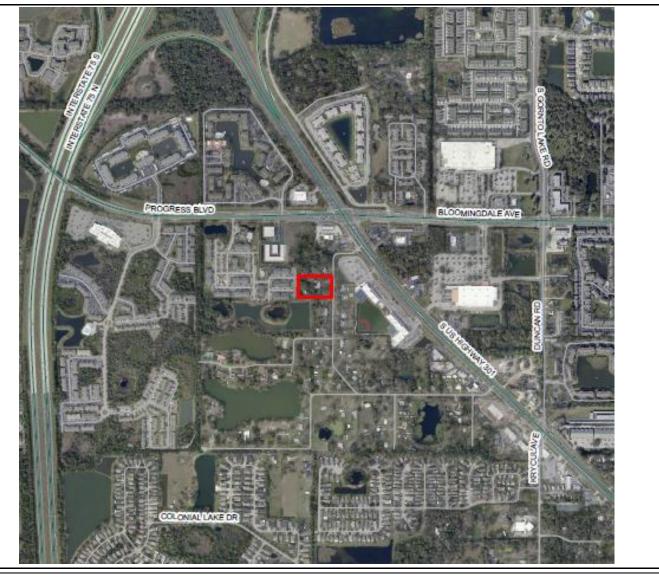
Planning Commission Recommendation	Consistent with the Comprehensive Plan and the Riverview Community Plan.
Development Services Department Recommendation	Approvable, with conditions.

APPLICATION NUMBER:	PD 21-0494
ZHM HEARING DATE:	June 14, 2021
BOCC LUM MEETING DATE:	August 10, 2021

Case Reviewer: Tim Lampkin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### Context of Surrounding Area:

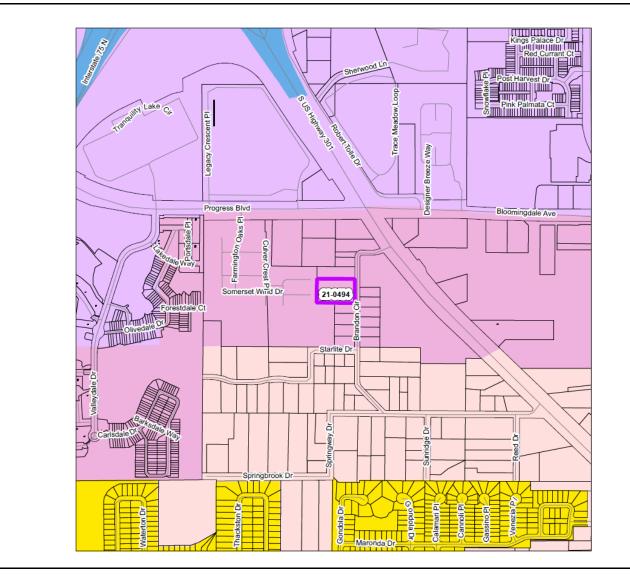
The site is located on the west side of Brandon Circle, approximately 950 feet southwest from the intersection of Progress Blvd. and U.S. Hwy. 301, in the Riverview community. The commercial parcel located at the southwest corner of the intersection is subject to PD 83-0090, approved for commercial development. The subject property is ±300 feet south-southwest from this commercial node. Northeast of the subject property, across Brandon Circle is zoned IPD-1 (Interstate Planned Development — PRS 15-0909) and the location of a school (Bloomingdale Academy). Bloomingdale Academy is buffered from the residential neighborhood by an eight-foot high masonry wall along its western boundary.

Abutting the subject property is residentially zoned and developed property. Located to the west of the property is a  $\pm$ 36-acre parcel developed mostly with townhomes and subject to PD 03-0317. At the rear of the property, to the immediate southwest, is a retention pond associated with the townhome development. To the north, the property abuts RSC-2 zoning and is developed with a single-family home. RSC-3 zoning is located to the south-southeast and developed with single-family homes. Further southeast is ASC-1 zoned property developed with single-family homes.

APPLICATION NUMBER:	PD 21-0494	
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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



**Future Land Use Category Description:** Maximum FAR: 0.5 Maximum Density: 12 units per acre (CMU-12)

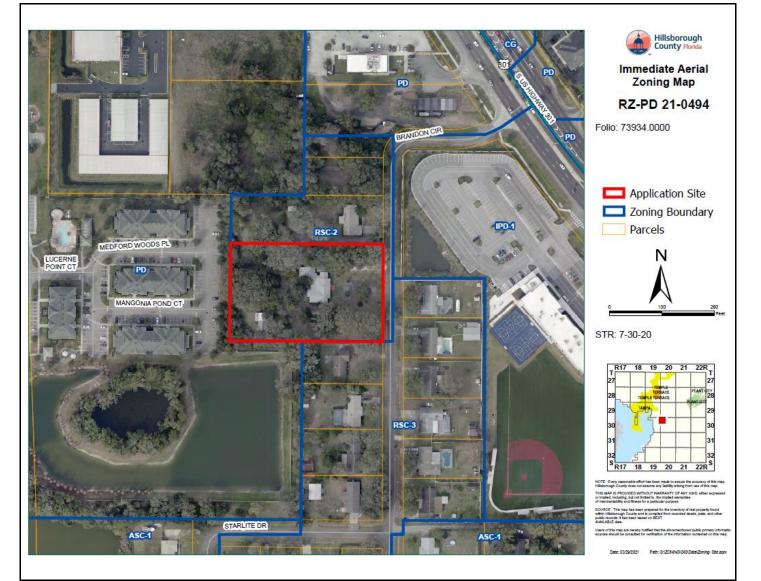
The subject property's Future Land Use designation is Community Mixed Use-12. The site does not have to meet Locational Criteria as it is within the CMU-12 Future Land Use. The immediately surrounding properties are also designated CMU-12 on the FLU Map. Further south along Brandon Circle is designated Suburban Mixed Use-6.

The subject site is located within the boundary of the Riverview Community Plan and within the Urban Service Area. The site falls within the mixed-use area as designated by the Riverview Community Plan. Properties greater than 2 acres in a mixed-use land use category require a PD or rezoning to a mixed-use standard zoning district. Mixed Use Development, Goal 1, is to plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by local-oriented employment, goods and services.

Case Reviewer: Tim Lampkin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

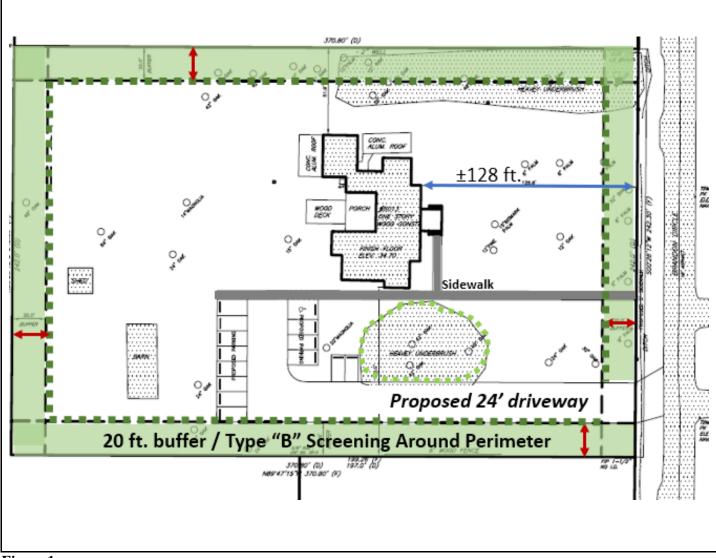


Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RSC-2	CMU-12	FAR: 0.5 Density: 12 units / ac.	Single-Family Home	Single-Family Home
South	RSC-3 & PD	CMU-12	FAR: 0.5 Density: 12 units / ac.	Single-Family Home & TH (SW)	Single-Family Home & Retention Pond
West	PD	CMU-12	FAR: 0.5 Density: 12 units / ac.	Townhomes	Townhomes
East	RSC-3 & PD	CMU-12	FAR: 0.5 Density: 12 units / ac.	Single-Family Home & School	Brandon Circle ROW – RSC-3 & IPD-1 (Interstate PD)
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APPLICATION NUMBER:	PD 21-0494	
ZHM HEARING DATE:	June 14, 2021	
BOCC LUM MEETING DATE:	August 10, 2021	Case Reviewer: Tim Lampkin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.4 Proposed Site Plan



#### Figure 1

The subject site is currently developed with a 2,724 square-foot single-family home. The applicant does not intend to expand the footprint of the existing home and will keep the appearance of a single-family home. The applicant proposes a couple parking spaces in the side yard with the remainder in the rear yard connected to the front entrance via a 5-foot sidewalk. The applicant also proposes a 20 ft. buffer with Type "B" screening in the front yard along Brandon Circle to further mitigate impacts.

In compliance with Section 6.06.06, Buffering and Screening Requirements, the site plan shows a 20-foot landscaped buffer on the north, south, and western boundaries of the subject property. The applicant shall also be required to comply with screening standard "B" which includes a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart and within 10 feet of the property line. A solid wooden or PVC fence six feet in height shall be required to provide additional screening of the parking area, and on the side and rear yards. Any fence in the required front yard shall not be over four feet in height and shall also not impede the entrance and egress visibility triangle.

#### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Select Future Improvements			
Brandon Cirlce	County Local - Urban	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	<ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements Required</li> <li>Proposed Vehicular Access</li> <li>Other</li> </ul>	

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	38	3	4	
Proposed	94	8	9	
Difference (+/-)	(+)56	(+)5	(+)5	

Required Connectivity		
Project Boundary	Status	
North	Not Required and Not Proposed	
South	Not Required and Not Proposed	
East	Required and Proposed	
West	Not Required and Not Proposed	
Other:		

Cross Access			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	🗆 Yes	🗆 North 🛛 South	🗆 Yes
Venicular and redestrian cross Access	🖾 No	🗆 East 🛛 West	🗆 No, see above for Adm. Variance
Pedestrian Only Cross Access	🗆 Yes	🗆 North 🛛 South	🗆 Yes
redestriationly cross Access	🖾 No	🗆 East 🛛 West	🗆 No, see above for Adm. Variance

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Transportation	🗆 Yes	□ Yes	
Design Exception Requested	$\square$ res	$\square$ res	N/A
Off-site Improvements Required			

APPLICATION NUMBER:	PD 21-0494	
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#### 4.0 AGENCY COMMENTS SUMMARY

AGENCY (Check Applicable Information)	OBJECTIONS	CONDITIONS REQUESTED	INFORMATION/COMMENTS
Environmental Protection Commission Use of Environmentally Sensitive Land Credit	□ Yes ⊠ No	□ Yes ⊠ No	Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.
Natural Resources			
<ul> <li>Wellhead Protection Area</li> <li>Surface Water Resource Protection Area</li> <li>Potable Water Wellfield Protection Area</li> <li>Significant Wildlife Habitat</li> <li>Coastal High Hazard Area</li> <li>Urban/Suburban/Rural Scenic Corridor</li> <li>Other</li> </ul>	□ Yes ⊠ No	□ Yes ⊠ No	
Conservation & Environmental Lands Management Adjacent to ELAPP property	□ Yes ⊠ No	□ Yes ⊠ No	
Transportation         Design Exception Requested         Off-site Improvements Required	□ Yes ⊠ No	□ Yes ⊠ No	The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code.
Utilities Service Area/Water & Wastewater ⊠Urban Service Area □Tampa Service Area □Rural Service Area	□ Yes ⊠ No	⊠ Yes □ No	Condition: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is

APPLICATION NUMBER: PD 21-0494			
ZHM HEARING DATE:June 14, 2021BOCC LUM MEETING DATE:August 10, 2021		Case Rev	iewer: Tim Lampkin
			responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
Planning Commission			
⊠ Meets Locational Criteria □ N/A			
□Locational Criteria Waiver Requested	🗆 Yes	🗆 Yes	
□ Minimum Density Met □ N/A	🖾 No	🖾 No	
Density Bonus Requested			
⊠Consistent □Inconsistent			
Hillsborough County School BoardAdequateK-56-89-12N/AInadequateK-56-89-12N/A	□ Yes ⊠ No	□ Yes ⊠ No	Not applicable.
Impact/Mobility Fees: NA			

Case Reviewer: Tim Lampkin

#### 5.0 IMPLEMENTATION RECOMMENDATION

#### 5.1 Compatibility

The applicant seeks to rezone a parcel, currently zoned RSC-2 to Planned Development. The request for a PD is to allow a Health Practitioner's Office, with restrictions.

The site is located on the west side of Brandon Circle, approximately 950 feet southwest from the inters ection of Progress Blvd. and U.S. Hwy. 301, in the Riverview community. The commercial parcel located at the southwest corner of the intersection is subject to PD 83-0090, approved for commercial development. The subject property is ±300 feet southsouthwest from this commercial node. Northeast of the subject property, across Brandon Circle is zoned IPD -1 (Interstate Planned Development—PRS 15-0909) and the location of a school (Bloomingdale Academy). Bloomingdale Academy is buffered from the residential neighborhood by an eight-foot high masonry wall along its western boundary.

Immediately adjacent to the subject property is residentially zoned and developed property. Located to the west of the property is a ±36-acre parcel developed mostly with townhomes and subject to PD 03-0317. At the rear of the property, to the immediate southwest, is a retention pond associated with the townhome development. To the north, the property abuts RSC-2 zoning and is developed with a single-family home. RSC-3 zoning is located to the south-southeast and developed with single-family homes. Further southeast is ASC-1 zoned property developed with single-family homes.

There will be a gradual transition of intensities between the Health Practitioner's office and the residential land uses, through the use of professional site planning, buffering and screening techniques and control of the specific land use. The applicant will comply with Section 6.06.06, Buffering and Screening Requirements. To further compatibility, the applicant also proposes a 20-foot landscaped buffer on the front portion of the subject property.

To protect the existing residential neighborhood, the proposed development will be designed in a way that is compatible with the established character of the surrounding neighborhood. These measures include, but not limited to, the following:

- 1. The existing structure shall maintain the appearance of a single-family home.
- 2. The parking area shall be screened with a vegetative buffer and a 6-foot solid wooden or PVC fence towards the property to the south.
- 3. A 20-foot buffer with Type B screening shall be provided along the entire south, north and west property line.
  - a. Screening standard "B" includes a row of evergreen shade trees which are not less than ten feet high at the time of planting.
- 4. A 20-foot buffer with Type B screening shall be provided along the entire front property line, except where the driveway entrance is located.
  - a. In keeping with the immediate residential appearance, any fence in the front yard may be a maximum of 4 feet in height.
- 5. No stop sign shall be allowed.
  - a. Signage shall be limited to signage allowed for residential zoning districts, in compliance with Sec. 7.03.00.C.3.a and compatible with adjacent residential.
  - b. Any signage will comply with signage allowed for residential dwellings to ensure compatibility with the adjacent residential and in keeping with the appearance of a single-family home. Residential dwellings are allowed to have one ground sign not exceeding six square feet of Aggregate Sign Area and not exceeding six feet in height.
- 6. Pole lighting shall be limited to the parking area and shall be fully shielded.

In addition to the above design measures, the client hours shall be limited from 7:30a.m. to 7:30p.m., Monday through Friday and the use will be conditioned to the Health Practitioner's office. If approved, no other office uses shall be

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permitted, unless accessory to the Health Practitioner's office. The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).

#### 5.2 Recommendation

The proposed use with conditions demonstrates sensitivity to adjacent residential uses through site conditions such as requiring perimeter buffers, requiring signage to comply with residential sign standards, limiting patient hours, and maintaining the appearance of a single-family residence. The proposed project with the proposed development standards, existing scale and restrictions may be found to be approvable, with conditions.

The proposed use complies with the long-range goals of the Riverview Community Plan and the Hillsborough County Comprehensive Plan.

#### 6.0 PROPOSED CONDITIONS

Approvable, subject to the following conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 25, 2021.

- 1. The use shall be restricted to a ±2,724 square foot Health Practitioner's office with client hours limited from 7:30a.m. to 7:30p.m., Monday through Friday.
- 2. Development shall be in substantial conformance with the revised site plan, stamped received May 25, 2021.
- 3. The existing ±2,724-foot building shall maintain the appearance of a single-family home, via maintaining the pitched roof and the brick facade.
- 4. Development standards shall be those of the BPO Zoning District, unless otherwise specified herein.
- 5. Signage shall be located outside of the 20-foot perimeter buffer area and limited to signs allowed for a residential dwelling per Permitted Signs, Sec. 7.03.00.C.3.a, Residential Zoning Districts. Signage shall be considered for a residential dwelling and not a residential support use. This shall not be construed to permit a sign if private restrictions prohibit or restrict the display of signs.
- 6. Outdoor pole lighting shall be limited to the parking area located in the rear and shall be anodized or otherwise coated to minimize glare from the light source. Lights illuminating the parking area shall be fully shielded and comply with Sec. 6.10.02.A.
- 7. Parking requirements for Health Practitioner's office shall be in accordance with the Land Development Code (LDC) Section 6.05.00. The parking area shall be screened with a vegetative buffer and a 6-foot solid wooden or PVC fence towards the property to the south (folio no. 73927.0000). Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval.
- 8. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein.
  - 8.1 A 20-foot buffer with Type B screening shall be provided along the entire south, north and west property line. Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval.
  - 8.2 A 20-foot buffer with Type B screening shall be provided along the entire front property line, except where the driveway entrance is located. Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval. Any fence in the front yard may be a maximum of 4 feet in height.
- 9. The developer shall screen service areas, trash receptacles, etc., from view from public places and neighboring properties through the use of features, such as walls, fences, and landscaping.
- 10. No fence exceeding two and one-half feet shall be constructed within the visibility triangle at the driveway roadway intersection as described in 6.04.03 F.
- 11. The internal private access driveway shall be developed in substantial conformance with the depicted layout depicted on the general site plan. Minor deviations may be permitted when based upon engineering needs.

APPLICATION NUMBER:	PD 21-0494	
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BOCC LUM MEETING DATE:	August 10, 2021	Case Reviewer: Tim Lampkin

- 12. 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.
- 13. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
- 14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

APPLICATION NUMBER:	PD 21-0494	
ZHM HEARING DATE:	June 14, 2021	
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#### 7 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

Zoning Administrator Sign Off:	J Brian Grady Fri Jun 4 2021 14:19:45
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APPLICATION NUMBER:	PD 21-0494	
ZHM HEARING DATE:	June 14, 2021	
BOCC LUM MEETING DATE:	August 10, 2021	Case Reviewer: Tim Lampkin

#### 7.0 ADDITIONAL INFORMATION

APPLICATION NUMBER:	PD 21-0494
ZHM HEARING DATE:	June 14, 2021
BOCC LUM MEETING DATE:	August 10, 2021

Case Reviewer: Tim Lampkin

#### **8.0 FULL TRANSPORTATION REPORT**

# COUNTY OF HILLSBOROUGH

## RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 21-0494
DATE OF HEARING:	June 14, 2021
APPLICANT:	Triangle Resolutions
PETITION REQUEST:	A request to rezone property from RSC- 2 to PD to permit a Health Practitioners Office
LOCATION:	Approximately 570 feet southwest of the South US Hwy 301 and Brandon Circle
SIZE OF PROPERTY:	2.11 acres, m.o.l.
EXISTING ZONING DISTRICT:	RSC-2
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban
COMMUNITY PLAN:	Riverview

## DEVELOPMENT REVIEW STAFF REPORT

## **1.0 APPLICATION SUMMARY**

- Applicant: K2 Engineering, Inc., Joe Kowalski
- FLU Category: Community Mixed Use 12
- Service Area: Urban
- Site Acreage: 2.06

Community Plan Area: Riverview

Overlay: None

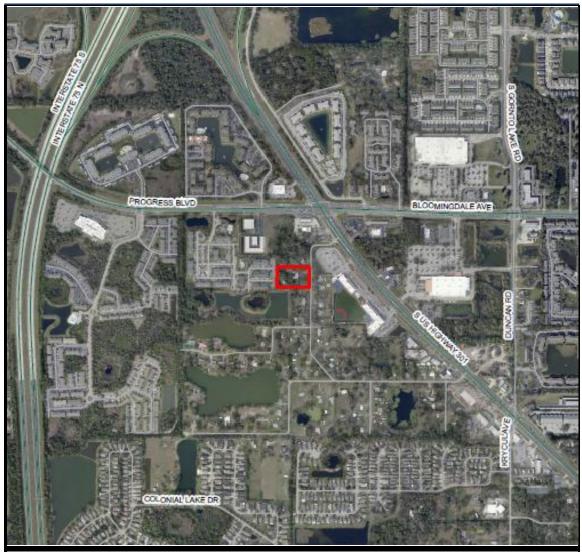
Request: Rezone from RSC-2 to Planned Development (PD 21-0494)

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			U.

Zoning:					
	Current RSC-2 Zoning Proposed PD				
Uses	Single Family H	ome Health P	ractitioner's Office		
Develo	pment Standards				
		Current RSC-2 Zoning	Proposed PD Zoning		
Density	/ Intensity	2 dwelling units per ac. / SF	No new structures proposed / Health Practitioner's Office		
21,780 sq. ft. Lot Size / Lot Width min. lot size / 100'		min. lot size /	21,780 sq. ft. min. lot size / 100'		
Setbacks/Buffering and 25' Front 25' Screening Bear 10' Sides West/Not			Setbacks (BPO Standard) : 30' Front ; 25' Rear; 10' Side West/North/South/East : 20' Buffer Type 'B' Screening		
Height		35'	35'		
Additional Information:					
PD Variations The applicant did not request any variations.					

Waivers	The applicant did not		
Planning Com Recommenda		Consistent with the Cor the Riverview Commun	•
Development Department R	Services Recommendation	Approvable, with condit	ions.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

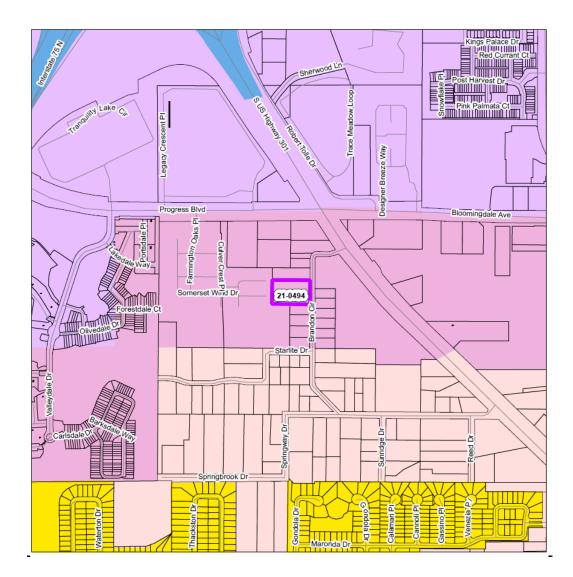


Context of Surrounding Area:

The site is located on the west side of Brandon Circle, approximately 950 feet southwest from the intersection of Progress Blvd. and U.S. Hwy. 301, in the Riverview community. The commercial parcel located at the southwest corner of the intersection is subject to PD 83-0090, approved for commercial development. The subject property is ±300 feet south-southwest from this commercial node. Northeast of the subject property, across Brandon Circle is zoned IPD -1 (InterstatePlannedDevelopment—PRS15-

0909)andthelocationofaschool(BloomingdaleAcademy). Bloomingdale Academy is buffered from the residential neighborhood by an eight-foot high masonry wall along its western boundary.

Abutting the subject property is residentially zoned and developed property. Located to the west of the property is a ±36-acre parcel developed mostly with townhomes and subject to PD 03-0317. At the rear of the property, to the immediate southwest, is a retention pond associated with the townhome development. To the north, the property abuts RSC-2 zoning and is developed with a single-family home. RSC-3 zoning is located to the south-southeast and developed with single-family homes. Further southeast is ASC-1 zoned property developed with single-family homes.



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

## Future Land Use Category Description:

Maximum FAR: 0.5 Maximum Density: 12 units per acre (CMU-12)

The subject property's Future Land Use designation is Community Mixed Use-12. The site does not have to meet Locational Criteria as it is within the CMU-12 Future Land Use. The immediately surrounding properties are also designated CMU-12 on the FLU Map. Further south along Brandon Circle is designated Suburban Mixed Use-6.

The subject site is located within the boundary of the Riverview Community Plan and within the Urban Service Area. The site falls within the mixed-use area as designated by the Riverview Community Plan. Properties greater than 2 acres in a mixed-use land use category require a PD or rezoning to a mixed-use standard zoning district. Mixed Use Development, Goal 1, is to plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by local-oriented employment, goods and services.

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



Immediate Aerial Zoning Map RZ-PD 21-0494 Folio: 73934.0000 Application Site Zoning Boundary Parcels

lillsborough



STR: 7-30-20



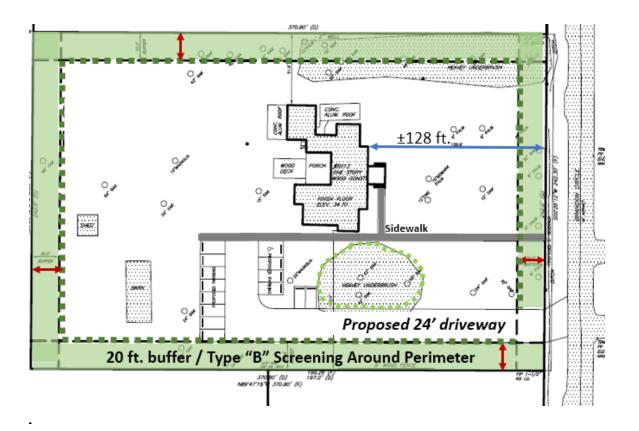
Adjacent	Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:	
North	RSC-2	CMU-12	FAR: 0.5 Density: 12 units / ac.	Single-Family Home	Single-Family Home	
South	RSC-3& PD	CMU-12	FAR: 0.5 Density: 12 units / ac.	Single-Family Home & TH (SW)	Single-Family Home & Retention Pond	
West	PD	CMU-12	FAR: 0.5 Density: 12 units / ac.	Townhomes	Townhomes	
East	RSC-3& PD	CMU-12	FAR: 0.5 Density: 12 units / ac.	Single-Family Home & School	Brandon Circle ROW – RSC-3 & IPD-1 (Interstate PD)	

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Proposed Site Plan

## Figure 1

The subject site is currently developed with a 2,724 square-foot single-family home. The applicant does not intend to expand the footprint of the existing home and will keep the appearance of a single-family home. The applicant proposes a couple parking spaces in the side yard with the remainder in the rear yard connected to the front entrance via a 5-foot sidewalk. The applicant also proposes a 20 ft. buffer with Type "B" screening in the front yard along Brandon Circle to further mitigate impacts.

In compliance with Section 6.06.06, Buffering and Screening Requirements, the site plan shows a 20-foot landscaped buffer on the north, south, and western boundaries of the subject property. The applicant shall also be required to comply with screening standard "B" which includes a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart and within 10 feet of the property line. A solid wooden or PVC fence six feet in height shall be required to provide additional screening of the parking area, and on the side and rear yards. Any fence in the required front yard shall not be over four feet in height and shall also not impede the entrance and egress visibility triangle.



# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining l	Roa	dways (cheo	k if applicable	e)		
Road Name	Clas	ssification	Current Con	ditions	Select Fut	ture Improvements
	2 Lanes County Local - ⊠Substandar Urban ⊠Sufficient R Width			□ Corridor Preservation Plan bad □ Site Access Improvement Required □ Proposed Vehicular Access □Other		
Project Tri	ip Ge	eneration				
		Average A Trips	nnual Daily	A.M. Pe Trips	ak Hour	P.M. Peak Hour Trips
Existing		38		3		4
Proposed		94		8		9
Difference (+/-) (+)56			(+)5		(+)5	
Required (	Conr	nectivity				
	Project Boundary Status					
North	Not Required and Not Proposed					
South		Not Re	Not Required and Not Proposed			
East	ast Required and Proposed					
West Not Required and Not Proposed						
Other:						
Cross Acc	ess					
Type of C	ross	s Access				

	Required	If Yes, Location(s)	lf Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	□ Yes ⊠No	□North □South □East □West	☐ Yes □ No, see above for Adm. Variance
Pedestrian Only Cross Access	□ Yes ⊠No	□North □South □East □West	□ Yes □ No, see above for Adm. Variance

# Transportation

□ Design Exception Requested

 $\Box$  Off-site Improvements Required

 $\Box$  Yes  $\boxtimes$  No

 $\Box$  Yes  $\boxtimes$  No

4.0 AGENCY COMMENTS	SUMMARY		
Environmental Protection			Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the
Commission  Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit	□ Yes ⊠No	□ Yes ⊠No	above referenced site in order to determine the extent of any wetlands

			Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.
Natural Resources			
□Wellhead Protection Area □Surface Water Resource Protection Area □Potable Water Wellfield Protection Area □Significant Wildlife Habitat □Coastal High Hazard Area □Urban/Suburban/Rural Scenic Corridor □Other	□ Yes ⊠No	□ Yes ⊠No	
Conservation &			
Environmental Lands Management Adjacent to ELAPP property	□ Yes ⊠No	□ Yes ⊠No	
Transportation ☐ Design Exception Requested ☐ Off-site Improvements Required	□ Yes ⊠No	□ Yes ⊠No	The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code.
<b>Utilities Service Area/</b> <b>Water &amp; Wastewater</b> ⊠Urban Service Area □Tampa Service Area □Rural Service Area	□ Yes ⊠No	⊠ Yes ⊡No	Condition: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater

	service or a point of
	connection. Developer is

			responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
Planning Commission			
<ul> <li>☑ Meets Locational Criteria</li> <li>□ N/A □ Locational Criteria</li> <li>Waiver Requested □ Minimum</li> <li>Density Met □ N/A □ Density</li> <li>Bonus Requested ⊠ Consistent</li> <li>□ Inconsistent</li> </ul>	□ Yes ⊠No	□ Yes ⊠No	
Hillsborough County School Board Adequate □K-5 □6-8 □9-12 □N/A Inadequate □K-5 □6-8 □9-12 □N/A	□ Yes ⊠No	□ Yes ⊠No	Not applicable.
Impact/Mobility Fees: NA		•	•

## 5.0 IMPLEMENTATIONRECOMMENDATION

## 5.1 Compatibility

The applicant seeks to rezone a parcel, currently zoned RSC-2 to Planned Development. The request for a PD is to allow a Health Practitioner's Office, with restrictions.

The site is located on the west side of Brandon Circle, approximately 950 feet southwest from the intersection of Progress Blvd. and U.S. Hwy. 301, in the Riverview community. The commercial parcel located at the southwest corner of the intersection is subject to PD 83-0090, approved for commercial development. The subject property is ±300 feet south- southwest from this commercial node. Northeast of the subject property, across Brandon Circle is zoned IPD -1 (Interstate PlannedDevelopment—PRS 15-0909) and the location of a school

(Bloomingdale Academy). Bloomingdale Academy is buffered from the residential neighborhood by an eight-foot high masonry wall along its western boundary.

Immediately adjacent to the subject property is residentially zoned and developed property. Located to the west of the property is a ±36-acre parcel developed mostly with townhomes and subject to PD 03-0317. At the rear of the property, to the immediate southwest, is a retention pond associated with the townhome development. To the north, the property abuts RSC-2 zoning and is developed with a single-family home. RSC-3 zoning is located to the south-southeast and developed with single-family homes. Further southeast is ASC-1 zoned property developed with single-family homes.

There will be a gradual transition of intensities between the Health Practitioner's office and the residential land uses, through the use of professional site planning, buffering and screening techniques and control of the specific land use. The applicant will comply with Section 6.06.06, Buffering and Screening Requirements. To further compatibility, the applicant also proposes a 20-foot landscaped buffer on the front portion of the subject property.

To protect the existing residential neighborhood, the proposed development will be designed in a way that is compatible with the established character of the surrounding neighborhood. These measures include, but not limited to, the following:

- 1. The existing structure shall maintain the appearance of a single-family home.
- 2. The parking area shall be screened with a vegetative buffer and a 6-foot solid wooden or PVC fence towards the property to the south.
- 3. A 20-foot buffer with Type B screening shall be provided along the entire south, north and west property line.

a. Screening standard "B" includes a row of evergreen shade trees which are not less than ten feet high at the time of planting.

4. A 20-foot buffer with Type B screening shall be provided along the entire front property line, except where the driveway entrance is located.

a. In keeping with the immediate residential appearance, any fence in the front yard may be a maximum of 4 feet in height.

- 5. No stop sign shall be allowed.
  - 1. Signage shall be limited to signage allowed for residential zoning districts, in compliance with Sec. 7.03.00.C.3.a and compatible with adjacent residential.
  - 2. Any signage will comply with signage allowed for residential dwellings to ensure compatibility with the adjacent residential and in

keeping with the appearance of a single-family home. Residential dwellings are allowed to have one ground sign not exceeding six square feet of Aggregate Sign Area and not exceeding six feet in height.

6. Pole lighting shall be limited to the parking area and shall be fully shielded.

In addition to the above design measures, the client hours shall be limited from 7:30a.m. to 7:30p.m., Monday through Friday and the use will be conditioned to the Health Practitioner's office. If approved, no other office uses shall be permitted, unless accessory to the Health Practitioner's office. The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).

## 5.2 Recommendation

The proposed use with conditions demonstrates sensitivity to adjacent residential uses through site conditions such as requiring perimeter buffers, requiring signage to comply with residential sign standards, limiting patient hours, and maintaining the appearance of a single-family residence. The proposed project with the proposed development standards, existing scale and restrictions may be found to be approvable, with conditions.

The proposed use complies with the long-range goals of the Riverview Community Plan and the Hillsborough County Comprehensive Plan.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Joe Kowalski with K2 Engineering 7804 US Highway 301 South Riverview testified on behalf of the owner Triangle Resolutions. Mr. Kowalski stated that the request to rezone the property from Residential Single-Family to Planned Development is to permit a health practitioners office. The property is located at the southwest quadrant of US 301 and Bloomingdale Avenue on the west side of Brandon Circle approximately 500 feet from US 301. Triangle Resolutions proposes to use the 2.06 acre property and 2,724 square foot building for a small outpatient mental health private practice. The practice provides talk therapy for families which include children, adults, parents and veterans. The operating hours will be limited between 7:30 am to 7:30 pm Monday through Friday. Mr.

Kowalski testified that there are no services offered on weekends or holidays. He added that some clients use telehealth counseling which may continue to be a significant portion of the business in the future. He stated that the main reason Dr. Dye looked at the subject property is because of its serene private nature. It will provide an ideal setting for individual talk sessions by providing privacy and low levels of patient anxiety. No exterior changes to the building are proposed. The property has large trees with a significant amount of natural vegetation that screens along the northern, southern and western boundaries. There are existing single-family homes to the north, south and west. There also is a multifamily apartment complex to the west. Mr. Kowalski stated that US 301 is located approximately 500 feet to the northeast on Brandon Circle where a commercial business and a large school parking lot is located. Access to the subject property will be limited to a right in/left out only on Brandon Circle to prevent traffic going south past the existing residential. Signage will be limited to the property address on, for example, a mailbox to minimally identify the property. He stated that the site plan shows 14 parking spaces which is the Code requirement. The spaces will be located behind the building and screened by a 20-foot buffer with Type B screening meeting Land Development Code standards. Clients will be instructed to go north on Brandon Circle when leaving the property. Mr. Kowalski stated that he met with the neighbors last week. He added that he is not amenable to any suggestions they had. He then introduced Dr. Dye to testify regarding his practice and why he found the property.

Dr. Damon Dye with Triangle Solutions 10760 Bloomingdale Avenue testified that he found the subject property as an ideal healing property. He stated that he does a lot of work with veterans and children and the property fit a lot of the criteria. Dr. Dye stated that he would like a property with a low profile as there is a stigma with mental health.

Mr. Tim Lamkin, Development Services Department testified regarding the County's staff report. Mr. Lamkin identified the location of the property and described the surrounding area as being developed with a commercial project at the southwest corner of Progress Blvd and US Highway 301. Northeast of the subject property is a school known as the Bloomingdale Academy. Abutting the property to the north, west and south are residentially zoned properties. Southeast across Brandon Circle is also residentially zoned and developed property. Mr. Lamkin testified that the property is designated Community Mixed Use-12 by the Future Land Use category and is not required to meet commercial locational criteria. He described the land use categories surrounding the property and stated that the site is located within the Riverview Community Plan. A Planned Development zoning district is required as the site is larger than 2 acres in a mixed-use category. Mr. Lamkin showed an aerial photo to describe the surrounding uses. These uses include single family to the north, a townhome project to the west with an associated retention pond to the southwest. He showed a copy of the proposed site plan and stated that the existing single family home will remain residential in appearance. The proposed zoning conditions limit the hours of the operation and require parking to be screened by a

vegetative buffer and 6-foot solid wooden or PVC fence toward the property to the south. The conditions also limit the signage to be in keeping with a singlefamily home. He added that residential dwellings are permitted to have one ground sign not exceeding 6 square feet of aggregate sign area. The conditions limit the use to no other office unless its directly accessory to the health practitioner's office. He concluded his presentation by stating that staff found the request approvable with the proposed conditions.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Community Mixed Use-12 Future Land Use category and located in the Urban Service Area and the Riverview Community Plan. The property is consistent with the CMU-12 land use category and also meets the intent of Policies 16.1, 16.2 and 16.3 regarding compatibility. Ms. Mills stated that the use is consistent with the Riverview Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. Brad Patrick 9507 Starlite Drive testified in opposition. Mr. Patrick stated the degree of the application strikes at the heart of a very special jewel of a neighborhood in Riverview. He added that once a person turns the corner off of 301 to come into the neighborhood, it is all residential. The significance of the character of the neighborhood is going to be hit with its first instance of commercial inside a neighborhood that is literally bounded by single-family homes. Mr. Patrick testified that all of the reasons cited by the applicant's representative is why the community loves the neighborhood. It is a serene and private setting. He added that the neighborhood is behind the farmer's stand. Mr. Patrick stated that the issue is not about the services offered at the health practitioner's office but rather future uses that will be even more incompatible. The neighborhood will not benefit from the Planned Development. The character of the neighborhood will change. The pinch points are at either end of Brandon Drive or Brandon Circle and the protection will be lost by virtue of the rezoning application. Mr. Patrick concluded his remarks by stating that the applicant will not lose if he loses his application but will be made up by the market.

Dr. Joe Shiver, 9508 Starlite Drive Riverview testified in opposition. Dr. Shiver stated that his neighborhood is unique as it is a throwback to days gone by. Homes were built from the 1940's to the 1980's. There are massive oak trees that canopy Brandon Circle, Starlite Drive, Springbrook Drive and Sunridge Drive. Many neighbors have raised their families in the same homes for over 50 years. He stated that he found his home in 2009 and believe that it is their perfect home. The rezoning sets a dangerous precedent for other properties to be rezoned. If approved, the rezoning will forever alter their quality of life. Dr.

Shiver testified that the subject property is not the first house on the street and that it cannot be guaranteed that people will not turn into the neighborhood from the subject property.

Ms. Jennifer Lind, 6304 Brandon Circle testified in opposition. Ms. Lind stated that she is a health care practitioner and has a serene, calm and quiet location in a commercial building where it belongs. She added that she spoke with Dr. Dye who stated that he would be concerned if the type of use were to come into his neighborhood. Ms. Lind testified that she researched other commercial properties that would suit the proposed use and provided those to Dr. Dye. Ms. Lind showed pictures of houses in the neighborhood as well as a photo of the subject property to describe how the subject property has dead plants and how it is not consistent with the neighborhood.

Ms. Chelsea Tavarez 6311 Brandon Circle testified in opposition. Ms. Tavarez stated that she is concerned about the safety issues associated with the additional traffic affecting her active pedestrian and kid centered neighborhood. She stated that there are homes on the north and south side of the street and the commercial properties have access to both US 301 and Bloomingdale. They do not require access via Brandon Circle. Ms. Tavarez described the neighborhood as having long term residents. At the neighborhood meeting, the applicant stated that he chose the subject property because of its tranquility. The applicant also stated that commercial property would be too expensive which is not the neighborhood's cross to bear. The applicant's current location is already appropriately zoned.

Ms. Suzanne Hughes 9910 Springway Drive testified in opposition. Ms. Hughes stated that she recently moved to Brandon Circle and it is a unique neighborhood. She and her husband have an 18-month old and another child on the way. She would like the neighborhood to remain quiet and family oriented. The rezoning would set a precedent and would increase traffic that could be dangerous.

Ms. Jodie Shiver, 9508 Starlite Drive<br/>Riverview, FloridaMr. William Hollash, 9603 Starlite<br/>Drive, Riverview, FloridaMs. Jean Hollash, 9603 Starlite Drive,<br/>Riverview, FloridaMr. Nelson Maraman, 9605 Starlite<br/>Drive, Riverview, FloridaMs. Vanessa Hernandez, 9621<br/>Springbrook Drive, Riverview, FloridaMr. Joshua Maloney, 6304 Brandon<br/>Circle, Riverview, Florida

The following people put their name and address in the record in opposition to the rezoning request:

Ms. Jan Dunlap, 9606 Springbrook	Ms. Lois Bahlow, 9505 Starlite Drive,
Drive, Riverview, Florida	Riverview, Florida
Mr. Gerald Boehm, 9505 Starlite	Mr. Anthony Hernandez, 9621
Drive, Riverview, Florida	Springbrook Drive, Riverview, FL
Ms. Cheryl McDaniel, 6214 Brandon	Mr. Fary Alpaugh, 6307 Brandon
Circle, Riverview, Florida	Circle, Riverview, Florida
Mr. Joe Jones, 6202 Brandon Circle, Riverview, Florida	Ms. Twyla Pena, 9605 Springbrook Drive, Riverview, Florida
Mr. Frank Pena, 9605 Springbrook Drive, Riverview, Florida	Ms. Julie Sanchez, 6209 Brandon Circle, Riverview, Florida
Mr. Joseph Futch, 6213 Brandon Circle, Riverview, Florida	Ms. Ann Futch 6213 Brandon Circle, Riverview, Florida
Ms. Annette Coffee, 6204 Brandon Circle, Riverview, Florida	Mr. Erick Coffee, 6204 Brandon Circle, Riverview, Florida
Mr. Chris Burns, No address provided	Ms. Tracy Whidden, 6212 Brandon Circle, Riverview, Florida
Mr. Bonah Lee, 9902 Springway	Ms. Lynette Massey, 6214 Brandon
Drive, Riverview, Florida	Circle, Riverview, Florida
Mr. Mike Scholer, No address provided	

County staff did not have additional comments.

Mr. Kowalski testified during the rebuttal period that there is already commercial on Brandon Circle. The commercial is not zoned but a review of Google maps shows that there is an air conditioning business as well as an exotic plants and flower business located on Brandon Circle. The uses are illegal. He concluded his remarks by stating that the use will blend into the neighborhood and he does not know what else he could do to satisfy the neighbors.

The hearing was then concluded.

## EVIDENCE SUBMITTED

Ms. Lind submitted photographs of the surrounding homes and subject property. Mr. Patrick submitted a letter of opposition into the record. Ms. Pena submitted six letters of opposition into the record. Ms. Tavarez submitted five letters of opposition into the record.

## PREFACE

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

## **FINDINGS OF FACT**

- The subject site is 2.11 acres in size and is zoned Residential Single-Family Conventional-2 (RSC-2) The property is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Planning Area.
- 2. The request to rezone from RSC-2 to Planned Development (PD) is for the purpose of converting an existing single-family home into a health practitioner's office.
- 3. The proposed zoning conditions restrict the use of the property to a health practitioners office with the hours of operation being limited to 7:30am to 7:30pm Monday through Friday. The conditions further require the existing 2,724 square foot home to be residential in appearance with a pitched roof and brick façade.
- 4. The Planning Commission found the request consistent with Policies 16.1, 16.2 and 16.3 regarding compatibility as well as the Riverview Community Plan. The Planning Commission staff found the rezoning application consistent with the Future of Hillsborough Comprehensive Plan.
- 5. No waivers or Planned Development variations are requested.
- 6. No testimony in support was provided at the Zoning Hearing Master hearing.
- 7. Testimony in opposition was provided at the Zoning Hearing Master hearing and also entered into the record. Five neighbors testified and an additional twenty-five residents put their name and address into the record to express their opposition to the rezoning request. The testimony in opposition primarily focused on the incompatibility of the proposed health practitioner's office with the single-family residential neighborhood. Concerns included the precedent that may be established by the medical office use and the introduction of future non-residential development as well as concerns regarding additional traffic, the effect to the secluded, private nature of the neighborhood and the possible negative effect to resident's quality of life.

- 8. The applicant's representative testified that a meeting was held with the residents to attempt to address neighborhood concerns. The applicant's representative stated that the applicant was not amenable to the neighbor's suggestions and that he did not know what else could be done to resolve the issue.
- 9. The neighborhood is unique as it is secluded in nature and developed with primarily older, one-story homes. Although the neighborhood is within close proximity to US Highway 301, it does not resemble an area in transition in terms of more intensive land uses. Rather, the neighborhood is protected by a significant tree canopy and is heavily vegetated such that the adjacent Bridge Point Academy school and local farm stand to the east oriented toward US Hwy. 301 and the existing townhomes to the west are not apparent when traveling on Brandon Circle.
- 10. Although the applicant has agreed to zoning conditions that would limit the use of the property to health practitioner's office only, the introduction of a non-residential land use into the single-family neighborhood will provide the opportunity for other non-residential land uses on the subject property and adjacent parcels to be requested.
- 11. The requested Planned Development zoning for a health practitioner's office is not compatible with the character of the existing single-family neighborhood.

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

The rezoning request is not in compliance with and does note further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

## CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is not substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

## SUMMARY

The request is to rezone 2.11 acres from RSC-2 to PD for the purpose of converting an existing single-family home into a health practitioner's office.

The Planning Commission found the request consistent with the Riverview Community Plan and the Comprehensive Plan and supports the rezoning request.

Testimony in opposition was provided at the Zoning Hearing Master hearing and also entered into the record. Five neighbors testified and an additional twentyfive residents put their name and address into the record to express their opposition to the rezoning request. The testimony in opposition primarily focused on the incompatibility of the proposed health practitioner's office with the singlefamily residential neighborhood. Concerns included the precedent that may be established by the medical office use and the introduction of future nonresidential development as well as concerns regarding additional traffic, the effect to the secluded, private nature of the neighborhood and the possible negative effect to resident's quality of life.

The neighborhood is unique as it is secluded in nature and developed with primarily older, one-story homes. Although the neighborhood is within close proximity to US Highway 301, it does not resemble an area in transition in terms of more intensive land uses. Rather, the neighborhood is protected by a significant tree canopy and is heavily vegetated such that the adjacent Bridge Point Academy school and local farm stand to the east oriented toward US Hwy. 301 and the existing townhomes to the west are not apparent when traveling on Brandon Circle.

Although the applicant has agreed to zoning conditions that would limit the use of the property to health practitioner's office only, the introduction of a nonresidential land use into the single-family neighborhood will provide the opportunity for other non-residential land uses on the subject property and adjacent parcels to be requested. The requested Planned Development zoning for a health practitioner's office is not compatible with the character of the existing single-family neighborhood.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **DENIAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

July 5, 2021

Date



# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 14, 2021 Report Prepared: June 3, 2021	Petition: PD 21-04946013 Brandon CircleWest side of Brandon Circle, south of the USHighway301andBloomingdaleAvenueintersection
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Community Mixed Use-12(12 du/ga 0.50 FAR)
Service Area:	Urban
Community Plan:	Riverview
Rezoning Request:	Residential Single-Family Conventional-2 (RSC-2) to a Planned Development for a Health Practitioner's Office.
Parcel Size (Approx.):	2.06± acres
Street Functional Classification:	Brandon Circle – <b>Local</b> US Highway 301– <b>Arterial</b>
Locational Criteria:	Not Applicable in CMU-12
Evacuation Zone:	The subject property is located within Evacuation Zone E



Plan Hillsborough planhillsborough.org planner@plancom.org 813 – 272 – 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

# <u>Context</u>

- The 2.06± acres site is located within the southwest quadrant of US Highway 301 and Bloomingdale Avenue, on the west side of Brandon Circle. The site is developed with a single-family home.
- The subject property is located within the Urban Service Area (USA) and located within the limits of the Riverview Community Plan.
- The subject property's Future Land Use designation is Community Mixed Use-12 (CMU-12). Typical uses in the CMU-12 Future Land Use designation include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.
- The site and surrounding parcels are designated Community Mixed Use-12. The character of the immediate area is predominately residential. There is also a school located east of the site.
- The applicant is requesting to rezone the subject site from Residential Single Family Conventional-2(RSC-2) to a Planned Development for a Health Practitioner's Office.

# **Compliance with Comprehensive Plan:**

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

# Future Land Use Element

# Urban Service Area (USA)

**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, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

a) locational criteria for the placement of non-residential uses as identified in this Plan,

- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

# **Community Design Component**

# 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible 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.

# Livable Communities Element: Riverview Community Plan

# 1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

# Staff Analysis of Goals, Objectives, and Policies:

The proposed request would allow for the rezoning of the subject property from Residential Single-Family Conventional-2 (RSC-2) to a Planned Development for a Health Practitioner's Office. The applicant's request is a permitted use within the Community Mixed Use-12 Future Land Use classification. The intent of the Community Mixed Use-12 Future Land use classification is to designate areas of urban intensity and density. The subject property is adjacent to single family residential uses. The are a number of site design conditions to mitigate any potential impacts to the surrounding residential while also continuing to provide for an appropriate transition of intensity to the residential uses that abut the site. The development is meeting land development code provisions regarding buffering and screening. Site design conditions include keeping the proposed use within the current single- family home. Additionally, hours of operation will be from 7:30am to 7:30pm. The proposed development with conditions would allow uses similar to the development pattern while demonstrating sensitivity to adjacent residential uses, meeting the intent of Policy 16.1, 16.2 and 16.3 of the Future Land Use Element.

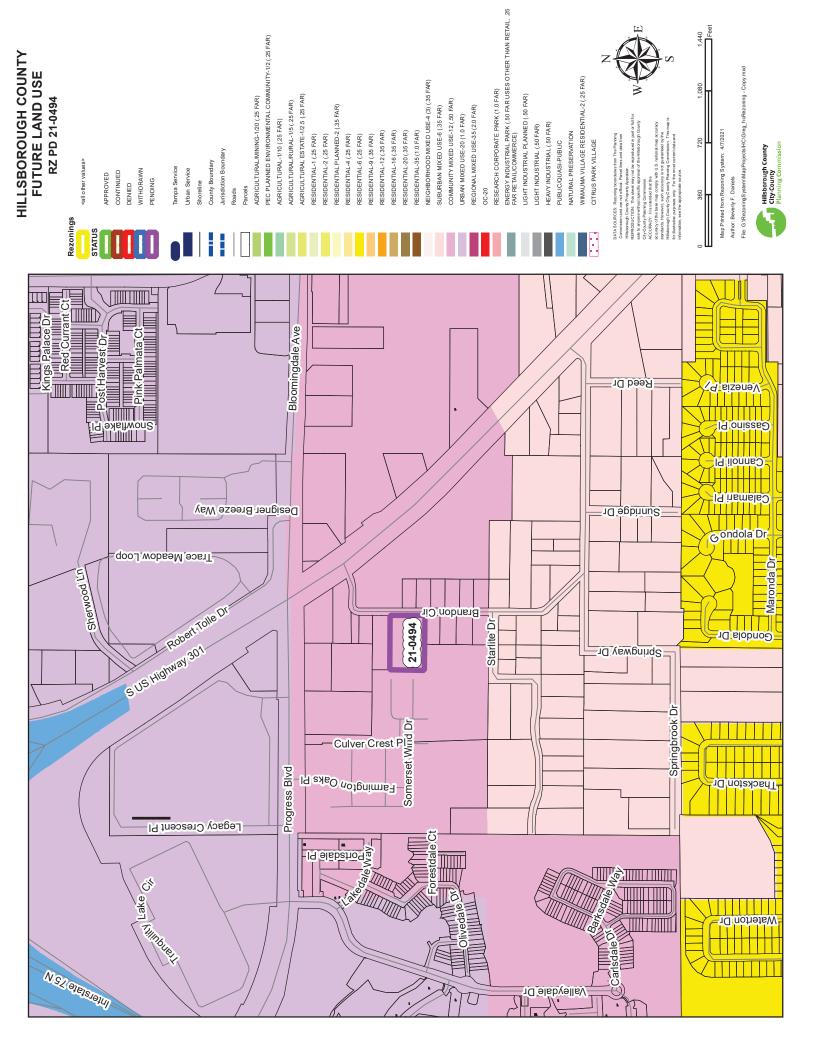
Objective 12-1 of the CDC requires new development to complement the surrounding neighborhood and be designed in a way that is compatible. The proposal includes the site techniques to mitigate any impacts to the surrounding residential uses and is consistent with the CDC in the Future Land Use Element of the Comprehensive Plan.

The proposed development is consistent with the vision of the Riverview Community Plan. The site is within the US Highway 301 District, which envisions this area as a mixed-use area with high densities and a variety of businesses.

Overall, the rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing development pattern found within the surrounding area.

#### **Recommendation**

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



# GENERAL SITE PLAN FOR CERTIFICATION



**DEVELOPMENT SERVICES** PO Box 1110, Tampa, FL 33601-1110

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

**GENERAL SITE PLAN REVIEW/CERTIFICATION** 

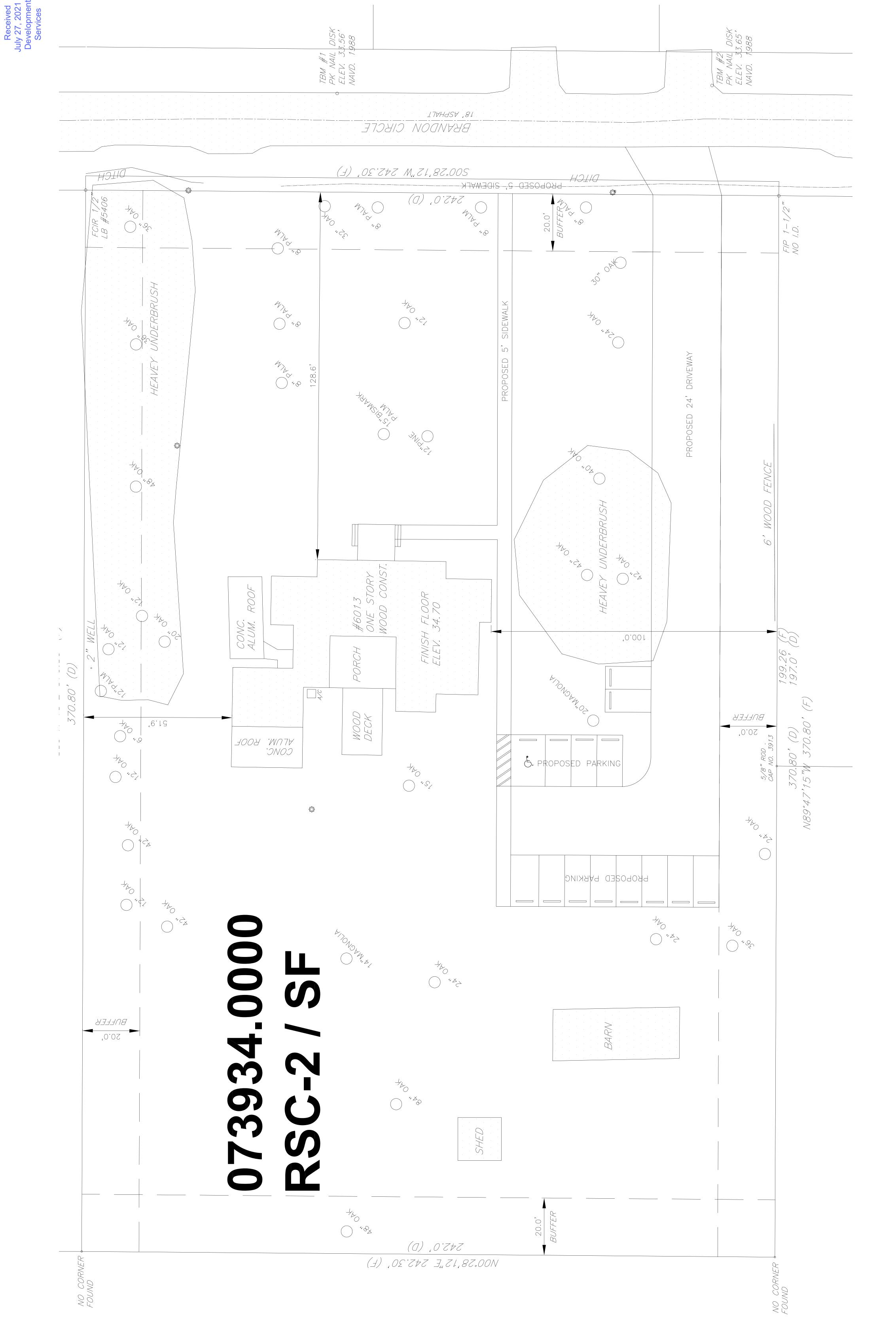
BOARD OF COUNTY COMMISSIONERS Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR Lucia E. Garsys

Pro	ject Name:		
Zor	ning File:	Modification:	
Atla	as Page:	Submitted:	
То	Planner for Review:	_ Date Due:	
Cor	ntact Person:	Phone:	
Rig	sht-Of-Way or Land Required for	r Dedication: Yes No	
()	The Development Services Depart	ment HAS NO OBJECTION to this General Site Plan.	
()	The Development Services Depart following reasons:	ment RECOMMENDS DISAPPROVAL of this General Site Plan for th	e

Reviewed by:\_\_\_\_\_ Date:\_\_\_\_\_

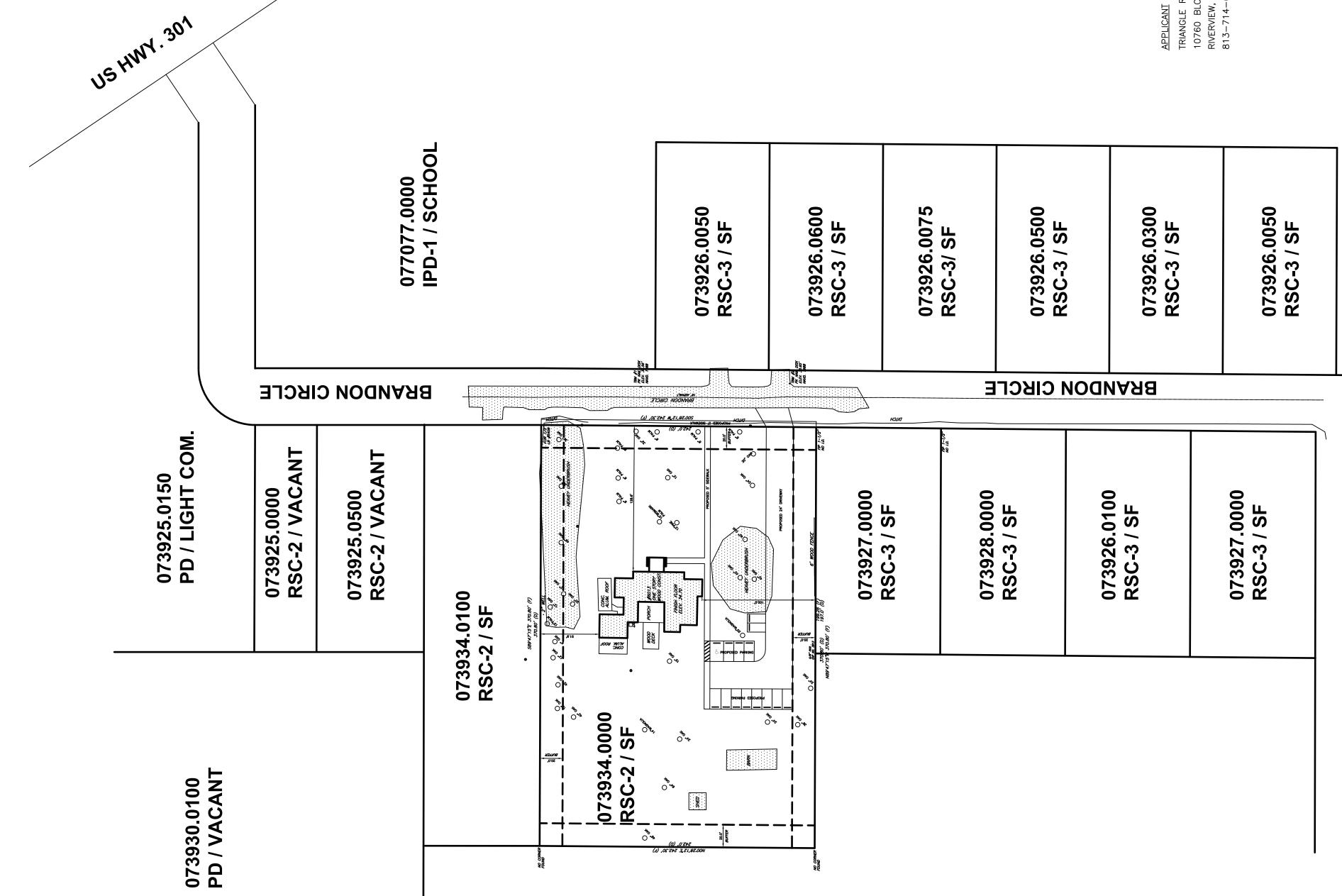
Date Agent/Owner notified of Disapproval:\_\_\_\_\_



21-0494

:NOISI		DATE OF ISSUE: 05-25-2021 DRAWING NAME: 2020-010.dwg	BCLE	SAIEM' EF SVIDON CI E KEZOI	e013 B		tampabay.rr.con 7-0706 ΡΗΟΝΕ ΙΕΨ, FL 33578- ΛΕΕΡΙΝG, Ι Ν	/9 (813)	All drawings, specifications, or written material appearing herein constitutes work of the Engineer and may not be duplicated to others without the written consent of the Engineer.	Joseph A. Kowalski Florida P.E. No. 34287	OF 1 NG PLAN
8	EAST 370.80 FEET OF THE 7, TOWNSHIP 30 SOUTH, RE OR LESS.	JUNTY. HE FLOOD INSURANCE MAP OF BER 12057C-0389-H, DATED: 08-28-08. JAHIA GRASS (95% WEED FREE). ATMENT BY ON-SITE SEPTIC. ON BARRIER (HAY BALES AND/ SILTATION OF ADJACENT PROPERTY,	APE REQUIREMENTS PER THE LATEST & REGULATIONS (2020 FBC, 2010 FFPC, ETC.) E CONTRACTOR SHALL BE ALLOWED ANY DEVIATIONS MAY RESULT	D ZONING – PD		V = 25' E = 25' S = 10'			ENGINEER K2 ENGINEERING, INC. 7804 U.S. HIGHWAY 301 SOUTH RIVERVIEW, FL 33578 813-677-0706		50
GRAPHIC SCALE 60 0 30 60 12 ( IN FEET ) 1 inch = 60 ft.	LEGAL DESCRIPTION SOUTH 242 FEET OF THE NORTH 891.30 FEET OF THE EA WEST 1510.80 FEET OF THE NORTHEAST <sup>1</sup> / <sub>4</sub> OF SECTION 7, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA CONTAINING 89,734 SQUARE FEET OR 2.06 ACRES, MORE	<ol> <li>NOTES</li></ol>	1 - 18-2021. ELEVATIONS ARE REFERENCED TO HI 1 - 18-2021. ELEVATIONS ARE REFERENCED TO HI ION = 71.58' (N.A.V.D. 1988). IILL COMPLY WITH SPECIFIC TECHNICAL AND LANDSC, OROUGH COUNTY DEVELOPMENT CODE. DNSTRUCTION SHALL COMPLY WITH CURRENT CODES DNSTRUCTION SHALL COMPLY WITH CURRENT CODES I & 101, NEC, HILLSBOROUGH COUNTY, SWFWMD, E VIATIONS OR REVISIONS FROM THESE PLANS BY THE JT PRIOR APPROVAL FROM THE DESIGN ENGINEER. AYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.	SITE NOTES SITE NOTES ING ZONING - RSC-2 PROPOSED . ERTIFIED PARCEL BY EXEMPTION #98-670	JMBER 8–2008 0.L.	<ul> <li>SINGLE FAMILY/CMU-12</li> <li>SINGLE FAMILY/CMU-12</li> <li>LAND USE - PROPOSED</li> <li>HEALTH PRACTITIONER'S OFFICE</li> <li>HEALTH PRACTITIONER'S OFFICE</li> <li>EXISTING BUILDING / PROPOSED BUILDING</li> <li>2,724 S.F. (TO REMAIN) NO EXTERIOR MODIFICATIONS</li> <li>WATER/SEWER SERVICE</li> </ul>	• WELL/SEPTIC     SOLID WASTE     • AVAILABLE FROM HILLSBOROUGH COUNTY     MAX. F.A.R./MAX. HEIGHT     • 0.56/35'	ENVIRONMENTAL AREAS/WATER BODIES • NONE EXISTING USE • RESIDENTIAL COMMUNITY PLANNING AREA • RIVERVIEW COMMUNITY PLAN PARKING • 5/1,000 S.F. × 2,724 = 14 SPACES	<u>PROPERTY OWNER</u> DYEVISION LLC 10760 BLOOMINDALE AVENUE RIVERVIEW, FL 33578 813-714-6107	<u>NOTE:</u> THERE WILL BE NO EXTERIOR MODIFICATIONS TO THE EXISTING BUILDING.	<u>NOTE:</u> PD WILL BE IN COMPLIANCE WITH SECTION 6.06.06 BUFERING AND SCREEENING REQUIREMENTS

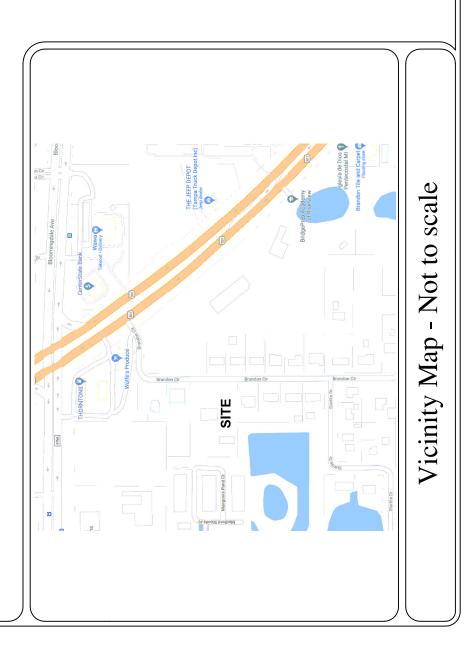
21-0494



STARLIGHT DRIVE

APPLICANT TRIANGLE RESOL 10760 BLOOMINO RIVERVIEW, FL 813-714-6107

EAST 20 SOUTH, RANGE 30 TOWNSHIP SECTION 07,



073929.0150 PD / MULTI-FAM.

All drawings, specifications, or written material appearing herein constitutes work of the engineer and may not be duplicated or disclosed to others without the written consent of the Engineer.

# AGENCY COMMNENTS

# AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		rtment	DATE: 6/2/2021
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation			ransportation
PLANNING AREA/SECTOR: RV/ South PETITION NO: RZ 21-0494			RZ 21-0494
	This agency has no comments.		
X	This agency has no objection.		
	This agency has no objection, subject to the li	sted or attached condition	IS.

This agency objects for the reasons set forth below.

# REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to have an increased maximum trip generation potential of +/- 56 daily trips, +/- 5 AM and PM peak hours trips for the subject site.
- Transportation Review Section staff has no objection to the proposed rezoning.

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.11-acre parcel from Residential, Single-Family Conventional - 2 (RSC-2) to Planned Development (PD). The proposed PD is seeking approval of a medical office for outpatient mental health services.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM	
RSC-2, 4 Single Family Detached Dwelling Unit (ITE LUC 210)	38	3	4	

#### Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, 2,724 SF Medical Office Building (ITE LUC 720)	94	8	9

Approved Uses:

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM	
Difference	(+) 56	(+) 5	(+) 5	

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Brandon Cr. is a substandard, publicly maintained, local roadway. The roadway consists of +/- 18-foot paved surface in average condition, lying within a +/- 50-foot wide right-of-way along the project's boundary. There are no sidewalks or bicycle facilities present along Brandon Cr. in the vicinity of the proposed project.

# SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed to Brandon Cr.

The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code.

# **ROADWAY LEVEL OF SERVICE**

As Brandon Cr. is not a regulated roadway and was not included on the 2019 Hillsborough County Level of Service (LOS) Report, no LOS information has been provided for the proposed project.

# COMMISSION

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Harry Cohen Ken Hagan Gwendolyn "Gwen" W. Myers Kimberly Overman Stacy White



# DIRECTORS

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# AGENCY COMMENT SHEET

REZONING				
HEARING DATE: June 14, 2021	COMMENT DATE: April 6, 2021			
<b>PETITION NO.:</b> 21-0494	<b>PROPERTY ADDRESS:</b> 6013 Brandon Circle, Riverview			
EPC REVIEWER: Jackie Perry Cahanin	FOLIO #: 073934-0000			
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241	STR: 07-30S-20E			
EMAIL: <u>cahaninj@epchc.org</u>				
REQUESTED ZONING: From RSC-2 to PD	·			
FIND	INGS			
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	04/05/2021			
WETLAND LINE VALIDITY	N/A			
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A			
INFORMATIONAL COMMENTS:				

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Jpc/mst

ec: <u>k2eng@tampabay.rr.com</u>



**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

то:	Zoning Review, Development Services	DATE: 06/11/2021
<b>REVIEWER:</b>	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Triangle Resolutions	PETITION NO: 21-0494
LOCATION:	6013 Brandon Circle	
FOLIO NO:	73934.0000	

# **Estimated Fees:**

 Medical Office (10,000 sf or less)
 Medical Office (greater than 10,000 sf)

 (per 1,000 s.f.)
 (per 1,000 s.f.)

 Mobility: \$14,206
 Mobility: \$20,478

 Fire: \$158
 Fire: \$158

Credit for prior Single Family Home: (flat credit) Mobility: \$6,827 Fire: \$353

# **Project Summary/Description:**

Urban Mobility, CE Park/Fire - replace single family 2,724 sq. ft. with medical office

# WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETI	<b>FION NO.:</b> PD21-0494 <b>REVIEWED BY:</b> Randy Rochelle <b>DATE:</b> 3/29/2021		
FOLI	O NO.: 73934.0000		
$\boxtimes$	This agency would $\Box$ (support), $oxed{ imes}$ (conditionally support) the proposal.		
	WATER		
	The property lies within the <u>Hillsborough County</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 <u>12</u> inch water main exists $\Box$ (adjacent to the site), $\boxtimes$ (approximately <u>700</u> feet from the site) <u>and is located north of the subject property within the east Right-of-Way of S. US Highway 301</u> .		
	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		
$\square$	The property lies within the <u>Hillsborough County</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 <u>16</u> inch wastewater force main exists (adjacent to the site), (approximately <u>515</u> feet from the site) and is located north of the subject property within the west Right-of-Way of S. US Highway 301.		
	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		
COM	COMMENTS: <u>This site is located within the Hillsborough County Urban Service Area,</u> <u>therefore the subject property should be served by Hillsborough County Water and</u> <u>Wastewater Service. This comment sheet does not guarantee water or wastewater</u> <u>service or a point of connection. Developer is responsible for submitting a utility service</u> <u>request at the time of development plan review and will be responsible for any on-site</u> improvements as well as possible off-site improvements.		

# VERBATIM TRANSCRIPT

	Page 1 ILLSBOROUGH COUNTY, FLORIDA DARD OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING MA HEARINGS	X ) ) ASTER ) ) ) X
	ONING HEARING MASTER HEARING RIPT OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, June 14, 2021
TIME:	Commencing at 6:00 p.m. Concluding at 10:36 p.m.
PLACE:	Cisco Webex
	Reported By:
	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 55 Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740

	Page 174
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	June 14, 2021 ZONING HEARING MASTER: SUSAN FINCH
4	ZONING HEARING MASIER. SUSAN FINCH
5	D9:
6	Application Number: RZ-PD 21-0494
7	Applicant:Triangle ResolutionsLocation:Approx 570' SW of S. US Hwy
8	301; Brandon Cir.Folio Number:073934.0000
9	Acreage: 2.11 acres, more or less Comprehensive Plan: CMU-12
10	Service Area: Urban Existing Zoning: RSC-2
11	Request: Rezone to Planned Development
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Page 175 MR. GRADY: The next case is agenda item 1 2 D-9, Rezoning-PD 21-0494. The applicant is Triangle Resolutions. 3 4 The request is to rezone from RSC-2 to a 5 Planned Development. Timothy Lampkin will provide staff recommendation after presentation by the 6 7 applicant. 8 HEARING MASTER FINCH: All right. Is the applicant here? Good evening. 9 MR. KOWALSKI: Good evening, Ms. Finch, 10 Mr. Grady. My name is Joe Kowalski with K2 11 12 Engineering, 7804 U.S. Highway 301 South in 13 Riverview. 14 And I'm representing the owner, Triangle 15 Resolutions. What their proposing is they're 16 requesting to rezone the subject property from 17 Residential Single-Family to a Planned Development 18 for a health practitioner's office. 19 Subject property is located on the southwest 20 quadrant of U.S. 301 and Bloomingdale Avenue on the 21 west side of Brandon Circle. It's approximately 2.2 500 feet from U.S. 301. Triangle Resolutions 23 proposes to use the 2.06-acre property and the 24 2724-square-foot building for small outpatient 25 mental health private practice.

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The practice provides talk therapy for families with -- which include children, adults, parents, and veterans. Operating hours will be limited between 7:30 a.m. and 7:30 p.m., Monday through Friday.

6 There are no on-site services offered on the 7 weekends or any holidays. Some of the clients 8 currently use off-site telehealth counseling, which 9 may continue to be a significant portion of the 10 business in the future.

11 The -- the main reason for Dr. Dye looking 12 at this property is because of the serene private 13 location. It'll provide an ideal setting for 14 individual talk sessions by providing privacy and 15 low levels of patient anxiety.

16 The low impact of the proposed use, no 17 exterior building changes. No buffering from the 18 neighbors, who will make it compatible with the 19 surrounding Land Use patterns, and mitigate any 20 adverse impacts to neighbor concerns.

The property has large trees, significant amounts of natural vegetation, screening along the north, south, and west property boundaries. Due south, north, and east are existing residential homes. West of the property is a multifamily

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1 apartment complex.

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U.S. 301 is located approximately 500 feet to the northeast along Brandon Circle, where a commercial businesses in a large school parking lot. There's a big school on 301.

6 The entrance/exits to the property will be 7 limited to right in and left out only on Brandon 8 Circle to prevent any traffic going south past 9 existing residential properties. Signage shall be 10 limited to the property address and/or like a sign 11 allowing a residential area, such as a mailbox or 12 just some minimal just to identify the property.

13 The site plan is showing 14 parking spaces, 14 which is the requirement for a health 15 practitioner's office based on the square footage 16 of the building, and they'll be located behind and 17 to the south of the building with a -- will be 18 screened from adjoining properties by 20-foot Type 19 B buffer, which meets all the requirements of 20 Section 6.06.06 of the development Code.

In addition, the clients will be instructed after they leave an appointment to basically go north on Brandon Circle to avoid going into the neighborhood. The Future Land Use for the subject property and surrounding parcels is Community

Page 178 Mixed-Use-12, which allows this type of 1 2 development, and the property to a west is already 3 a mixed-use purpose -- a big apartment complex. There are no modifications, as I said 4 5 before, to the existing building. There's no -- no 6 trees are going to be taken out. Everything is 7 going to stay pretty much the same. We're just 8 going to add some additional buffering in the way of landscaping to the front and to the sides if 9 there's any visibility or if it's required. 10 The -- we met last week. I sent a letter 11 12 out to the neighbors within the area. We met last 13 week with them last Monday to try to, you know, 14 show them what we want to do and clarify what we 15 were proposing to do. 16 And I think basically we're not amenable to 17 any suggestions we were coming up with. And in 18 some of the measures we're taking is that we were 19 going to look into parking to the rear of the 20 building and decide we're going to make no exterior 21 changes to the building. No building expansion. 2.2 Providing additional buffering and screening. 23 Limiting the hours of operation and basically 24 trying to make this fit in the neighborhood. 25 And we were also going to instruct the

Page 179 clients when they leave that they should head north 1 2 to not go through the neighborhood. I'm not sure what else we can do to try to meet the requirements 3 4 of the neighbors. 5 I know a lot of them are here, and they're 6 going to talk to you about why they oppose it, but I think we've gone above and beyond what we can do 7 8 to try to make it blend in with the neighborhood. 9 And I want to introduce you to Dr. Dye. He 10 just wanted to tell you a little bit about his practice and why he found this property. 11 12 HEARING MASTER FINCH: Okay. Good evening. 13 MR. DYE: Good evening. Damon Dye with 14 Triangle Solutions, 10760 Bloomingdale Avenue. 15 I will agree with Joseph just to second that 16 we did find this as an ideal healing property. We do a lot of work with children and veterans. It 17 18 did fit a lot of the criteria. 19 We do desire, as he mentioned, a very low 20 profile focus because of, you know, the intentional 21 families. We want to reduce that. And also, we 22 still live in an entire time of stigma with mental 23 health. So thank you very much for your support. 24 HEARING MASTER FINCH: All right. Thank 25 you. If you could please sign in with the clerk's

Page 180 office. 1 2 All right. We'll go to Development Services. 3 4 MR. LAMPKIN: Hello. Tim Lampkin, Development Services, and I'm about to share my 5 screen. Is it shared? 6 MR. LAMPE: Not yet. Now it's going. 7 8 MR. LAMPKIN: Now it's going. Okay. All right. So the project site is located on the west 9 side of Brandon Circle, approximately 950 feet 10 southwest from the intersection of Progress 11 12 Boulevard and U.S. Highway 301 in the Riverview 13 Community as shown on the screen. 14 The southwest corner of the intersection is a 15 commercial development. The subject property is 16 approximately plus or minus 300 feet south, 17 southwest from the property boundary -- the 18 property boundary. 19 Northeast of the subject property across 20 Brandon Circle is the location of the school, 21 Bloomingdale Academy. Abutting the subject 22 property to the north, west, and south are 23 residentially zoned properties. Southeast across 24 Brandon Circle is also residentially zoned and 25 developed property.

Page 181 The property associated with 21-0494 1 Sorry. 2 is Future Land Use designation of Community Mixed-Use-12. The subject property's Future Land 3 4 Use designation of Community Mixed-Use-12 does not 5 have to meet locational criteria as it is within 6 this Future Land Use category. Immediately surrounding properties are also 7 8 designated CMU-12 on the Future Land Use Map. Further south along Brandon Circle is designated 9 Suburban Mixed-Use, and then there's a 10 Residential-6 going further south and further north 11 of Community Mixed-Use-12 is Urban Mixed-Use-20. 12 13 The subject site is also located within the 14 boundary of the Riverview Community Plan and within 15 the Urban Service Area. The site falls within the 16 mixed-use area as designated by the Riverview 17 Community Plan. 18 The property is greater than 2 acres in a 19 mixed-use Land Use category require a Planned 20 Development rather than a standard zoning district. So here's an aerial view of the site. It's a bit 21 22 larger than the surrounding single-family homes to 23 the north and the south. 24 To the south, you'll see here's Brandon 25 Circle. Here's U.S. Highway 1. Can you-all see my

Page 182 cursor? Moving along, here's the commercial in the 1 2 intersection is called out Progress Boulevard is just outside of the aerial. 3 To the north is a single-family home, and 4 5 it's zoned RSC-2. And further in along southward 6 on Brandon Circle are more single-family homes. То 7 the west of the property is a Planned Development. 8 It's a development mostly with townhomes subject to Planned Development 03-0317. 9 You will also note at the rear of the 10 11 property to the southwest is a retention pond 12 associated with this downtown development. Through 13 the use of site planning, buffering, and screening 14 techniques in the control of specific land uses, 15 the applicant is proposing to buffer in compliance 16 with Section 6.06.06. 17 Here is the applicant's site plan that's been color-coded to assist with the visual. 18 They 19 are in compliance with the 20-foot buffer and the 20 Type B screening on the north, south, and the west. 21 They're also proposing a 20-foot buffer on the 22 front to prevent further impacts. 23 The existing 2,724-square-foot single-family 24 home will maintain the appearance of a 25 single-family home and with a pitched roof and a

Page 183 1 brick facade. These are conditioned. The hours 2 are also conditioned. They are limited to 7:30 a.m. to 7:30 p.m., Monday through Friday. 3 4 Additional conditions include the parking 5 areas shall be screened with a vegetative buffer and a 6-foot solid wooden or PVC fence toward the 6 7 property to the south, and if they put a fence in 8 the front yard, they will have a maximum height of 4 feet in height. 9 10 No stop sign shall be allowed. And signage 11 will be limited to signage that's allowed for 12 residential zoning districts compatible with 13 adjacent residential per Section 7.03.00.C.3.A. 14 Any signage will comply in signage allowed 15 for residential width, signage allowed for 16 residential dwellings to ensure compatibility or 17 greater compatibility with the adjacent residential 18 and in keeping with the appearance of the 19 single-family home. 20 Staff notes that residential dwellings by 21 Code are allowed to have one ground sign not 22 exceeding 6 square feet of aggregate sign area. 23 In addition to the design measures of the 24 use, no other office use shall be permitted unless 25 it's directly accessory to the health

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1 practitioner's office. And so the use will be 2 restricted to that use. They would have to come in 3 for a major modification if they proposed to change 4 the use.

5 The proposed use with conditions does 6 demonstrate sensitivity to adjacent residential 7 uses through site conditions, such as requiring 8 perimeter buffers, requiring signage to comply with residential sign standards, limiting patient hours, 9 maintaining the appearance of a single-family home. 10 The proposed project with the proposed 11 development standards, existing scale, and 12 13 restrictions may be found to be approvable with the 14 conditions. That concludes staff's presentation. 15 I'm available for questions. 16 HEARING MASTER FINCH: No questions at this 17 time. Thank you. 18 Planning Commission, please. 19 MS. MILLS: Yeneka Mills, Planning Commission staff. 20 21 The subject property is located within the 2.2 Community Mixed-Use-12 Future Land Use 23 classification and the Urban Service Area and the 24 Riverview Community Planning area. 25 The applicant's request is consistent with

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the CMU-12 Future Land Use classification. The intent of the CMU-12 Future Land Use classification is to designate the areas of urban intensity and density.

5 The proposed development with conditions 6 would allow uses similar to the development pattern 7 while demonstrating sensitivity to adjacent 8 residential uses, meeting the intent of 9 Policy 16.1, 16.2, and 16.3 of the Future Land Use 10 Element.

11 The site design conditions include keeping 12 it within the single-family home structure and 13 hours of operation, which will keep the proposed 14 use compatible with the surrounding development 15 pattern.

16 The proposed development is consistent with 17 the Riverview Community Plan. The site is located 18 within the U.S. Highway 301 district, which 19 envisions this area as a mixed-use area with high 20 densities and a variety of businesses.

21 And based on those considerations, Planning 22 Commission staff finds the proposed rezoning 23 consistent with the Future of Hillsborough 24 Comprehensive Plan subject to conditions as 25 proposed by Development Services. Thank you.

Page 186 1 HEARING MASTER FINCH: Thank you. Ι 2 appreciate it. 3 All right. We'll call for anyone that wants to speak in support. Anyone in favor in the room 4 5 or online? Seeing no one. 6 All right. How many people want to speak in 7 opposition, if you could raise your hand? Now, here's the thing. We have 15 minutes -- oh, no, 8 9 keep your hands up, because we have to count. We have 15 minutes for everyone to speak, 10 and I just -- just glancing more than 15 people. 11 12 So what we'll do is, we'll give you a minute each. 13 The clerk will keep track of the time, and at the 14 minute increments, if you could have the buzzer go 15 off. 16 If you want to just come up and put your 17 name and address on the record and record yourself 18 in opposition so that you're able to speak at the 19 Board of County Commissioners, that's perfectly 20 acceptable. If you want to designate a speaker to 21 get more time in and more of your points in, that 22 would be the way to go. 23 But we have to keep -- we have a number of 24 cases tonight. This is not the only one, and we 25 must keep with our time frames to the best that we

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can.

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2 So if you could line up, because taking time to get to the podium takes your time. So if you 3 could line up with people that want to speak, and 4 5 we'll give you a minute each to try to get your 6 points across. 7 Are these now the only people that want to 8 speak or you want to take the bulk of the time and then the rest of the people can put their name on 9 the record? That would be fine. So can we do --10 how many -- how much time do you need? 11 12 MR. PATRICK: If I may have three minutes. 13 HEARING MASTER FINCH: All right. So we'll 14 do 3, 6, 9, 12 and then hope that everybody else 15 just puts their name on the record. All right. So 16 three minutes. 17 And then name and address and when you're 18 done, come sign in. 19 MR. PATRICK: Good evening. My name is Brad 20 Patrick. I'm an attorney. My address is 9507 Starlite Drive. 21 22 You see the degree to which this application 23 strikes at the heart of a very special jewel of a 24 neighborhood in Riverview. If you turn the corner 25 off of 301 and come into our neighborhood, all you

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1 have is residential.

2 And the significance of that is that the character of this neighborhood is going to be hit 3 first with its first instance of commercial use 4 5 inside the neighborhood where it's literally 6 bounded by a single-family residence around it. All of the reasons that the applicant gave 7 8 are the reasons that this community loves its neighborhood. Specifically, the serene, private 9 10 setting. It's screening that surrounded by homes. That's right. Because it's a residential 11 12 neighborhood. 13 And notwithstanding what we have by way of the definition of CMU-12 and looking at where this 14 15 is supposed to be concentrated, once you come 16 around the corner from the farmer stand, I mean, 17 ask anyone. You ask where we live. We live in the 18 neighborhood back behind the farm stand and the school. That's where we are. 19 20 It's not about what this gentleman's 21 offering in terms of services. It's about the fact 22 that once that designation changes, it's never 23 going to go back, and we're going to be stuck with 24 a possibility of a future use that will be even 25 more incompatible with what we have as a community

# Executive Reporting Service

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Page 189 and what we treasure, why people bought there, why 1 2 they want to continue to be there. 3 So I would encourage the commission to look 4 very carefully at what the cost of having this 5 neighborhood modified is as opposed to what we're 6 supposed gain. We're not getting the benefit of 7 mixed-use. We're not getting the benefit of a 8 Planned Development. What we're getting is an aberration. 9 What 10 we're getting is a sore in our neighborhood. The 11 people who walk every day, the people who are there 12 with their families are not going to have the same 13 character of the neighborhood as we go forward in 14 time. 15 The 2008 Comprehensive Plan and the future 16 uses, when you look at where that little stripe is 17 up to my street, Starlite Drive, all I ask is that 18 you drive through our community, turn in, go around 19 the corner, and recognize that the position that 20 was taken with respect to the school and 21 recognizing the importance of our community is a 22 separate, segregated neighborhood away from the 23 rest of what 301 represents. 24 Our pinch points at either end of Brandon 25 Drive or Brandon Circle don't give us the

Page 190 protection that -- we'll have lost the protection 1 2 that we have by virtue of this rezoning. Again, it's not about this particular use. It's about the 3 fact that once we're moving in that direction, we 4 5 will have a bite taken out of our community for all the reasons that they're drawn to it. 6 7 There's no cost to this gentleman if he 8 loses his application in this circumstance. What he ends up losing is something that will be more 9 than made up for by the market. 10 HEARING MASTER FINCH: Thank you, sir. 11 Ιf 12 you could please sign in. 13 Next, please. Start the clock again at 14 three minutes. Good evening. 15 DR. SHIVER: Good evening. My name is 16 Dr. Joe Shiver. I live at 9508 Starlite Drive, Riverview, Florida. 17 18 Thank you for the opportunity to speak this 19 evening. Our neighborhood is incredibly unique; 20 some would say a throwback to days gone by. We 21 have homes that were built from the 1940s up to the 2.2 1980s. Massive oaks canopy Brandon Circle, 23 Starlite Drive, Springbrook Drive, and Sunridge Drive. 24 25 Many of our neighbors have lived and raised

Page 191 families in the same homes for over 50 years. 1 My 2 wife, Jody, and I began looking for a home in 2009 3 when I accepted a job at MacDill Air Force Base. 4 We searched for over a year for that perfect 5 home that we could call our forever home. Jody and 6 I spent 22 years in the Air Force moving from base 7 to base. And in that time, we lived in 14 8 different houses, but we knew that it was only 9 temporary. So we never truly thought that those houses were our home. 10 We believe this move would be our last move. 11 12 So we wanted to find the perfect home that we could 13 finally call our home. And we found that special 14 home. When one property is approved for rezoning 15 it sets a dangerous precedence for other properties 16 to also become rezoned. 17 We don't live in a gated community protected 18 by homeowners association. We live in a simple 19 family oriented neighborhood that has been the home 20 for families for over 70 years. To the people who 21 live in this neighborhood, it's our children's 22 roots. Our sanctuary. It's our home. 23 By approving this rezoning of this 24 neighborhood, you'll forever alter our quality of 25 life, our serenity, our slice of paradise. You

Page 192 will allow another wonderful neighborhood to be 1 2 erased forever. We ask that you reject this 3 rezoning proposal and protect the sanctity of our neighborhoods like others. 4 And on a side note, as they stated that they 5 6 will not enter our neighborhood, they have to. 7 They already passed by Mr. Daniel's home. They 8 didn't take that into consideration that they say we will not upset anyone in our neighborhood. 9 They did. 10 It's not the first house on the street, and 11 12 I guarantee you that there's not going to be 13 anybody out that says no right turn here. It's whatever is convenient for the person behind the 14 15 wheel of the car. 16 And they will go through our neighborhood. 17 And just like we've been fighting ever since I've 18 been here, they will go with any speed they desire 19 because we do not have speed bumps or policing in 20 that neighborhood. So thank you very much for your 21 time. 22 Thank you, sir. HEARING MASTER FINCH: Ιf 23 you could, please, sign in with the clerk's office. 24 Next, please. Good evening. 25 MS. LIND: Hi. Thank you for listening to

me. My name is Jennifer Lind. I'm at 6304 Brandon Circle.

Just a couple of things that came up in the meeting that we met with in the neighborhood, the first is I'm also a health care practitioner. I have a serene, quiet, calm location in a commercial property where it belongs. So I just wanted to put that out there.

9 I'd also like to say that when I spoke with 10 Damon, he did mention after he was asked that he 11 would have concerns if this type of thing were to 12 come into his neighborhood. So he feels it's okay 13 to come into ours; however, he would have concerns 14 if it was his own neighborhood. So I think that 15 speaks to a lot to the choices he's made.

16 I'd also like to answer that he said the 17 reason he was doing this was because he couldn't 18 find commercial properties to purchase that would 19 suit him. So I went ahead and brought quite a few 20 to bring to him tonight that I researched myself in 21 his price range and the same square footage. So, 22 Damon, I've got those for you. 23 I'd also like to point out -- I have a 24 couple of pictures. I don't know -- is that what

25 this little thing is for? Okay. I just wanted to

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Page 194 to show just a couple of the houses so you can kind 1 2 of understand what -- how we live. HEARING MASTER FINCH: If you just put it 3 underneath. Yep. That's okay. But you do have to 4 speak on the microphone when you do that. 5 6 MS. LIND: So in the meantime, I'll keep 7 going. So my partner and I have looked for homes 8 for quite a few months. They're, obviously, very difficult to find at this time. We know there's a 9 residential housing shortage, I would say. 10 11 This house went on the market on a Saturday 12 morning. There were 17 offers in on Sunday and 13 best and final offer was accepted on a Monday. Ι 14 had to be very aggressive, and I paid a significant 15 amount of money over the asking price for my house 16 because that's how much I wanted to live in this neighborhood. In a neighborhood where my neighbors 17 18 feed my dog. My neighbors bring me key lime pie. 19 My neighbors call me and say, hey, you got a 20 package on the porch. I just moved there and these 21 people treat me like I've been there for 50 years 22 as well, and that means something. 23 So I just -- I have a couple of houses in 24 the neighborhood just so you can see how kind of 25 well kept they are and what the neighbors think.

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Another one. Mine. This is how well the property is being cared for right now. This is Damon's property. You probably can't see with the lights there.

5 Basically, all the plants are dead, and they 6 threw some black covering over it. The pump runs 7 aren't cared for. So, you know, that's just really 8 not consistent with the neighborhood we live in. People care about their homes. They care about 9 their properties, and they care about each other. 10 11 And, hopefully, you guys will care enough about us 12 to stop this from happening. Thank you.

HEARING MASTER FINCH: Thank you. If you'd like to submit those into the record when you sign in, you can hand them to the clerk.

MS. LIND: Yes, ma'am.

HEARING MASTER FINCH: All right. We had
one more person. Good evening. There you go.
MS. TAVAREZ: Sorry. My name is Chelsea

20 Tavarez. I live at 6311 Brandon Circle.

I'm opposed to the rezoning of 6013 Brandon Circle, 21-0494. With regards to the zoning application, our concerns are many, including the fact that it would exacerbate an existing safety issue by introducing additional traffic using a

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blind turn and active pedestrian and kid-centered neighborhood, exclusive access via two-lane residential road instead of a major thoroughfare, additional run-off from a large, incompatible paved parking lot, a front sidewalk that only spans the property boundaries and is inconsistent with the existing properties and more.

8 And to be clear, this property as you saw on 9 the map is inside our neighborhood with homes on 10 its north and south sides and across the street. 11 The commercial properties that were mentioned have 12 major -- have access to major thoroughfares on both 13 301 and Bloomingdale and do not require access via 14 Brandon Circle.

Brandon Circle is full long-term residents who stay put for decades fully aware that it's a rare gem, as well as brand-new residents who appreciate its charm and culture.

People visit for the first time and leave in awe that such a neighborhood still exists today. And I have friends who regularly check in with me to find out if a home has gone up for sale not so they can put their business here and rezone but to raise their families.

I also have friends and families who have

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been searching for homes to purchase for well over six months, and my work in real estate confirms a similar trend, which calls attention to a much larger issue.

5 Hillsborough County is and has been in a 6 housing crisis. Why are we chipping away at 7 healthy stock to make room for commercial purposes 8 when more appropriate locations exist?

9 The neighborhood meeting held by the 10 applicant when asked why he is choosing to rezone 11 this home rather than find a location already zoned 12 for his intended use, he mentioned the piece and 13 tranquility and appeal with understand live here.

But further into the conversation, he told us that already appropriately zoned commercial location would probably be too expensive. That additional expense isn't our cross to bear, and we should not be cara forming our neighborhood because it's a good deal for a business owner.

At the same time, the applicant also mentioned his work supporting the community, which, of course, is very admirable and his current location is already appropriately zoned for that endeavor.

Our neighborhood is far from the only

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location from which he can continue to support the community and is definitely not an appropriate one. In the housing plan, Hillsborough County housing element, which complies with the Future Land Use Element, some things are mentioned in the executive summary.

7 So just protecting the existing housing 8 stock, demonstrating a commitment to eliminating identified and projected deficits in the housing 9 supply, and a stated goal is to promote and assist 10 in the provision of an ample housing supply within 11 a broad range of types and price levels to meet 12 13 current and projected housing needs so that all 14 Hillsborough County residents have the opportunity 15 to purchase or rent standard housing.

I'm grateful to Hillsborough County.
Officials are already aware of and working on
solutions for existing housing deficiencies in
various ways, including options like infill
residential, which is a far more appropriate change
for this property.
The current rezoning effort is

23 counterproductive. It does not protect the 24 existing housing stock and works against their 25 efforts. Thank you.

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Page 199 1 HEARING MASTER FINCH: I appreciate it. If 2 you could please sign in. You want to speak? You one of the -- okay. 3 Absolutely. So three minutes. Thank you. Good 4 5 evening. MS. HUGHES: Thank you. My name is Suzanne 6 7 Hughes. I live at 9910 Springway Drive. We moved 8 to Brandon Circle recently after a lengthy home search seeing dozens of homes in a climate well 9 known now as a housing crisis. 10 We fought to be in this neighborhood because 11 12 what it has to offer is unique. Space and 13 tranquility with younger growing families as well 14 as older families who have established the 15 neighborhood with such care before us. So many who 16 are sitting right behind me right now. 17 It is so important as my husband and I have 18 an 18-month-old and another child on the way that 19 we can raise our growing family in this 20 neighborhood the way it was when we purchased the 21 home. Quiet and family oriented with very minimal 2.2 traffic. 23 The precedent this rezoning would set 24 completely changes that neighborhood atmosphere. 25 For example, my family lives on one of the corners

Page 200 of Brandon Circle. That is very sharp turn, which 1 2 has become dangerous when traffic increases due to this rezoning. I worry that my children won't be 3 4 safe playing on our property or learning to riding 5 their bikes on the streets around us. 6 This business does not belong in our 7 residential neighborhood. So I would like to say 8 that my family opposes this application. 9 HEARING MASTER FINCH: Thank you very much. 10 If you could please sign in. All right. For anyone else, if you want to 11 12 come up and just put your name and address into the 13 record that you oppose, you're more than welcome to 14 do that. And then if you could, when you're done, 15 just sign in with the clerk's office so that we 16 have you recorded. 17 MS. PATRICK: Catherine Nance Patrick, 9507 18 Starlite Drive. 19 HEARING MASTER FINCH: Thank you. And 20 please sign in and just pull this up. There you 21 qo. Perfect. 22 MS. SHIVER: Jodie Shiver, 9508 Starlite 23 Drive, Riverview, Florida. 24 HEARING MASTER FINCH: Thank you so much. 25 MR. HOLLASH: William Hollash, 9603 Starlite

Page 201 Drive, Riverview, Florida. 1 2 HEARING MASTER FINCH: Thank you, sir. 3 MS. HOLLASH: Jean Hollash, 9603 Starlite Drive, Riverview. 4 5 HEARING MASTER FINCH: Okay. 6 MR. MARAMAN: Nelson Maraman, 9605 Starlite 7 Drive. 8 HEARING MASTER FINCH: Thank you. 9 MS. HERNANDEZ: Vanessa Hernandez, 9621 10 Springbrook Drive. 11 MR. MALONEY: Joshua Maloney, 6304 Brandon 12 Circle, and I vehemently oppose this rezoning. 13 HEARING MASTER FINCH: Thank you, sir. 14 MS. DUNLAP: My name is Jan Dunlap, and I 15 live at 9606 Springbrook Drive, and I oppose this. 16 HEARING MASTER FINCH: Thank you very much 17 for coming. Good evening. 18 MS. BAHLOW: Lois Bahlow, 9505 Starlite 19 Drive, Riverview, and I oppose this. 20 HEARING MASTER FINCH: Thank you, ma'am. MR. BOEHM: Gerald Boehm, 9505 Starlite 21 22 Drive. I oppose this sale. 23 HEARING MASTER FINCH: Thank you, sir. 24 MR. HERNANDEZ: Anthony Hernandez, 9621 25 Springbrook Drive and I also oppose it.

Page 202 HEARING MASTER FINCH: Thank you for coming. 1 2 MS. MCDANIEL: Cheryl McDaniel, 6214 Brandon Circle and I oppose. 3 4 HEARING MASTER FINCH: Thank you. 5 MS. ALPAUGH: Fary Alpaugh. 6307 Brandon 6 Circle, Riverview, Florida. 7 HEARING MASTER FINCH: Thank you, ma'am. 8 MR. ALPAUGH: I strongly oppose that 9 rezoning. 10 HEARING MASTER FINCH: Thank you for coming. 11 MR. ALPAUGH: Please save our community. 12 MR. JONES: Joe Jones, 6202 Brandon Circle, 13 Riverview. 14 HEARING MASTER FINCH: Thank you, sir. 15 THE CLERK: Sir, if you could please join 16 the line to sign in. 17 MS. PENA: Twyla Pena, 9605 Springbrook 18 Drive and I'm opposed. 19 HEARING MASTER FINCH: Thank you, ma'am. 20 MR. PENA: Frank Pena, 9605 Springbrook 21 Drive. I oppose. 22 HEARING MASTER FINCH: Thank you, sir. 23 MS. SANCHEZ: Julie Sanchez. I have two 24 young children in the neighborhood that run across 25 the street, and I very seriously oppose this.

Page 203 HEARING MASTER FINCH: Would you give us 1 2 your address, please. 3 MS. SANCHEZ: 6209 Brandon Circle. 4 HEARING MASTER FINCH: Thank you so much. 5 MR. FUTCH: Good evening. Joseph Futch, 6 6213 Brandon Circle in opposition. HEARING MASTER FINCH: Thank you. 7 MS. FUTCH: Ann Futch, 6213 Brandon Circle. 8 9 HEARING MASTER FINCH: Thank you. 10 MS. COFFEE: Annette Coffee, 6204 Brandon Circle. We're opposed. 11 HEARING MASTER FINCH: Thank you, ma'am. 12 13 MR. COFFEE: Erick Coffee, 6204 Brandon Circle. 14 15 HEARING MASTER FINCH: Thank you. 16 MR. BURNS: Chris Burns, opposed along with my wife and two kids. 17 18 MR. GRADY: Sir, give your address, please. 19 HEARING MASTER FINCH: Give us your address, 20 please. Sir. 21 MR. WHIDDEN: Tracy Whidden, 6212 Brandon 22 Circle. I'm opposed. 23 HEARING MASTER FINCH: Thank you, sir. 24 Could you give us your address, please. 25 MR. BURNS: 6212 Brandon Circle.

Page 204 HEARING MASTER FINCH: Thank you very much. 1 2 MR. LEE: Bonah (phonetic) Lee, 9902 Springway Drive. 3 4 HEARING MASTER FINCH: Sir. 5 MR. LEE: Ricky Lee, 9906 Springway Drive. 6 HEARING MASTER FINCH: Thank you very much. Good evening. 7 8 MS. MASSEY: Good evening. Lynette Massey, 6214 Brandon Circle. 9 10 HEARING MASTER FINCH: Thank you for coming down. All right. 11 12 MR. LAMPE: I believe we do have one more 13 person online. 14 HEARING MASTER FINCH: Okay. That's right. 15 The person I called earlier. 16 MR. SCHOLER: That's okay. It's Mike 17 Scholer again, and again, very strongly opposed to 18 this rezoning. The counselor may have been more 19 welcomed had he tried the duplex the home rather 20 than try to make a commercial business out of it. 21 That's it. 22 HEARING MASTER FINCH: All right. Thank you 23 so much for waiting in line. I appreciate it. 24 With that, we will close opposition 25 testimony, and we'll go back to County Staff.

Page 205 Mr. Grady, anything further. 1 2 MR. GRADY: Nothing further. 3 HEARING MASTER FINCH: All right. Mr. Kowalski, it's your time for rebuttal. 4 You 5 have five minutes. 6 MR. KOWALSKI: I understand their opposition 7 about the commercial, but I don't know if they 8 realize, but there's already some commercial on Brandon Circle. It's not --9 HEARING MASTER FINCH: Please. You cannot 10 respond to him. 11 12 MR. KOWALSKI: -- it's not zoned, but 13 it's -- if you look on Google maps, they're listed 14 as a couple of businesses already on Brandon 15 Circle. There's an air-conditioning company and a 16 flower exotic plants company already on Brandon Circle. 17 18 Again, I would -- and I checked on them. 19 The exotic plants, I'm not sure about, but they're 20 not listed. But the air-conditioning company is 21 actually incorporated, and they're listed with the 22 Division of Corporations, and they give that 23 address as their principal address on Brandon 24 Circle. 25 So somebody has already did this, but

Page 206 they're doing it illegally. We're trying to do it 1 2 the right way. And we're trying to follow the rules, and like we said, we've done everything 3 possible try to low impact what we're proposing. 4 5 I mean, I think a lot of the people that already have more traffic than we're going to be 6 7 generating with this therapy practice. We're 8 trying to leave everything the way it is so it's 9 going to blend into the neighborhood. I'm not sure what else we can do to satisfy them. 10 HEARING MASTER FINCH: Does that conclude 11 12 your testimony? All right. Thank you. 13 MR. KOWALSKI: Thank you. 14 HEARING MASTER FINCH: All right. If you 15 could please not comment to him directly, please, 16 sir. 17 All right. So with that, we're going to 18 close Rezoning -- this is not the appropriate time at all. Please. We're going to close Rezoning-PD 19 21-0494. 20 21 And we're going to take a three-minute break 22 so that everybody can sign in before we move to the 23 next case. 24 (Recess taken at 9:58 p.m.) 25 (Recess concluded at 10:04 p.m.)

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1	HEARING MASTER FINCH: All right. We're
2	going to resume the Zoning Hearing Master Hearing.
3	Mr. Grady, please call the next case.
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# EXHIBITS SUBMITTED DURING THE ZHM HEARING

sign-in sheet: RFR, ZHM, PHM, LUHO PAGE OF <u>13</u> DATE/TIME: <u>6/4/21 (opm</u> HEARING MASTER: <u>505an</u> Finch

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	CITY TAM RA STATE FL ZIES AL PHONE 813-227-8421		
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87	MAILING ADDRESS 18422 SWAN LAKE AR		
RZ20-1253	CITY LUTZ STATE <u>FL.</u> ZIP <u>33549</u> PHONE <u>813</u> 500 -		
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R220-1266	MAILING ADDRESS 400 N. Ashbey Dr		
V5	CITY Tange STATE FL ZIP PHONE		
APPLICATION #	NAME Tyler Hudson		
RZ21-0554	MAILING ADDRESS 400 N. Ashley Dr		
VS	CITY Tampa STATE E ZIPPHONE		
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	CITY ACC STATE ZIP 372/PHONE 1260		

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	CITY <u>flat city state Fr.</u> ZIP <u>33567</u> PHONE (813)393.7657
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	CITY Plant City STATE FC ZIP 33567 PHONE 813-205-7075

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PAGE 5 of 13 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch PLEASE **PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** Bentle. Mark NAME MAILING ADDRESS 401 E Jack RZ21-0482 CITY (, K) PLEASE PRINT **APPLICATION #** NAME RUSSER OTENBERG MAILING ADDRESS 3737 LALLE JOYCE DR. RZ21-0482 CITY CONPOLOSEATATE FL ZIP 34639 PHONE B13.967.157 PLEASE PRINT **APPLICATION #** mike scholer NAME MAILING ADDRESS 6509 Brandon Cir 21-049 CITY Riverview STATE P/ ZIP 33578PHONE PLEASE PRINT **APPLICATION #** NAME JOSEPH KOWALSK! 221-0494 MAILING ADDRESS 7804 U.S. HWY 301 SOUTH CITYRIVER STATE FL ZIP 33578 PHONE 8 13-677-0700 PLEASE PRINT **APPLICATION #** DAMON DYS NAME 1221-0494 MAILING ADDRESS 10760 BUDGM NODALE AVE CITY RIVERUM STATE FL ZIP 33572 PHONE 2134137575 NAME Bradtod Patnih (Brente) PLEASE PRINT **APPLICATION #** MAILING ADDRESS 9507 Stalife Dr 7\_21-0494 CITY RIJEVILL STATE FL ZIP 33578 PHONE 454-3420

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RZ 21-0494	MAILING ADDRESS 6304 BRANDON CIRCLE
	CITYRIVER STATE FL ZIP 33578 PHONE 941 773 7620
APPLICATION #	PLEASE PRINT NAME Chelsea Tavarez
RZ21-0494	MAILING ADDRESS 6311 Brandon Gr
	CITY <u>Riverview</u> STATE FL ZIP 33378 PHONE 813-766-7865
APPLICATION #	PLEASE PRINT NAME SUZANNE Hughes
RZ 21-0494	MAILING ADDRESS 9910 Springway Dr
	CITY RIVERVIEW STATE FLZ ZIP 3378 PHONE 3524671690
APPLICATION #	PLEASE PRINT RETHERING NAME PETVICE
RZ21-0494	MAILING ADDRESS 9507 Starlite D
	CITY GIVEN STATEFL ZIP 3578 PHONE 615888
APPLICATION #	NAME Shiver
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PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING NAME Jean HollASH **APPLICATION #** MAILING ADDRESS 9603 Storlife Dr. RZ 21-0494 CITY REPUTED STATE FL ZIP3578 PHONE 8/3 1677-PLEASE PRINT **APPLICATION #** NAME WOULDEN HOLLAIG MAILING ADDRESS 9603 STANLITE DA RZ210494 CITY NUEWUCH STATE F. ZIP 33578 PHONE 813675008 PLEASE PRINT NAME JOE W. JONES **APPLICATION #** MAILING ADDRESS 6202 BRANDON CIRCLE RZ 21-0494 CITY RIVERVIEW STATE CL ZIP33579 PHONE 8/3623 1367 NAME MACE MARAMAN (nelson) **APPLICATION #** RZ21-0494 MAILING ADDRESS 9605 STARLITE DRIVE CITY PUERVIEW STATE FL ZIP 33578 PHONE 813-363-4045 NAME JOSHVA MAUONEY **APPLICATION #** RZ 21-0494 MAILING ADDRESS 6304 BRANDON CIRCLE CITY PURENUEW STATE R ZIP33578 PHONE 727-692-3205 NAME Vanoss Hemarcle Z **APPLICATION #** RZ 21-0494 MAILING ADDRESS 9621 Springprook dr. CITY AUNUL STATE EL ZIP 33578 PHONE 8135988973

PAGE 8 OF |3|SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 4/4/2 6pm HEARING MASTER: Susan Finch PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING NAME Jan M DUNLAP **APPLICATION #** (ZZ21-0494 MAILING ADDRESS 9606 Springbrow) STATE CITYXiderdico PLEASE PRINT **APPLICATION #** m Lois Bahlow NAME MAILINGADDRESS 2505 Starlete 1 RZ21-0494 warme STATE ZIP33578 PHONE & 13 2402950 NAME COPOILS T BORD Genald Boehm **APPLICATION #** MAILING ADDRESS Q505 Starlitz Dr RZ 21-0494 CITY SI VARNIE STATE STATE SZIP37 52 PHONE S) 3 690 447 NAME Anthony Hernandez **APPLICATION #** MAILING ADDRESS 9621 Spring brook Dr KZ21-0494 CITY RIVERVIEW STATEFL ZIP33578PHONE 813 576-5502 **APPLICATION #** NAME PAKY Alphingh For Alpavah MAILING ADDRESS 6307 Brondon CIR R221-0494 CITY <u>Prvy view</u> STATE <u>F(</u> ZIP <u>3 357</u> PHONE <u>6, 3</u>671-55 NAME ANN FUCCH **APPLICATION #** MAILING ADDRESS 6213 BRANDEN CIACLE RZ21-0494 CITY RUMM STATE FL ZIP 33579 HONE S13-7359364

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	CITY <u>FUNCTION</u> STATE <u>FL</u> ZIP <u>3357</u> [PHONE <u>43-766</u> 2525			
APPLICATION #	PLEASE PRINT NAME Francisco Pería (Frank)			
RZ21-0494	MAILING ADDRESS 9605 Spring brook Dr CITY Liverview STATEFL ZIP 33578 PHONE 813-966-2292			
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APPLICATION #	NAME Julie Sanchez			
RZ21-0494	MAILING ADDRESS 6209 Brandon Circle			
	CITY RIVERVIEW STATE FL ZIP 33578PHONE 813-5174533			
APPLICATION #	PLEASE PRINT NAME JOSEPH & FUTCH			
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0	CITY <u>Riverview</u> STATE FL ZIP <u>33578</u> PHONE <u>8137359367</u>			
APPLICATION #	PLEASE PRINT CHRIS BURNS			
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PAGE A OF 13 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO HEARING MASTER: Susan Finch DATE/TIME: (0/14/2) lofm PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Vaughn ALi MAILING ADDRESS 9902 Springway Driv R2 21-0494 CITY KIVENUICUSTATE FI ZIP33579PHONE 813-760-9572 NAME NAWNETTE NHASSY **APPLICATION #** MAILING ADDRESS 60.14 BRANDON CIR RZ21-0494 CITY RIVERVIED STATE FL ZIP 33578 PHONE 813 677 SEST PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_\_ ZIP \_\_\_\_PHONE PLEASE PRINT **APPLICATION #** Jaine, Maren NAME MAILING ADDRESS Of E. Kennedy Blud., Ste. 3700 FZ21-0507 CITY Tampa STATE FL ZIPSTOZ PHONE 813-830-8 50 PLEASE PRINT **APPLICATION #** NAME R221-0507 MAILING ADDRESS SPZ3 PHONE STATE TU CITY PLEASE PRINT **APPLICATION #** NAME ( CHENTER 1221-0559 MAILING ADDRESS 4427 W. FENNES CITY AMPA STATE TZ ZIP 33609 PHONE 813) 229-27 00

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# HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 06/14/2021

HEARING MASTER: Susan Finch

PAGE: <u>1</u>OF<u>1</u>

<b>APPLICATION #</b>	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0507	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0507	JAIME MAIER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0482	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0482	MARK BENTLEY	2. APPLICANT PRESENTATION PACKET	YES (COPY)
RZ 21-0318	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0318	MICHAEL HORNER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0576	CLIFF LAUBSTEIN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0700	PRESTON PRICE	1. OPPOSITION PRESENTATION PACKET	NO
RZ 21-0700	BARBARA MCCLERNAN	2. OPPOSITION PICTURES	NO
MM 21-0036	MICHAEL HORNER	1. APPLICANT PRESENTAITON PACKET	NO
RZ 21-0297	MARY RESTIVO	1. OPPOSITION LETTERS	NO
RZ 21-0297	ALISSA RESTIVO	2. OPPOSITION LETTER	NO
MM 21-0481	TODD PRESSMAN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0494	JENNIFER LIND	1. OPPOSITION LETTER	NO
RZ 21-0494	BRADFORD PATRICK	2. OPPOSITION LETTER	NO
RZ 21-0494	TWYLA PENA	3. OPPOSITION LETTER	NO
RZ 21-0494	CHELSEA TAVAREZ	4. OPPOSITION LETTER	NO

#### JUNE 14, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 14, 2021, at 6:00 p.m., held virtually.

Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

D.1. RZ 20-1253

Brian Grady, Development Services, calls RZ 20-1253.

Kami Corbett, applicant rep, presents testimony.

Sam Calco, proponent, presents testimony.

Michelle Parks, opponent, presents testimony.

Brian Grady, Development Services, responds opponent.

Kami Corbett, applicant rep, responds to Development Services.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1253 to August 16, 2021.

B.2. RZ 20-1266

Brian Grady, Development Services, calls RZ 20-1266.

Truett Gardner, applicant rep, presents testimony.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1266 to July 26, 2021.

D.11. RZ 21-0554

Brian Grady, Development Services, calls RZ 21-0554.

Tyler Hudson, applicant rep, presents testimony.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 21-0554 to July 26, 2021.

A-14 MM 21-0556

Brian Grady, Development Services, calls

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues MM 21-0556 to August 16, 2021.

D-4 MM 21-0169

Brian Grady, Development Services, calls MM 21-0169.

Todd Pressman, applicant rep, presents testimony.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/ continues MM 21-0169 to August 16, 2021.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, continues the changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Assistant County Attorney Cameron Clark overview consent agenda requirements/ZHM process.

Susan Finch, ZHM, oath

B. REMANDS

B.1. RZ 20-1255

Brian Grady, Development Services, calls RZ 20-1255.

Christopher McNeal, applicant rep, presents testimony.

Israel Monsanto, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Brian Grady Development Services, advised of BOCC date July 20, 2021.

Susan Finch, ZHM, closes RZ 20-1255.

## C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-0576

Brian Grady, Development Services, calls RZ 21-0576.

Cliff Laubstein, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0576.

C.2. RZ 21-0700

Brian Grady, Development Services, calls RZ 21-0700.

Jorge Salmeron, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Jorge Salmeron, applicant rep, answers ZHM questions and continues testimony.

Chris Grandlienard, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents.

Rogelio Alejo, proponent, presents testimony.

Manuel Salmeron, proponent, presents testimony

Preston Price, opponents presents testimony.

Barbara McClernan, opponents presents testimony.

Patty Craddock, opponents presents testimony.

Susan Finch, ZHM, questions to Development Services.

Brian Grady, Development Services, answers ZHM questions.

Rogelio Alejo, applicant rep, presents rebuttal.

### MONDAY, JUNE 14, 2021

Susan Finch, ZHM, questions to applicant rep. Rogelio Alejo, applicant rep, answers ZHM questions. Susan Finch, ZHM, closes RZ 21-0700. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.2. MM 21-0036 Brian Grady, Development Services, calls RZ 21-0036. Michael Horner, applicant rep, presents testimony. Susan Finch, ZHM, questions to applicant rep. Michael Horner, applicant rep, answers ZHM questions and continues testimony. Brian Grady, Development Services, staff report. Yeneka Mills, Planning Commission, staff report. Susan proponents/opponents/Development Finch, ZHM, calls for Services/applicant rep. Brian Grady, Development Services, continues testimony. Michael Horner, applicant rep, presents rebuttal. Susan Finch, ZHM, closes MM 21-0036. D.3. MM 21-0038 Brian Grady, Development Services, calls MM 21-0038. Alison Yovine, applicant rep, presents testimony. Jamie Easton, applicant rep, presents testimony. Susan Finch, ZHM, questions to applicant rep. Jamie Easton, applicant rep, answers ZHM questions and continues testimony. 💯 Tania Chapela, Development Services, staff report.

### MONDAY, JUNE 14, 2021

Susan Finch, ZHM, questions to Development Services. Tania Chapela, Development Services, answers ZHM questions. Yeneka Mills, Planning Commission, staff report. Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep. Jamie Preston, applicant rep, presents rebuttal. Susan Finch, ZHM, closes MM 21-0038. D.5. RZ 21-0297 Brian Grady, Development Services, calls RZ 21-0297. Michael Horner, applicant rep, presents testimony. Susan Finch, ZHM, questions to applicant rep. Michael Horner, applicant rep, answers ZHM questions and continues testimony. Shawn Wilson, applicant rep, presents testimony. Michael Horner, applicant rep, continues testimony. Steve Beachy, Development Services, staff report. Yeneka Mills, Planning Commission, staff report. Susan Finch, ZHM, calls for proponents/opponents. Alissa Restivo, opponent, presents testimony. Mary Restivo, opponent, presents testimony. Susan Finch, ZHM, calls for Development Services/applicant rep. Brian Grady, Development Services, continues testimony. Michael Horner, applicant rep, presents rebuttal. Susan Finch, ZHM, closes RZ 21-0297. 🖾 Susan Finch, ZHM, break

Susan Finch, ZHM, resumes hearing D.6. RZ 21-0318 Brian Grady, Development Services, calls RZ 21-0318. Clayton Bricklemyer, applicant rep, presents testimony. Steve Beachy, Development Services, staff report. Yeneka Mills, Planning Commission, staff report. Susan Finch, ZHM, questions to Planning Commission. Yeneka Mills, Planning Commission, answers ZHM questions. Susan proponents/opponents/Development Finch, ZHM, calls for Services/applicant rep. Christie Barreiro, applicant rep, presents rebuttal. Susan Finch, closes RZ 21-0318. D.7. MM 21-0481 Brian Grady, Development Services, calls MM 21-0481. Todd Pressman, applicant rep, presents testimony. Tim Lampkin, Development Services, staff report. Yeneka Mills, Planning Commission, staff report. Susan Finch. ZHM, proponents/opponents/Development calls\_\_\_\_for Services/applicant rep/closes MM 21-0481. D.8. RZ 21-0482 Brian Grady, Development Services, calls RZ 21-0482. Mark Bentley, applicant rep, presents testimony. Susan Finch, ZHM, questions to applicant rep. Mark Bentley, applicant rep, answers ZHM questions and continues testimony.

Russell Ottenberg, applicant rep, presents testimony. Susan Finch, ZHM, Oath. Russell Ottenberg, applicant rep, continues testimony. Israel Monsanto, Development Services, staff report. Yeneka Mills, Planning Commission, staff report. Susan Finch, ZHM, calls for proponents/opponent/Development Services/applicant rep. Susan Finch, ZHM, questions to applicant rep. Mark Bentley applicant rep, answers ZHM questions and presents rebuttal. Susan Finch, ZHM, closes RZ 21-0482. D.9. RZ 21-0494 Brian Grady, Development Services, calls RZ 21-0494. Joseph Kowalski, applicant rep, presents testimony. Damon Dye, applicant rep, presents testimony. Tim Lampkin, Development Services, staff report. Yeneka Mills, Planning Commission, staff report. Susan Finch, ZHM, calls for proponents/opponents. Brent Patrick, opponent, presents testimony. Joe Shiver, opponent, presents testimony. Jennifer Lynn, opponent, presents testimony. Chelsea Tavarez, opponent, presents testimony. Suzanne Hughes, opponent, presents testimony. Catherine Patrick, opponent, presents testimony. Jodie Shiver, opponent, presents testimony.

William Hollash, opponent, presents testimony. Jean Hollash, opponent, presents testimony. Nelson Maraman, opponent, presents testimony. Vanessa Hernandez, opponent, presents testimony. Joshua Maloney, opponent, presents testimony. Jan Dunlap, opponent, presents testimony. Lois Bahlow, opponent, presents testimony. Gerald Boehm, opponent, presents testimony. Anthony Hernandez, opponent, presents testimony. Cheryl McDaniel, opponent, presents testimony. Fary Alpaugh, opponent, presents testimony. Joe Jones, opponent, presents testimony. Twyla Pena, opponent, presents testimony. Frank Pena, opponent, presents testimony. Julie Sanchez, opponent, presents testimony. Joseph Futch, opponent, presents testimony. Ann Futch, opponent, presents testimony. Annett Coffey, opponent, presents testimony. Eric Coffey, opponent, presents testimony. Chris Burns, opponent, presents testimony. Tracy Whidden, opponent, presents testimony. Vaughn Ali, opponent, presents testimony. Ricky Lee, opponent, presents testimony. Nannette Massy, opponent, presents testimony.

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### MONDAY, JUNE 14, 2021

Mike Scholer, opponent, presents testimony.

Susan Finch, ZHM, calls for Development Services/applicant rep.

Joseph Kowalski, applicant rep, presents rebuttal.

Susan Finch, ZHM, closes RZ 21-0494.

D.10. RZ 21-0507

Brian Grady, Development Services, calls RZ 21-0507 and advised of BOCC date July 20, 2021.

Jaime Maier, applicant rep, presents testimony.

Steve Henry, applicant rep, presents testimony.

Israel Monsanto, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0507.

D.12. RZ 21-0559

Brian Grady, Development Services, calls RZ 21-0559.

Clayton Bricklemyer, applicant rep, presents testimony.

Tania Chapela, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0559.

D.13. MM 21-0561

Brian Grady, Development Services, calls RZ 21-0561.

Christopher McNeal, applicant rep, presents testimony.

Michelle Heinrich, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

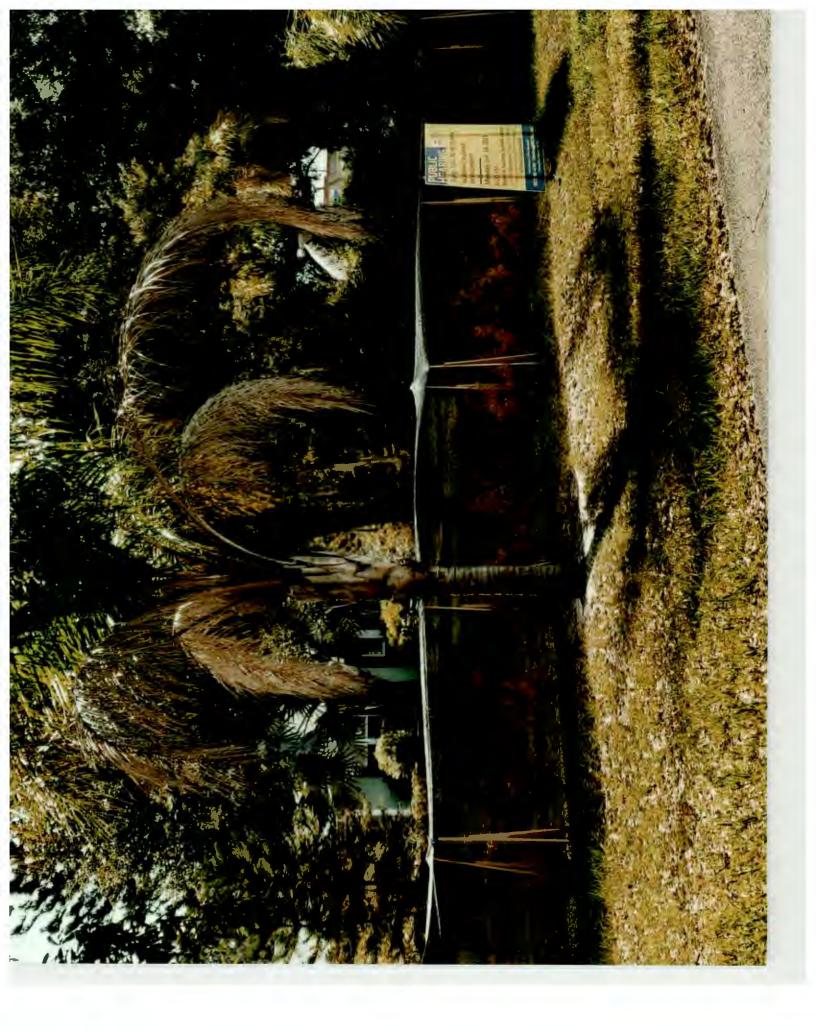
Christopher McNeal, applicant rep, presents rebuttal

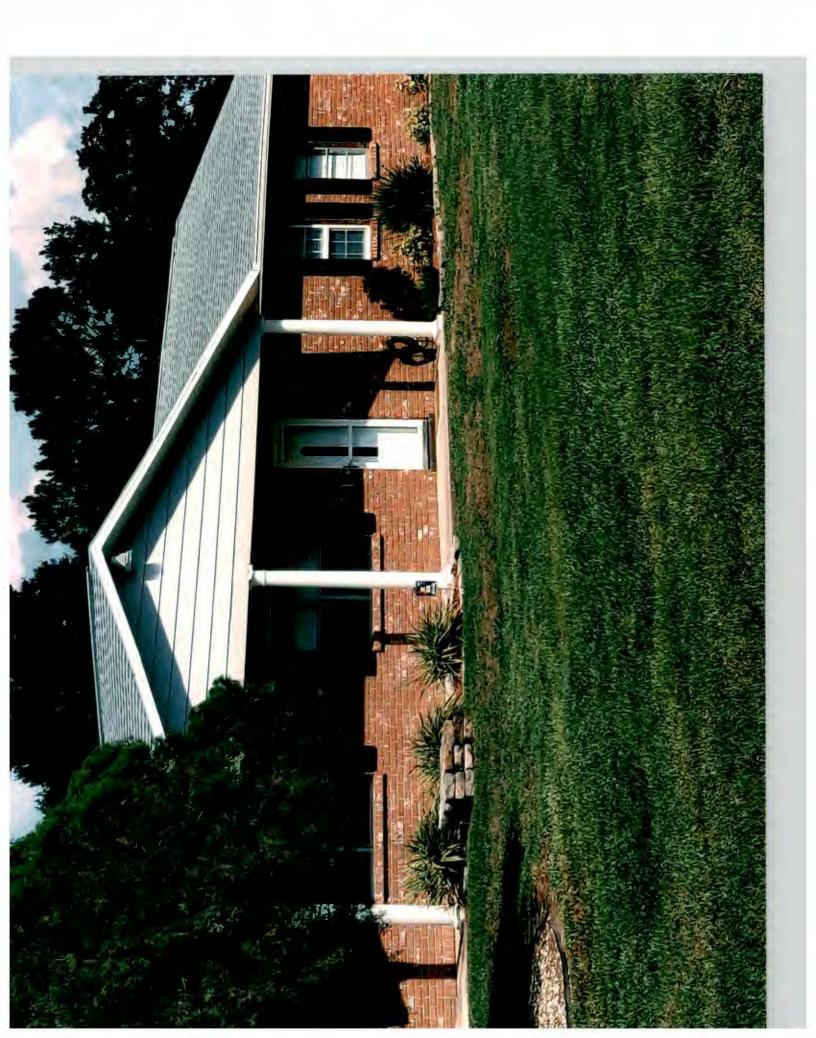
Susan Finch, ZHM, closes RZ 21-0561

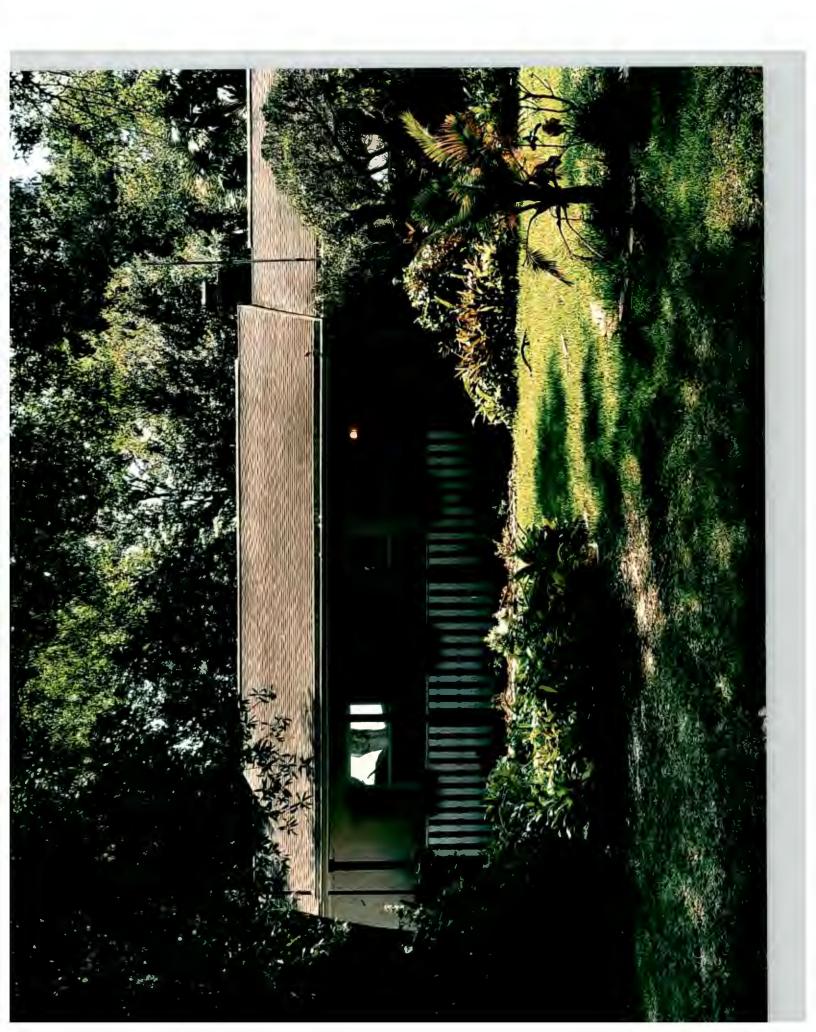
ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.











Application No Name: Bra Entered at Public Hearing: Exhibit # 2

Date:

June 14, 2021

Board of County Commissioners c/o Rosalina Timoteo TimoteoR@hillsboroughcounty.org

Party of Record, Brandon Circle Rezone PD-21-0494 Re: Catherine Nance Patrick & Bradford A. Patrick, 9507 Starlite Drive, Riverview FL 33578

To the Board and to whom it may concern:

My name is Brad Patrick. I'm a local attorney. I first moved to Hillsborough County 20 years ago this August. My wife Catherine bought her home in the Brandon Circle neighborhood 8 years ago. It was attractive because it was quiet, safe, well-maintained, and was a great walking community. Many of us walk on a regular basis. Kids play here. The unquestionably residential character of the neighborhood is evident the second you turn in to Brandon Circle off 301 from either entrance.

The current proposal is a hammer blow to our community. As evidenced by the highly contentious recent gathering at the applicant's property, our neighborhood is uniformly opposed to this rezone. It is unnecessary and runs contrary to stated county long-term goals in the Comprehensive Plan. It is, simply, a step too far, for an applicant who will not suffer at all if the application is denied.

This is a classic demonstration of the adage, just because you can, doesn't mean you should; or as in this case, just because you might. Rather, this applicant chose to roll the dice on converting an existing home to a business. Hubris put the applicant in this situation.

We have several fundamental questions:

\*Why diminish the inventory of residential housing, especially during a housing crisis, in a mature neighborhood?

\*Why does bucking the goal of infill residential zoning and density to fit an outlier make sense? \*Notwithstanding the proposed use by this applicant's business, why allow this permanent modification to the residential character of the neighborhood?

We have some answers:

\*WE DON'T HAVE TO diminish our inventory of housing. It's a choice.

\*WE DON'T HAVE TO accommodate this proposed rezone in the current market. It's a choice.

\*WE DON'T HAVE TO squeeze our neighborhood, lot by lot. It's a choice.

Applicant saw this property as an opportunity, precisely because it is a beautiful \*residential\* parcel. But the applicant neglected to consider the importance of zoning as a red flag. I submit he heard what he wanted to hear, in so small measure because of what he was being told by the Seller. He has not listened to what our neighborhood has to say. Now that he has pushed forward in this process, we are trusting the Board to do the right thing for us and refuse to take a chunk out of our neighborhood. It's simply unnecessary.

Consider the future for both our community and for the applicant. If the applicant goes forward, the pressure for the adjacent properties to succumb in like fashion increases. Our neighborhood loses that parcel to commercial use, for all intents and purposes. Experience shows this is a one-way door. If the

application is denied, the property can be resold as a home in a rising market, or even made into a duplex. The next buyer will invest in making the property which was a home for so long their own.

The Board has been understanding of the interests at stake in keeping Brandon Circle's residential character intact when dealing with the school and 301.

The applicant's business will relocate to one of the many available commercial premises nearby. The applicant is not going to get hurt in this process; our neighborhood will.

Please deny application PD 21-0494.

Very truly yours,

Bradford A. Patrick

Ravie tatile

**Catherine Nance Patrick** 

cc:

Tim Lampkin, Senior Planner Community Development Section Development Services Department 601 E. Kennedy Blvd., Tampa, FL 33602 LampkinT@hillsboroughcounty.org

Application No. R	221-0494	
Name: Twyla	eno	
Entered at Public Hearing: 2HA		
	ate: 014 21	

We have been residents of this neighborhood for the last 19 years. We moved here due to the close proximity and easy access to 301 and 175. During this time, we have seen the huge development in 301 and southeastern portions of Hillsborough County, the effects on traffic and safety to pedestrians in our neighborhood.

Rezoning will have adverse effects on the aesthetics, character, and nature of our single-family neighborhood. Additionally, it will have adverse effects on the safety of our residents with the increased traffic.

As you know we are in the middle of a housing crisis, therefore approving this application will exacerbate the housing crisis in Hillsborough County.

On June 8<sup>th</sup>, at a meeting held by the applicant and the engineer; the Future Land Use Map was repeatedly mentioned as though it alone largely supports this application to rezone. While it's true that our FLU designation is split between Suburban Mixed Use and Commercial Mixed Use, there is a huge difference between harmoniously integrating mixed-use properties around an existing neighborhood that was not originally designed to be part of a mixed-use community and allowing an existing home, surrounded by residential homes, to be rezoned for use as a commercial office. The application also mentions the Riverview Community Plan. Specific paragraphs of that plan mention how "unincorporated areas [have maintained] their neighborhood identity" in spite of merging uses, and that while certain goals are focused on mixed-use development, "respecting existing land use" is part of that equation. This proposed rezoning will not allow us to maintain our neighborhood identity, nor does it respect the existing land use. Again, no single-family neighborhood is an appropriate location for a professional business.

During the meeting the applicant made it clear that he chose this location because a commercially zoned location would be more expensive to operate his business.

Additionally, the application mentions various properties around the home that are zoned for commercial use; however, those properties have frontage on US Highway 301 and/or Progress Boulevard and do not require access via Brandon Circle, nor do they invade our neighborhood.

I have concerns that approving this application will set a precedent for the future rezoning of adjacent properties.

inchreak Dr. Nervicue A 33525

Subject: Party of Record PD 21-0494

Date: Monday, June 14, 2021 at 10:57:21 AM Eastern Daylight Time

From: Frank Peña

To: TimoteoR@hillsboroughcounty.org, LampkinT@hillsboroughcounty.org

I'm writing to express my strong **OPPOSITION to application # PD 21-0494 for** the rezoning of 6013 Brandon Circle, Riverview, FL 33578 from Residential to PD. While I support the therapeutic nature of Dr. Damon Dye's practice, this location is not appropriate for a professional practice.

We have been residents of this neighborhood for the last 19 years. We moved here due to the close proximity and easy access to 301 and I75. During this time, we have seen the huge development in 301 and southeastern portions of Hillsborough County, the effects on traffic and safety to pedestrians in our neighborhood.

Rezoning will have adverse effects on the aesthetics, character, and nature of our single-family

neighborhood. Additionally, it will have adverse effects on the safety of our residents with the increased traffic. As you know we are in the middle of a housing crisis, therefore approving this application will exacerbate the housing crisis in Hillsborough County.

On June 8<sup>th</sup>, at a meeting held by the applicant and the engineer; the Future Land Use Map was repeatedly mentioned as though it alone largely supports this application to rezone. While it's true that our FLU designation is split between Suburban Mixed Use and Commercial Mixed Use, there is a huge difference between harmoniously integrating mixed-use properties around an existing neighborhood that was not originally designed to be part of a mixed-use community and allowing an existing home, surrounded by residential homes, to be rezoned for use as a commercial office. The application also mentions the Riverview Community Plan. Specific paragraphs of that plan mention how "unincorporated areas [have maintained] their neighborhood identity" in spite of merging uses, and that while certain goals are focused on mixed-use development, "respecting existing land use" is part of that equation. This proposed rezoning will not allow us to maintain our neighborhood identity, nor does it respect the existing land use. Again, no single-family neighborhood is an appropriate location for a professional business. During the meeting the applicant made it clear that he chose this location because a commercially zoned location would be more expensive to operate his business.

Additionally, the application mentions various properties around the home that are zoned for commercial use; however, those properties have frontage on US Highway 301 and/or Progress Boulevard and do not require access via Brandon Circle, nor do they invade our neighborhood.

I have concerns that approving this application will set a precedent for the future rezoning of adjacent properties. I kindly request that you oppose PD 21-0494 so that we can preserve our neighborhood culture and character and leave this single-family home as an option for a primary residence.

Francisco (Frank) Peña 9605 Springbrook Dr. Riverview FL, 33578

We have been residents of this neighborhood for the last 19 years. We moved here due to the close proximity and easy access to 301 and 175. During this time, we have seen the huge development in 301 and southeastern portions of Hillsborough County, the effects on traffic and safety to pedestrians in our neighborhood.

Rezoning will have adverse effects on the aesthetics, character, and nature of our single-family neighborhood. Additionally, it will have adverse effects on the safety of our residents with the increased traffic.

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Bienvenido Agront 9601 Sportody rol Di Nerville F. 33578

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Nilda Valentin Nilda Valentin Maci Springbrook Dr. Priventieur F2 33578

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I have concerns that approving this application will set a precedent for the future rezoning of adjacent properties.

Leve Af Nich Apart Leena H Pena 9605 Springbrowk Dr. Priverview P2 33578

We have been residents of this neighborhood for the last 19 years. We moved here due to the close proximity and easy access to 301 and I75. During this time, we have seen the huge development in 301 and southeastern portions of Hillsborough County, the effects on traffic and safety to pedestrians in our neighborhood.

Rezoning will have adverse effects on the aesthetics, character, and nature of our single-family neighborhood. Additionally, it will have adverse effects on the safety of our residents with the increased traffic.

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I have concerns that approving this application will set a precedent for the future rezoning of adjacent properties.

Zoe J. Pena Zoe J. Pena 9405 Springbrook Dr. Philitice FZ 33575



Application No. <u><u>RZ-2</u><u>-</u> Name: <u>Chaseq Tavar</u></u>	0494
Entered at Public Hearing:	ZHM

Chelsea Mac <chelseaamac@gmail.com>

### **Fwd: Contact Your Commissioner Confirmation**

Allene Daniels <enellad@gmail.com> To: Chelsea Tavarez <chelseaamac@gmail.com> Sun, Jun 13, 2021 at 6:12 PM

------ Forwarded message ------From: noreply@hcflgov.net <formstack@hillsboroughcounty.org> Date: Sat, Jun 12, 2021 at 11:55 AM Subject: Contact Your Commissioner Confirmation To: <enellad@gmail.com>

Your submission has been received. Below is a copy for your records.

Please select the Commissioner(s) you wish to contact (required):: 4 | Commissioner Stacy White (District 4)

Your Name:: Allene Daniels

Address: 6009 Brandon Cir Riverview, FL 33578

Your Phone Number:: (813) 505-2227

Your Email Address:: enellad@gmail.com

Your Subject (required):: Proposed PD #21-0494

Your Message (required):: Commissioner White:

I have already submitted a letter to you in regard to the proposed rezoning of residential property on Brandon Circle but I do have a few additional comments. All property owners in our close knit neighborhood stand united and opposed to this change.

My home adjoins the property in question on the north side which is the side that will be impacted the most by the increased traffic in and out of the proposed business. The curve on the north end of Brandon Cir is blind due to the sharp turn in the road and the 6 ft. concrete wall surrounding the charter school. I don't think the impact of this concrete wall can accurately be understood on the aerial view used in the transportation study. Cars not familiar with this turn could result in a serious accident. I understand there have been no accidents as of this date but credit the residents driving safely and looking out for each other. Trust me, there have been close calls!!

Recently, the new property owner, his realtor and engineer held a meeting with residents to answer any questions we might have. In their introductory statement, they referred to the Future Planned Use and the Riverview Community Plan as being compatible with this zoning change. Where on paper, this may be in line with "the plan", when you come into our neighborhood you see families walking and children playing outside enjoying our safe and secluded little neighborhood in the middle of the bustling traffic of Hwy 301. We do have commercial properties to the north, west, and east of our neighborhood but none of those properties have access to Brandon Cir. They are all fronting either US Hwy 301 or Progress Blvd., with adequate roads and no residential homes. A couple of changes have been made to the original plan, like moving the parking lot from the front of the house to the rear and reducing the signage but that doesn't change the fact that this is a commercial business operating in a residential neighborhood. The resounding voice of the residents at the meeting was our neighborhood is not compatible with his, or any other, commercial business.

I do understand that change is inevitable and that our county has to plan for the future but just because it's in the long range plan doesn't mean it's the right move today. As a life long resident of this area, I have seen Riverview change and evolve from rural country to suburban sprawl. Every zoning application has to be evaluated individually considering all parties involved.. I'm asking you to please hear our voice, as the residents of Brandon Circle, and deny Zoning Application 21-0494.

Thank you,

Allene Daniels 6009 Brandon Cir

Attachment::



# Parties of Record for Rezoning Application 21-0494

Suzanne Hughes <suzannehughes89@gmail.com> To: Chelsea Tavarez <chelseaamac@gmail.com> Mon, Jun 14, 2021 at 2:49 PM

- Suzanne Hughes
- 9910 Springway Dr. Riverview, FL 33578
- Application number 21-0494
- I am OPPOSED to application 21-0494
- Zach Taylor
- 9910 Springway Dr. Riverview, FL 33578
- Application number 21-0494
- I am OPPOSED to application 21-0494

[Quoted text hidden]



# Parties of Record for Rezoning Application 21-0494

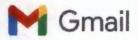
Jennifer Lind <jennifer.lind@gmail.com> To: Chelsea Tavarez <chelseaamac@gmail.com> Mon, Jun 14, 2021 at 2:53 PM

Hi Chelsea,

Please add: Joshua Maloney (21-0494) 6304 Brandon Circle I am opposed to a business coming into our neighborhood.

Thanks and see you tonight!

Jen [Quoted text hidden]



# Parties of Record for Rezoning Application 21-0494

Steve Tierney <stevetierney40@gmail.com> To: Chelsea Tavarez <chelseaamac@gmail.com> Mon, Jun 14, 2021 at 4:03 PM

- Steve Tierney
- 9509 Starlite Driver Riverview
- Application number (21-0494)
- "I am OPPOSED to application 21-0494."

There can be no sugar coating of this issue of a business opening where there are none in our neighborhood now. This person is buying a house in a family neighborhood to "make" into a business. There is no president for any business here. There is though, increased potential danger by 20 more cars per day passing through our quiet community. This traffic estimate is the admission of the person looking to buy the property in our neighborhood. He said it at our recent meeting we had with him. That estimate was only for him and one partner worth of patient activity. He admitted there could be more partners. The houses nearby have children that play in and near the street all of the time. Brandon Circle, the road through our neighborhood is barely two cars wide with drainage ditches on both sides. Though there is a pledge to only enter and exit from the north entrance of Brandon Circle that would be highly unlikely. That means an ugly U-Turn at Bloomingdale / 301 North for our neighborhood. That light can be two light sequences to negotiate. The ease of a left turn at south end of Brandon Circle north bound on 301 would be to too enticing. That's the turn most of our neighborhood. Also note, there are no street lights near this house (or most of our neighborhood).

With so many other options for a commercial business in our area (other than how much cheaper this is), why would our representatives allows our quiet family neighborhood to be breached.

On Mon, Jun 14, 2021 at 2:25 PM Chelsea Tavarez <chelseaamac@gmail.com> wrote: [Quoted text hidden] --Steve Tierney 813-535-0240 Party of Record Application #21-0494

6013 Brandon Circle Rezoning Proposal (Residential to PD)

I'm writing to oppose application 21-0494.

Brandon Circle is an older two lane asphalt street with no curbs or sidewalks and open drainage ditches on both sides. It serves an older established neighborhood of mostly long-time single-family residents.

I would now like to introduce you to some of our concerns regarding this rezoning application, #21-0494.

# TRAFFIC CONTROL

Let's face it, there is no reasonable method to control traffic on Brandon Circle without imposing on its residents. A simple "No Right Turn" sign at the driveway exit is not a deterrent. It is not enforceable nor can you assure that the clients will obey such a sign.

Now, let's discuss the South entrance to Brandon Circle fro US 301. As soon as northbound clients discover they can access the clinic from this approach, I am sure it will be their route of choice. They can avoid the dangerous U-Turn they must make at the Bloomingdale & US Highway 301 intersection. Such a route means they will traverse the entire length of Brandon Circle, an unwanted imposition on the residents of Brandon Circle.

This invasive traffic is incompatible with foot traffic in our existing neighborhood.

The proposed project offers nothing of value to the residents of Brandon Circle. We do not need or want the services being offered, it does not bring any needed jobs, commodities or services, no infrastructure additions or improvements. There is no benefit to our neighborhood. This sort of clinic is better suited in the office park setting or a commercial center with county water, sewage, and vast parking with proper drainage.

## PARKING, DRAINAGE, AND DUMPSTERS

How are you providing access to and space for a required dumpster? A sight screen fence is also necessary. Any language that refers to existing landscaping should not be used in reference to screen and fencing. Mature and dense vegetation does not happen overnight. The phrase "6 foot sight screen fence" is more appropriate.

Moreover, if you pave over a vast grassy yard, you create an impervious surface which induces quick runoff of all rainfall. This water must be contained. There is now an existing flooding problem on Brandon Circle, just before the curve as you enter from the North entrance. It is approximately 200 feet north of the subject property. After a hard rain, water now flows completely over the entire surface of the road. It cannot safely handle any additional water. I am certain this is where the runoff from the proposed site will end up.

## SUMMARY

In summary, in spite of my concerns above, ultimately this clinic does not belong in our residential community of Brandon Circle. It is better suited for an office park or similar setting. Residents do not needs the service proposed by the clinic. The clinic will not add anything beneficial to our neighborhood.

I have saved this last important fact in hope you will remember it as you make your decision. Please refer to the pilot plan. Note that the requested rezoning will carve out ONE home, the residence of 6011 Brandon Circle. This home will be isolated from the Brandon Circle neighborhood. This owner does not deserve this injustice for the sake of the petitioner. Please keep this in mind as you make your decision.

In closing, I would like to wish the petitioner success in finding a suitable and welcoming site for their clinic.

Richmond P. Hobson 9501 Starlite Drive Riverview, FL 33578

# PARTY OF RECORD

## **Rome, Ashley**

From:Vazquez, BiancaSent:Wednesday, April 7, 2021 8:11 AMTo:Rome, AshleySubject:FW: RZ 21 0494 and # 4546 Requesting to be party of record

Good morning,

Would you upload this in optix please.

Thank you,

### **Bianca O. Vazquez**

**Planning and Zoning Technician** Development Services Department

P: (813) 276-2155 F: (813) 635-7362 E: <u>vazquezb@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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

From: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Sent: Wednesday, April 7, 2021 8:09 AM
To: Vazquez, Bianca <VazquezB@hillsboroughcounty.org>
Cc: Marshall, Colleen <MarshallC@hillsboroughcounty.org>
Subject: FW: RZ 21 0494 and # 4546 Requesting to be party of record

For the file.

P: (813) 276-8343 E: <u>GradyB@HCFLGov.net</u> W: <u>HCFLGov.net</u>

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: bestemor2@aol.com <bestemor2@aol.com>
Sent: Tuesday, April 6, 2021 4:45 PM
To: Timoteo, Rosalina <<u>TimoteoR@HillsboroughCounty.ORG</u>>; Vasquez, Betty <<u>VasquezB@hillsboroughcounty.org</u>>;
Mason, Carmen <<u>MasonC@hillsboroughcounty.org</u>>; Grady, Brian <<u>GradyB@HillsboroughCounty.ORG</u>>
Subject: RZ 21 0494 and # 4546 Requesting to be party of record

[External]

# RZ 21-0474...and redevelopment app #4546

I wish to be a party of record and this email to be included in the applications.

I am neither supporting or opposing your applications. I am, however, OPPOSING the continued use of Hwy 92 in Seffner to load and unload your cars.

There is no logical reason that this storage lot can not have conditions to the application to provide

1) a one way entrance, load and unload area, and then an exit to Hwy 92... through their own property.

2) entrance and exit signs on the car lot fence to show drivers what to do.

3) turning lanes into and out of the property for the car haulers.

They move cars with every order, this should not be difficult.

The entire lot is covered with a non permeable substance. Having an organized one way road planned would solve this hazard, and Hwy 92 would not need NO LOADING/UNLOADING signs along the road.

Our only recourse now is to wrongly penalize the car hauler drivers for lack of planning on our part when these storage and sale lots everywhere along Hwy 92 are permitted.

I would appreciate acknowledgment of this proposal.

Grace McComas

805 Old Darby Str Seffner FL 33584

bestemor2@aol.com

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Tim Lampkin, Senior Planner Community Development Section Development Services Department 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD 21-0494 - 6013 Brandon Circle, Riverview

Dear Mr. Lampkin:

This letter is written in opposition to the proposed zoning application #21-0494, for property located at 6013 Brandon Cir. We reside at 6009 Brandon Cir. directly north of the property in question.

As a descendent of the Brandon family, please allow me to give you a brief history of the neighborhood. The property was homesteaded and has been in the Brandon family, for which the town of Brandon was named, for well over a hundred years. In the 1960's, Kenneth Brandon, Sr. and Jr., dug the two lakes on the west side of the property line. They created a few quiet residential streets and sold the tracts averaging 1 acre each. The homes in this neighborhood were considered "in the country" as evidenced by our private wells and septic systems. My relatives who lived on the circle have passed away but the character of the Brandon family is still evident in this neighborhood.

We bought our house from Kenneth's sister, my aunt, Marilee MacNichol in 1998. We chose this house because it was "family" property, it was not in an HOA subdivision, it was quiet with plenty of room and most importantly, family oriented. We own approx. 2 acres and have always felt confident that even as Riverview was growing our neighborhood would maintain its country character. At any time, you can see neighbors walking for exercise, children playing ball or riding their bikes in the street.

Below are our concerns:

- 1. Re-zoning would forever change the character of our neighborhood and any home could be deemed commercial and used accordingly in the future. In other words, the door would be opened and could not be reversed. This is detrimental and noncompatible with our neighbors and neighborhood.
- 2. We feel there is a safety concern with traffic entering and exiting. There is a sharp blind curve entering the north end of the circle. Even though double yellow lines have been painted on the pavement, there are times when you will meet someone hugging the center of the road. The 6 ft. wall that surrounds the school extends around the north end creating a blind curve with no sight lines of oncoming entering and exiting traffic. Additionally, there are children who walk to and from school, as well as, children who have school bus stops on the circle. By the way, there are no sidewalks on Brandon Circle.

Mr. Tim Lampkin May 14, 2021 Page 2

- 3. Concern about the parking facilities and signage for the business in question. A parking lot in front for clients would ruin the aesthetics of the neighborhood. The property has large grandfather oaks and other shrubs planted decades ago. We are definitely opposed to any signage being placed on the property. A sign would be invasive to the natural surroundings and character of the circle
- 4. This property was purchased with the full knowledge that it was a residential neighborhood and not zoned for commercial use.

In summation, this zoning request is incompatible and out of character with our neighborhood and opposed by all residents. Therefore, we respectively request PD #21-0494 for 6013 Brandon Circle be denied.

Sincerely,

Johnny C. Daniels

Allene E. Daniels

6009 Brandon Cir. Riverview, FL 33578

## Lampkin, Timothy

From: Sent: To: Subject: Chelsea Tavarez <chelseaamac@gmail.com> Wednesday, May 12, 2021 12:01 AM Lampkin, Timothy Re: PD 21-0494 Brandon Cir

[External]

Hi Tim,

So so sorry I forgot to call you yesterday! Are you free today or Friday for a call?

Thanks! Chelsea

On Mon, May 10, 2021 at 12:35 PM Lampkin, Timothy <<u>LampkinT@hillsboroughcounty.org</u>> wrote:

Good afternoon Chelsea,

I am the case planner assigned to 21-0494. The item is currently under review and is scheduled to be heard at the June 14<sup>th</sup> ZHM meeting.

If you have any questions, please call me at the number below and I'd be more than happy to discuss.

Best,

Tim Lampkin, AICP

**Senior Planner** 

**Community Development Section** 

**Development Services Department** 

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Monsanto, Israel <<u>Monsantol@hillsboroughcounty.org</u>> Sent: Monday, May 10, 2021 11:36 AM

I received a call from a property owner living near the site for application PD RZ 21-0494. She wants to reach out to the case planner for questions. Her name and email are below:

Chelsea Tavarez <<u>chelseaamac@gmail.com</u>>

Thanks.

**Israel Monsanto** 

**Principal Planner** 

**Development Services Department** 

P: (813) 276-8389

E: monsantoi@HCFLGov.net

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

**Hillsborough County** 

601 E. Kennedy Blvd., Tampa, FL 33602

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### --Chelsea Tavarez

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Mr. Tim Lampkin, Senior Planner Community Development Section Development Services Department 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 - 6013 Brandon Circle, Riverview

Dear Mr. Lampkin:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

I must admit, I have a more personal interest in this neighborhood. The entire circle was homesteaded by the Brandon family of which my mother is a descendent. She and my father live at 6009 Brandon Circle, which adjoins the property up for re-zoning. They also own the vacant property north of 6009.

I chose to live in this neighborhood because most houses had more property than found in a traditional subdivision. I also liked the fact that there was no HOA association. We have a quiet and safe neighborhood where children freely ride their bikes and adults can feel safe taking a morning or late afternoon walk. There are no sidewalks in our neighborhood but residents are aware of the many pedestrians.

If a commercial business is allowed and established it would be detrimental and non-compatible with the other structures. A precedent would then be set to allow other homes to be sold for commercial purposes. Signage and parking are another issue related to this request. Any type of signage would be out of character and invasive to our neighborhood. A parking lot would disturb the natural surroundings of large oak trees that populate the property.

Lastly, the curve coming off of US 301, is blind due to the wall surrounding the school. As I mentioned, there are many pedestrians that walk these streets and with no sidewalks this curve is dangerous.

I am confident that you will view this zoning request as non-compatible and preserve the quiet neighborhood the Brandon family intended.

Sincerely,

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

Mr. Tim Lampkin Senior Planner Community Development Section Development Services Department 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 - 6013 Brandon Cir., Riverview

Dear Mr. Lampkin:

Having lived in this neighborhood for almost 60 years, I was saddened that a commercial re-zoning is proposed for 6013 Brandon Cir. I personally knew the Brandon family who developed this quiet neighborhood from land their family had homesteaded. It was evident their intention was to maintain a country atmosphere even as the area around us was growing.

My wife, who has passed away, and I purchased our home at 9907 Starlite Dr. in 1964. We were drawn to this neighborhood by the availability of a small tract of land with a nice home. We immediately knew the character of this community was perfect to raise our three children. Our neighborhood was quiet, safe and family-oriented. My children have married and moved away but I'm happy to say that today the quality of life here is the same as it was 60 years ago. My concern is that once a property is zoned commercial the precedent is set for others to follow in the future thus destroying our close-knit neighborhood.

I also feel the parking lot and signs needed to establish a commercial business is invasive and not compatible with this long-standing neighborhood. Our streets are frequented with children playing and adults out for a walk and I'm afraid the pedestrians would be at risk with a commercial business in the neighborhood.

After careful consideration, I believe you will conclude that a commercial business is out of character and incompatible with the neighborhood, on and off of Brandon Circle, and will deny this request.

Sincerely,

Cecil Harper 9907 Starlite Dr. Riverview, FL 33578

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

Re: PD #21-0494 - 6013 Brandon Circle, Riverview

Dear Commissioners:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

I must admit, I have a more personal interest in this neighborhood. The entire circle was homesteaded by the Brandon family of which my mother is a descendent. She and my father live at 6009 Brandon Circle, which adjoins the property up for re-zoning. They also own the vacant property north of 6009.

I chose to live in this neighborhood because most houses had more property than found in a traditional subdivision. I also liked the fact that there was no HOA association. We have a quiet and safe neighborhood where children freely ride their bikes and adults can feel safe taking a morning or late afternoon walk. There are no sidewalks in our neighborhood but residents are aware of the many pedestrians.

If a commercial business is allowed and established it would be detrimental and non-compatible with the other structures. A precedent would then be set to allow other homes to be sold for commercial purposes. Signage and parking are another issue related to this request. Any type of signage would be out of character and invasive to our neighborhood. A parking lot would disturb the natural surroundings of large oak trees that populate the property.

Lastly, the curve coming off of US 301, is blind due to the wall surrounding the school. As I mentioned, there are many pedestrians that walk these streets and with no sidewalks this curve is dangerous.

I am confident that you will view this zoning request as non-compatible and preserve the quiet neighborhood the Brandon family intended.

Sincerely,

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

## **Rome, Ashley**

From:	Timoteo, Rosalina
Sent:	Friday, June 4, 2021 8:09 AM
То:	Rome, Ashley
Subject:	FW: Party of Record 21-0494, Brandon Circle

Good morning Ashley,

For the POR Onbase and Optix.

Best regards,

Rosa Timoteo Senior Planning & Zoning Technician Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: timoteor@hillsboroughcounty.org W: HCFLGov.net

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: Lois Bahlow <lbahlow@gmail.com> Sent: Thursday, June 3, 2021 6:53 PM To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG> Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org> Subject: Party of Record 21-0494,Brandon Circle

[External]

I'm dismayed to think of a professional office moving into our residential neighborhood. It would certainly change the character of our neighborhood.

In their proposal they plan to erect a 6 foot fence or screen the parking area with landscaping. They have already planted 64 - 3 gallon podocarpus with more than half of them already dead. This definitely shows a careless attitude. A paved front yard and a 6 foot fence is definitely not compatible with the rest of the neighborhood.

It was also stated in their application that the cars coming and going would only enter and leave using the north end of Brandon Circle. There is no way this would ever happen. At the north end of Brandon Circle there is a blind curve that

would be very dangerous for drivers not aware of the street. We have many walkers in our neighborhood and without sidewalks the streets are where we all walk.

We have lived here a little over four years and feel fortunate to have found such a small friendly, safe and clean community. I just Do Not feel a professional office has any business being here. I definitely reject this Rezoning and hope you will do the same.

Thank you Lois Bahlow Ibahlow@gmail.com 9505 Starlite Dr Riverview Fl 33578

Sent from my iPad

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:	Medrano, Maricela
Sent:	Wednesday, June 9, 2021 5:29 PM
То:	Timoteo, Rosalina; Rome, Ashley
Subject:	FW: (WEB mail) - Party of Record application #21-0494

For the POR. Thank you.

From: Yunk, David <YunkD@hillsboroughcounty.org>
Sent: Wednesday, June 9, 2021 4:38 PM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Party of Record application #21-0494

Another one... thanks

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org> Sent: Wednesday, June 09, 2021 4:16 PM To: Commissioner District 5 <<u>ContactDistrict5@hillsboroughcounty.org</u>> Subject: (WEB mail) - Party of Record application #21-0494

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

- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: Jun 9, 2021 4:16 PM

Name: Lois Bahlow

Address: 9505 Starlite Dr Riverview, FL 33578

Phone Number: (813) 240-2950

Email Address: <a href="mailto:lbahlow@gmail.com">lbahlow@gmail.com</a>

Subject: Party of Record application #21-0494

# Message: Please help our neighborhood remain residential!

From what I read and see on tv there is a housing shortage so why are these people trying to turn a home into a commercial piece of property in our neighborhood. There are commercial properties with for sale signs everywhere I look.

821645660

Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_15\_4) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/13.1.1 Safari/605.1.15

From:	Timoteo, Rosalina
Sent:	Friday, June 4, 2021 8:01 AM
То:	Rome, Ashley
Subject:	FW: Party of Record 21/0494, Brandon Circle

Good morning Ashley,

This is a POR for Onbase and Optix.

Best regards,

Rosa Timoteo Senior Planning & Zoning Technician Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: timoteor@hillsboroughcounty.org W: HCFLGov.net

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: Gerald Boehm <gerboinc.46@gmail.com> Sent: Thursday, June 3, 2021 7:04 PM To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG> Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org> Subject: Party of Record 21/0494, Brandon Circle

[External]

I do not feel our neighborhood should have a professional office in it. We are a single family neighborhood. Having a commercial business would definitely disrupt our peaceful flow on Brandon Circle. Please reject the rezoning on Party of Record 21-0494. Thank you, Gerald Boehm 9505 Starlite Dr Riverview Fl gerboinc46@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.

Received May 17, 2021 Development Services

May 15, 2021

County Center – Hearings 20<sup>th</sup> Floor 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 – 6013 Brandon Cir., Riverview

Dear Hearing Master:

Having lived in this neighborhood for almost 60 years, I was saddened that a commercial re-zoning is proposed for 6013 Brandon Cir. I personally knew the Brandon family who developed this quiet neighborhood from land their family had homesteaded. It was evident their intention was to maintain a country atmosphere even as the area around us was growing.

My wife, who has passed away, and I purchased our home at 9907 Starlite Dr. in 1964. We were drawn to this neighborhood by the availability of a small tract of land with a nice home. We immediately knew the character of this community was perfect to raise our three children. Our neighborhood was quiet, safe and family-oriented. My children have married and moved away but I'm happy to say that today the quality of life here is the same as it was 60 years ago. My concern is that once a property is zoned commercial the precedent is set for others to follow in the future thus destroying our close-knit neighborhood.

I also feel the parking lot and signs needed to establish a commercial business is invasive and not compatible with this long-standing neighborhood. Our streets are frequented with children playing and adults out for a walk and I'm afraid the pedestrians would be at risk with a commercial business in the neighborhood.

After careful consideration, I believe you will conclude that a commercial business is out of character and incompatible with the neighborhood, on and off of Brandon Circle, and will deny this request.

Sincerely,

Cecil Harper 9907 Starlite Dr. Riverview, FL 33578

Received May 26, 2021 Development Services

May 15, 2021

Ms. Pat Kemp - Chair County Commissioner - District 6 Countywide 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 – 6013 Brandon Cir.

Dear Ms. Kemp:

Having lived in this neighborhood for almost 60 years, I was saddened that a commercial re-zoning is proposed for 6013 Brandon Cir. I personally knew the Brandon family who developed this quiet neighborhood from land their family had homesteaded. It was evident their intention was to maintain a country atmosphere even as the area around us was growing.

My wife, who has passed away, and I purchased our home at 9907 Starlite Dr. in 1964. We were drawn to this neighborhood by the availability of a small tract of land with a nice home. We immediately knew the character of this community was perfect to raise our three children. Our neighborhood was quiet, safe and family-oriented. My children have married and moved away but I'm happy to say that today the quality of life here is the same as it was 60 years ago. My concern is that once a property is zoned commercial the precedent is set for others to follow in the future thus destroying our close-knit neighborhood.

I also feel the parking lot and signs needed to establish a commercial business is invasive and not compatible with this long-standing neighborhood. Our streets are frequented with children playing and adults out for a walk and I'm afraid the pedestrians would be at risk with a commercial business in the neighborhood.

After careful consideration, I believe you will conclude that a commercial business is out of character and incompatible with the neighborhood, on and off of Brandon Circle, and will deny this request.

Sincerely,

Hanper erik

Cecil Harper 9907 Starlite Dr. Riverview, FL 33578

From: Sent: To: Cc: Subject: Attachments: Hearings Friday, June 4, 2021 1:19 PM Timoteo, Rosalina Rome, Ashley FW: Party of Record 21-0494 Re-Zoning Letter for 6013 Brandon Cir Riverview. FL 33578.docx

#### **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: <u>HillsboroughCounty.Org</u>

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

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From: Annette Coffey <coffeyhouse2002@gmail.com> Sent: Friday, June 4, 2021 1:06 PM To: Hearings <Hearings@HillsboroughCounty.ORG> Subject: Party of Record 21-0494

#### [External]

Attached is a letter of opposition to the rezoning of 6013 Brandon Cir Riverview, FL 33578

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.

June 1, 2021

To Whom it May Concern:

We are writing this letter to express our opposition to the rezoning of 6013 Brandon Cir Riverview, FL 33578: application #21-0494.

We moved to Riverview, Florida 8 years ago and absolutely love the state and the city. We started off renting while we scoured the city for the perfect neighborhood. After two years of searching, we found the most charming, close knit, and family-oriented neighborhood; Brandon Circle. We were sure we hit the motherload when we found this neighborhood. It met all of our expectations. It reminded me of the family home my grandparents lived in for decades. The character of this neighborhood was reasonably preserved, staying inline with the true nature of a neighborhood where we could start a family home for our grandchildren. Even though we found the absolutely perfect neighborhood for us, our search kept coming to a screeching halt. Every time we thought we had the opportunity to bid on any of the available houses in this neighborhood, our timing fell short. It appeared there were so many that felt as we did because the available houses seemed to sell as fast as they went on the market. After a few attempts, we thought our dream neighborhood would never be in our reach; however, we were wrong. On April 1<sup>st</sup>, 2016, our dreams came true, we finally closed on the perfect home for us.

Within these last five years, we have logged amazing memories. This home has been the backdrop for a gorgeous wedding for our youngest son, it has given refuge to our daughters-inlaw and grandbabies when our sons were deployed or training, we have spent incredible summers with family, and have built relationships with some of the best neighbors around.

Having the opportunity to create this incredible life for our whole family may not have been (may not be) possible if this neighborhood was not the way it is now. A professional office in this neighborhood, a single-family home neighborhood, is out of character. It is not compatible with the living, the relationships, or the warmth this neighborhood provides.

Thank you for taking the time to read this letter and considering the rippling effects this proposal could cause for so many families.

Eric and Annette Coffey 6204 Brandon Cir Riverview, FL 33578

From:	Medrano, Maricela
Sent:	Friday, June 4, 2021 2:19 PM
То:	Timoteo, Rosalina; Rome, Ashley
Subject:	FW: (WEB mail) - Party of Record 21-0494
Attachments:	51883785_Re-Zoning Letter for 6013 Brandon Cir Riverview. FL 33578.docx

For the POR. Thanks and have a nice weekend!

From: Yunk, David <YunkD@hillsboroughcounty.org>
Sent: Friday, June 4, 2021 1:51 PM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Party of Record 21-0494

Hello Maricela,

Please add to Optix:

### David Yunk Legislative Aide Commissioner Mariella Smith – District 5 (Countywide)

P: (813) 272-5725 VOIP: 20843 E: <u>YunkD@HillsboroughCounty.org</u> W: HillsboroughCounty.org

# Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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#### A Think Green! Please do not print this e-mail unless necessary

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org> Sent: Friday, June 04, 2021 1:14 PM To: Commissioner District 5 <<u>ContactDistrict5@hillsboroughcounty.org</u>> Subject: (WEB mail) - Party of Record 21-0494

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

- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)

7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Jun 4, 2021 1:13 PM

Name: Annette Coffey

Address: 6204 Brandon Cir Riverview, FL 33578

Phone Number: (702) 806-7700

Email Address: coffeyhouse2002@gmail.com

Subject: Party of Record 21-0494

Message: Attached is a letter of opposition to rezone 6013 Brandon Cir Riverview, FL 33578

818656333

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36* 

June 1, 2021

To Whom it May Concern:

We are writing this letter to express our opposition to the rezoning of 6013 Brandon Cir Riverview, FL 33578: application #21-0494.

We moved to Riverview, Florida 8 years ago and absolutely love the state and the city. We started off renting while we scoured the city for the perfect neighborhood. After two years of searching, we found the most charming, close knit, and family-oriented neighborhood; Brandon Circle. We were sure we hit the motherload when we found this neighborhood. It met all of our expectations. It reminded me of the family home my grandparents lived in for decades. The character of this neighborhood was reasonably preserved, staying inline with the true nature of a neighborhood where we could start a family home for our grandchildren. Even though we found the absolutely perfect neighborhood for us, our search kept coming to a screeching halt. Every time we thought we had the opportunity to bid on any of the available houses in this neighborhood, our timing fell short. It appeared there were so many that felt as we did because the available houses seemed to sell as fast as they went on the market. After a few attempts, we thought our dream neighborhood would never be in our reach; however, we were wrong. On April 1<sup>st</sup>, 2016, our dreams came true, we finally closed on the perfect home for us.

Within these last five years, we have logged amazing memories. This home has been the backdrop for a gorgeous wedding for our youngest son, it has given refuge to our daughters-inlaw and grandbabies when our sons were deployed or training, we have spent incredible summers with family, and have built relationships with some of the best neighbors around.

Having the opportunity to create this incredible life for our whole family may not have been (may not be) possible if this neighborhood was not the way it is now. A professional office in this neighborhood, a single-family home neighborhood, is out of character. It is not compatible with the living, the relationships, or the warmth this neighborhood provides.

Thank you for taking the time to read this letter and considering the rippling effects this proposal could cause for so many families.

Eric and Annette Coffey 6204 Brandon Cir Riverview, FL 33578

From:Timoteo, RosalinaSent:Sunday, June 6, 2021 8:06 AMTo:Rome, AshleySubject:RE: RZ-PD 21-0494Attachments:Re-Zoning Letter for 6013 Brandon Cir Riverview. FL 33578.docx

Good morning Ashley,

This is for POR Onbase and Optix.

Best regards,

#### **Rosa Timoteo**

### **Senior Planning & Zoning Technician** Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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: Annette Coffey <coffeyhouse2002@gmail.com>
Sent: Friday, June 4, 2021 1:15 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: Party of Record 21-0494

[External]

Attached is a letter of opposition to rezone 6013 Brandon Cir Riverview, FL 33578

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.

June 1, 2021

To Whom it May Concern:

We are writing this letter to express our opposition to the rezoning of 6013 Brandon Cir Riverview, FL 33578: application #21-0494.

We moved to Riverview, Florida 8 years ago and absolutely love the state and the city. We started off renting while we scoured the city for the perfect neighborhood. After two years of searching, we found the most charming, close knit, and family-oriented neighborhood; Brandon Circle. We were sure we hit the motherload when we found this neighborhood. It met all of our expectations. It reminded me of the family home my grandparents lived in for decades. The character of this neighborhood was reasonably preserved, staying inline with the true nature of a neighborhood where we could start a family home for our grandchildren. Even though we found the absolutely perfect neighborhood for us, our search kept coming to a screeching halt. Every time we thought we had the opportunity to bid on any of the available houses in this neighborhood, our timing fell short. It appeared there were so many that felt as we did because the available houses seemed to sell as fast as they went on the market. After a few attempts, we thought our dream neighborhood would never be in our reach; however, we were wrong. On April 1<sup>st</sup>, 2016, our dreams came true, we finally closed on the perfect home for us.

Within these last five years, we have logged amazing memories. This home has been the backdrop for a gorgeous wedding for our youngest son, it has given refuge to our daughters-inlaw and grandbabies when our sons were deployed or training, we have spent incredible summers with family, and have built relationships with some of the best neighbors around.

Having the opportunity to create this incredible life for our whole family may not have been (may not be) possible if this neighborhood was not the way it is now. A professional office in this neighborhood, a single-family home neighborhood, is out of character. It is not compatible with the living, the relationships, or the warmth this neighborhood provides.

Thank you for taking the time to read this letter and considering the rippling effects this proposal could cause for so many families.

Eric and Annette Coffey 6204 Brandon Cir Riverview, FL 33578

From:	Medrano, Maricela
Sent:	Tuesday, May 25, 2021 8:31 AM
То:	Timoteo, Rosalina; Rome, Ashley
Subject:	FW: (WEB mail) - Application # 21-0494

For the 21-0494 POR. Thanks.

From: Montelione, Lisa <MontelioneL@hillsboroughcounty.org>
Sent: Monday, May 24, 2021 10:22 PM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Cc: Gormly, Adam <Gormlya@HillsboroughCounty.ORG>; Lundgren, Johanna <LundgrenJ@hillsboroughcounty.org>; Overman, Kimberly <OvermanK@hillsboroughcounty.org>; Martinez, Lucas <MartinezLR@hillsboroughcounty.org>
Subject: Fwd: (WEB mail) - Application # 21-0494

Hi Mariciela, hope you are dong well. Here is one for the file.

Lisa J Montelione Legislative Aide to Vice Chair Commissioner Kimberly Overman District 7 Countywide

For the latest information on COVID-19 visit <u>https://www.hillsboroughcounty.org/residents/public-safety/emergency-management/stay-safe</u>

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, May 24, 2021 9:15:32 PM
To: Commissioner District 7 <<u>ContactDistrict7@hillsboroughcounty.org</u>>
Subject: (WEB mail) - Application # 21-0494

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

- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: May 24, 2021 9:15 PM

Name: Dianne Smith

Address: 9617 Springbrook Drive Riverview, FL 33578

Phone Number: (813) 677-5033

**Subject**: Application # 21-0494

Message: May 24, 2021

We bought our property in 1979 and built a house and moved in 1980. When we first saw the Brandon Circle area neighborhood we fell in love with its character, quaintness, and our neighbors. We knew this was an ideal place to raise our family. Through the years I have always called Brandon Circle "Riverview's Best Kept Secret". Everyone then and now who have ever visited our home loves this single family residential area of 80 homes.

When I think of professional businesses I think of individual structures on public highways, strip shopping centers and business complexes that accommodate various business types not in a single family residential area such as ours. Please, we must send a message to you and Hillsborough County that it is not appropriate to allow and place professional businesses of any kind with access to Brandon Circle. Placing large sign-age and parking lots in front of a residential home would be invasive and not compatible.

We may not have a voice as to what is built on a commercial highway surrounding our neighborhood but we should when it comes to preserving the sanctity of our streets and homes with our boundaries.

Thank you,

Cecil and Dianne Smith 9617 Springbrook Drive Riverview Florida 33578 813-677-5033

813758048

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36 Edg/90.0.818.66* 

From:Lampkin, TimothySent:Friday, June 4, 2021 9:01 AMTo:Rome, AshleySubject:FW: Application #21-0494

Good morning Ashley,

Can you upload this under Party of Record for 21-0494. Thank you! Tim

From: Dianne Smith <djsmith13@verizon.net>
Sent: Monday, May 24, 2021 3:53 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Application #21-0494

[External]

May 24, 2021

We bought property in 1979 and built a house and moved in 1980. When we first saw the Brandon Circle area neighborhood we fell in love with its character, quaintness, and our neighbors. We kniw this was an ideal place to raise our family. Through the years I have alway called Brandon Circle "Riverviews Best Kept Secret". Everyone then and now who have ever visited our home loves this single family residential area of 80 homes.

When I think of professional businesses I think of individual structures on public highways, strip shopping centers and business complexes that accommodate various business types not in single family residential area such as ours. Please, we must send a message to you and Hillsborough County that it is not appropriate to allow and place professional businesses of any kind with access to Brandon Circle. Placing large signage and parking lots in front of a residential home would be invassive and not compatible.

We may not have a voice as to what is built on a commercial highway surrounding our neighborhood but we should when it comes to preserving the sanicity of our streets and homes with our boundaries.

Thank you,

Cecil and Dianne Smith 9617 Springbrook Drive Riverview Florida 33578 813-677-5033

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May 14, 2021

1997 - E

Ms. Pat Kemp County Commissioner 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD 21-0494 - 6013 Brandon Circle

Dear Ms. Kemp:

This letter is written in opposition to the proposed zoning application #21-0494, for property located at 6013 Brandon Cir. We reside at 6009 Brandon Cir. directly north of the property in question.

As a descendent of the Brandon family, please allow me to give you a brief history of the neighborhood. The property was homesteaded and has been in the Brandon family, for which the town of Brandon was named, for well over a hundred years. In the 1960's, Kenneth Brandon, Sr. and Jr., dug the two lakes on the west side of the property line. They created a few quiet residential streets and sold the tracts averaging 1 acre each. The homes in this neighborhood were considered "in the country" as evidenced by our private wells and septic systems. My relatives who lived on the circle have passed away but the character of the Brandon family is still evident in this neighborhood.

We bought our house from Kenneth's sister, my aunt, Marilee MacNichol in 1998. We chose this house because it was "family" property, it was not in an HOA subdivision, it was quiet with plenty of room and most importantly, family oriented. We own approx. 2 acres and have always felt confident that even as Riverview was growing our neighborhood would maintain its country character. At any time, you can see neighbors walking for exercise, children playing ball or riding their bikes in the street.

Below are our concerns:

- 1. Re-zoning would forever change the character of our neighborhood and any home could be deemed commercial and used accordingly in the future. In other words, the door would be opened and could not be reversed. This is detrimental and noncompatible with our neighbors and neighborhood.
- 2. We feel there is a safety concern with traffic entering and exiting. There is a sharp blind curve entering the north end of the circle. Even though double yellow lines have been painted on the pavement, there are times when you will meet someone hugging the center of the road. The 6 ft. wall that surrounds the school extends around the north end creating a blind curve with no sight lines of oncoming entering and exiting traffic. Additionally, there are children who walk to and from school, as well as, children who have school bus stops on the circle. By the way, there are no sidewalks on Brand on Circle.

Ms. Pat Kemp May 14, 2021 Page 2

- 3. Concern about the parking facilities and signage for the business in question. A parking lot in front for clients would ruin the aesthetics of the neighborhood. The property has large grandfather oaks and other shrubs planted decades ago. We are definitely opposed to any signage being placed on the property. A sign would be invasive to the natural surroundings and character of the circle
- 4. This property was purchased with the full knowledge that it was a residential neighborhood and not zoned for commercial use.

In summation, this zoning request is incompatible and out of character with our neighborhood and opposed by all residents. Therefore, we respectively request PD #21-0494 for 6013 Brandon Circle be denied.

Sincerely,

John C. Mas John C. Daniels Allene E. Dared

Allene E. Daniels

6009 Brandon Cir. Riverview, FL 33578 May 15, 2021

Ms. Pat Kemp, Chair County Commissioner – District 6 Countywide 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 - 6013 Brandon Circle

Dear Ms. Kemp:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

I must admit, I have a more personal interest in this neighborhood. The entire circle was homesteaded by the Brandon family of which my mother is a descendent. She and my father live at 6009 Brandon Circle, which adjoins the property up for re-zoning. They also own the vacant property north of 6009.

I chose to live in this neighborhood because most houses had more property than found in a traditional subdivision. I also liked the fact that there was no HOA association. We have a quiet and safe neighborhood where children freely ride their bikes and adults can feel safe taking a morning or late afternoon walk. There are no sidewalks in our neighborhood but residents are aware of the many pedestrians.

If a commercial business is allowed and established it would be detrimental and non-compatible with the other structures. A precedent would then be set to allow other homes to be sold for commercial purposes. Signage and parking are another issue related to this request. Any type of signage would be out of character and invasive to our neighborhood. A parking lot would disturb the natural surroundings of large oak trees that populate the property.

Lastly, the curve coming off of US 301, is blind due to the wall surrounding the school. As I mentioned, there are many pedestrians that walk these streets and with no sidewalks this curve is dangerous.

I am confident that you will view this zoning request as non-compatible and preserve the quiet neighborhood the Brandon family intended.

Sincerely,

Statt Danies

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

May 15, 2021

Ms. Pat Kemp - Chair County Commissioner - District 6 Countywide 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 – 6013 Brandon Cir.

Dear Ms. Kemp:

Having lived in this neighborhood for almost 60 years, I was saddened that a commercial re-zoning is proposed for 6013 Brandon Cir. I personally knew the Brandon family who developed this quiet neighborhood from land their family had homesteaded. It was evident their intention was to maintain a country atmosphere even as the area around us was growing.

My wife, who has passed away, and I purchased our home at 9907 Starlite Dr. in 1964. We were drawn to this neighborhood by the availability of a small tract of land with a nice home. We immediately knew the character of this community was perfect to raise our three children. Our neighborhood was quiet, safe and family-oriented. My children have married and moved away but I'm happy to say that today the quality of life here is the same as it was 60 years ago. My concern is that once a property is zoned commercial the precedent is set for others to follow in the future thus destroying our close-knit neighborhood.

I also feel the parking lot and signs needed to establish a commercial business is invasive and not compatible with this long-standing neighborhood. Our streets are frequented with children playing and adults out for a walk and I'm afraid the pedestrians would be at risk with a commercial business in the neighborhood.

After careful consideration, I believe you will conclude that a commercial business is out of character and incompatible with the neighborhood, on and off of Brandon Circle, and will deny this request.

Sincerely,

Hanper orik

Cecil Harper 9907 Starlite Dr. Riverview, FL 33578

From:	<u>Grady, Brian</u>	
To:	Timoteo, Rosalina	
Subject:	FW: MAIL - May 26th	
Date:	Wednesday, May 26, 2021 3:49:41 PM	
Attachments:	ents: image001.png Letters_Opposing_Proposed Zoning_Application #21-0494.pdf	
	image002.png	
	image003.png	
	image005.png	
	image004.png	

For the file.

#### J. Brian Grady

**Executive Planner** Development Services Department

P: (813) 276-8343

E: <u>GradyB@HCFLGov.net</u> W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Gormly, Adam <Gormlya@HillsboroughCounty.ORG>
Sent: Wednesday, May 26, 2021 2:45 PM
To: Moreda, Joe <MoredaJ@HillsboroughCounty.ORG>; Grady, Brian
<GradyB@HillsboroughCounty.ORG>
Cc: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Subject: FW: MAIL - May 26th

Adam Gormly Director Development Services Department

P: (813) 276-8422 E: <u>GormlyA@HCFLGov.net</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602 Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

# HILLSBOROUGH Census COUNTS 2020 HCFLGov.net/Census

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

From: Martinez, Lucas <<u>MartinezLR@hillsboroughcounty.org</u>>
Sent: Wednesday, May 26, 2021 2:30 PM
To: Medrano, Maricela <<u>MedranoM@HillsboroughCounty.ORG</u>>
Cc: Montelione, Lisa <<u>MontelioneL@hillsboroughcounty.org</u>>; Gormly, Adam
<<u>Gormlya@HillsboroughCounty.ORG</u>>; Lundgren, Johanna <<u>LundgrenJ@hillsboroughcounty.org</u>>
Subject: FW: MAIL - May 26th

Good afternoon Ms. Medrano. We received this in the mail today. Can you please add to the file. Thanks!

Sincerely,

Lucas R. Martinez, J.D., M.B.A. Legislative Aide to Commissioner Kimberly Overman, District 7 Vice-Chair, Hillsborough County Board of County Commissioners

P: (813) 272-5735 F: (813) 272-7054 E: <u>MartinezLR@HillsboroughCounty.org</u> W: <u>HillsboroughCounty.org</u>

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: Leon, Diana <LeonD@hillsboroughcounty.org> Sent: Wednesday, May 26, 2021 1:01 PM To: Garcia, David <GarciaD@hillsboroughcounty.org>; Nixon, Megan <NixonM@hillsboroughcounty.org>; Brown, Amanda <BrownAK@hillsboroughcounty.org>; Yunk, David <YunkD@hillsboroughcounty.org>; Lawson, Laura <LawsonL@hillsboroughcounty.org>; Valdez, Raquel - BOCC <ValdezRa@hillsboroughcounty.org>; Martinez, Lucas <MartinezLR@hillsboroughcounty.org>; Montelione, Lisa <MontelioneL@hillsboroughcounty.org> Cc: Finley, Luann <FinleyL@HillsboroughCounty.ORG>; Gormly, Adam <Gormlya@HillsboroughCounty.ORG>; Moreda, Joe <MoredaJ@HillsboroughCounty.ORG> Subject: MAIL - May 26th

Good afternoon,

D4 – D7 received the attached items –

1 – Letters opposing proposed Zoning Application #21-0494 for property located at 6013 Brandon Circle.

Diana Leon Administrative Specialist I BOCC Services

P: (813) 272-5660 E: <u>leond@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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.

May 14, 2021

1997 - E

Ms. Pat Kemp County Commissioner 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD 21-0494 - 6013 Brandon Circle

Dear Ms. Kemp:

This letter is written in opposition to the proposed zoning application #21-0494, for property located at 6013 Brandon Cir. We reside at 6009 Brandon Cir. directly north of the property in question.

As a descendent of the Brandon family, please allow me to give you a brief history of the neighborhood. The property was homesteaded and has been in the Brandon family, for which the town of Brandon was named, for well over a hundred years. In the 1960's, Kenneth Brandon, Sr. and Jr., dug the two lakes on the west side of the property line. They created a few quiet residential streets and sold the tracts averaging 1 acre each. The homes in this neighborhood were considered "in the country" as evidenced by our private wells and septic systems. My relatives who lived on the circle have passed away but the character of the Brandon family is still evident in this neighborhood.

We bought our house from Kenneth's sister, my aunt, Marilee MacNichol in 1998. We chose this house because it was "family" property, it was not in an HOA subdivision, it was quiet with plenty of room and most importantly, family oriented. We own approx. 2 acres and have always felt confident that even as Riverview was growing our neighborhood would maintain its country character. At any time, you can see neighbors walking for exercise, children playing ball or riding their bikes in the street.

Below are our concerns:

- 1. Re-zoning would forever change the character of our neighborhood and any home could be deemed commercial and used accordingly in the future. In other words, the door would be opened and could not be reversed. This is detrimental and noncompatible with our neighbors and neighborhood.
- 2. We feel there is a safety concern with traffic entering and exiting. There is a sharp blind curve entering the north end of the circle. Even though double yellow lines have been painted on the pavement, there are times when you will meet someone hugging the center of the road. The 6 ft. wall that surrounds the school extends around the north end creating a blind curve with no sight lines of oncoming entering and exiting traffic. Additionally, there are children who walk to and from school, as well as, children who have school bus stops on the circle. By the way, there are no sidewalks on Brand on Circle.

Ms. Pat Kemp May 14, 2021 Page 2

- 3. Concern about the parking facilities and signage for the business in question. A parking lot in front for clients would ruin the aesthetics of the neighborhood. The property has large grandfather oaks and other shrubs planted decades ago. We are definitely opposed to any signage being placed on the property. A sign would be invasive to the natural surroundings and character of the circle
- 4. This property was purchased with the full knowledge that it was a residential neighborhood and not zoned for commercial use.

In summation, this zoning request is incompatible and out of character with our neighborhood and opposed by all residents. Therefore, we respectively request PD #21-0494 for 6013 Brandon Circle be denied.

Sincerely,

John C. Mas John C. Daniels Allene E. Dared

Allene E. Daniels

6009 Brandon Cir. Riverview, FL 33578 May 15, 2021

Ms. Pat Kemp, Chair County Commissioner – District 6 Countywide 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 - 6013 Brandon Circle

Dear Ms. Kemp:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

I must admit, I have a more personal interest in this neighborhood. The entire circle was homesteaded by the Brandon family of which my mother is a descendent. She and my father live at 6009 Brandon Circle, which adjoins the property up for re-zoning. They also own the vacant property north of 6009.

I chose to live in this neighborhood because most houses had more property than found in a traditional subdivision. I also liked the fact that there was no HOA association. We have a quiet and safe neighborhood where children freely ride their bikes and adults can feel safe taking a morning or late afternoon walk. There are no sidewalks in our neighborhood but residents are aware of the many pedestrians.

If a commercial business is allowed and established it would be detrimental and non-compatible with the other structures. A precedent would then be set to allow other homes to be sold for commercial purposes. Signage and parking are another issue related to this request. Any type of signage would be out of character and invasive to our neighborhood. A parking lot would disturb the natural surroundings of large oak trees that populate the property.

Lastly, the curve coming off of US 301, is blind due to the wall surrounding the school. As I mentioned, there are many pedestrians that walk these streets and with no sidewalks this curve is dangerous.

I am confident that you will view this zoning request as non-compatible and preserve the quiet neighborhood the Brandon family intended.

Sincerely,

Statt Danies

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

May 15, 2021

Ms. Pat Kemp - Chair County Commissioner - District 6 Countywide 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 – 6013 Brandon Cir.

Dear Ms. Kemp:

Having lived in this neighborhood for almost 60 years, I was saddened that a commercial re-zoning is proposed for 6013 Brandon Cir. I personally knew the Brandon family who developed this quiet neighborhood from land their family had homesteaded. It was evident their intention was to maintain a country atmosphere even as the area around us was growing.

My wife, who has passed away, and I purchased our home at 9907 Starlite Dr. in 1964. We were drawn to this neighborhood by the availability of a small tract of land with a nice home. We immediately knew the character of this community was perfect to raise our three children. Our neighborhood was quiet, safe and family-oriented. My children have married and moved away but I'm happy to say that today the quality of life here is the same as it was 60 years ago. My concern is that once a property is zoned commercial the precedent is set for others to follow in the future thus destroying our close-knit neighborhood.

I also feel the parking lot and signs needed to establish a commercial business is invasive and not compatible with this long-standing neighborhood. Our streets are frequented with children playing and adults out for a walk and I'm afraid the pedestrians would be at risk with a commercial business in the neighborhood.

After careful consideration, I believe you will conclude that a commercial business is out of character and incompatible with the neighborhood, on and off of Brandon Circle, and will deny this request.

Sincerely,

Hanper orik

Cecil Harper 9907 Starlite Dr. Riverview, FL 33578

From:	Norris, Marylou
Sent:	Tuesday, May 18, 2021 1:47 PM
То:	Lampkin, Timothy
Cc:	Moreda, Joe
Subject:	URGENT!! FW: (WEB mail) - Proposed PD #21-0494
Attachments:	51883785_21-0494 Rezoning Request Opposition.pdf

High

Importance:

Hi Tim,

Here's another one.

Thanks,

**Marylou Norris** 

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398 E: <u>NorrisM@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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: Garcia, David <GarciaD@hillsboroughcounty.org>
Sent: Tuesday, May 18, 2021 11:57 AM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Cc: Norris, Marylou <NorrisM@hillsboroughcounty.org>
Subject: FW: (WEB mail) - Proposed PD #21-0494

Please add to party of record and respond. Thank you.

David Garcia Legislative Aide Commissioner Stacy White - District 4

P: (813) 272-5740 F: (813) 272-7049 E: <u>GarciaD@HillsboroughCounty.org</u> W: HillsboroughCounty.org

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org> Sent: Sunday, May 16, 2021 1:50 PM To: Commissioner District 4 <<u>ContactDistrict4@hillsboroughcounty.org</u>> Subject: (WEB mail) - Proposed PD #21-0494

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: May 16, 2021 1:50 PM

Name: Allene Daniels

Address: 6009 Brandon Cir Riverview, FL 33578

Phone Number: (813) 505-2227

Email Address: enellad@gmail.com

#### Subject: Proposed PD #21-0494

**Message**: Please find attached my letter of opposition to this proposed zoning change. Thank you for your consideration of our request for denial.

Allene Daniels

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36* 

Received May 17, 2021 Development Services

May 15, 2021

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

Re: PD 21-0494 - 6013 Brandon Circle, Riverview

Dear Commissioners:

This letter is written in opposition to the proposed zoning application #21-0494, for property located at 6013 Brandon Cir. We reside at 6009 Brandon Cir. directly north of the property in question.

As a descendent of the Brandon family, please allow me to give you a brief history of the neighborhood. The property was homesteaded and has been in the Brandon family, for which the town of Brandon was named, for well over a hundred years. In the 1960's, Kenneth Brandon, Sr. and Jr., dug the two lakes on the west side of the property line. They created a few quiet residential streets and sold the tracts averaging 1 acre each. The homes in this neighborhood were considered "in the country" as evidenced by our private wells and septic systems. My relatives who lived on the circle have passed away but the character of the Brandon family is still evident in this neighborhood.

We bought our house from Kenneth's sister, my aunt, Marilee MacNichol in 1998. We chose this house because it was "family" property, it was not in an HOA subdivision, it was quiet with plenty of room and most importantly, family oriented. We own approx. 2 acres and have always felt confident that even as Riverview was growing our neighborhood would maintain its country character. At any time, you can see neighbors walking for exercise, children playing ball or riding their bikes in the street.

Below are our concerns:

- 1. Re-zoning would forever change the character of our neighborhood and any home could be deemed commercial and used accordingly in the future. In other words, the door would be opened and could not be reversed. This is detrimental and noncompatible with our neighbors and neighborhood.
- 2. We feel there is a safety concern with traffic entering and exiting. There is a sharp blind curve entering the north end of the circle. Even though double yellow lines have been painted on the pavement, there are times when you will meet someone hugging the center of the road. The 6 ft. wall that surrounds the school extends around the north end creating a blind curve with no sight lines of oncoming entering and exiting traffic. Additionally, there are children who walk to and from school, as well as, children who have school bus stops on the circle. By the way, there are no sidewalks on Brandon Circle.

Board of County Commissioners May 14, 2021 Page 2

- 3. Concern about the parking facilities and signage for the business in question. A parking lot in front for clients would ruin the aesthetics of the neighborhood. The property has large grandfather oaks and other shrubs planted decades ago. We are definitely opposed to any signage being placed on the property. A sign would be invasive to the natural surroundings and character of the circle
- 4. This property was purchased with the full knowledge that it was a residential neighborhood and not zoned for commercial use.

In summation, this zoning request is incompatible and out of character with our neighborhood and opposed by all residents. Therefore, we respectively request PD #21-0494 for 6013 Brandon Circle be denied.

Sincerely,

Johnny C. Daniels

Allene E. Daniels

6009 Brandon Cir. Riverview, FL 33578

Received May 26, 2021 Development Services

May 14, 2021

1997 - E

Ms. Pat Kemp County Commissioner 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD 21-0494 - 6013 Brandon Circle

Dear Ms. Kemp:

This letter is written in opposition to the proposed zoning application #21-0494, for property located at 6013 Brandon Cir. We reside at 6009 Brandon Cir. directly north of the property in question.

As a descendent of the Brandon family, please allow me to give you a brief history of the neighborhood. The property was homesteaded and has been in the Brandon family, for which the town of Brandon was named, for well over a hundred years. In the 1960's, Kenneth Brandon, Sr. and Jr., dug the two lakes on the west side of the property line. They created a few quiet residential streets and sold the tracts averaging 1 acre each. The homes in this neighborhood were considered "in the country" as evidenced by our private wells and septic systems. My relatives who lived on the circle have passed away but the character of the Brandon family is still evident in this neighborhood.

We bought our house from Kenneth's sister, my aunt, Marilee MacNichol in 1998. We chose this house because it was "family" property, it was not in an HOA subdivision, it was quiet with plenty of room and most importantly, family oriented. We own approx. 2 acres and have always felt confident that even as Riverview was growing our neighborhood would maintain its country character. At any time, you can see neighbors walking for exercise, children playing ball or riding their bikes in the street.

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Ms. Pat Kemp May 14, 2021 Page 2

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- This property was purchased with the full knowledge that it was a residential 4. neighborhood and not zoned for commercial use.

In summation, this zoning request is incompatible and out of character with our neighborhood and opposed by all residents. Therefore, we respectively request PD #21-0494 for 6013 Brandon Circle be denied.

Sincerely,

John C. Mas John C. Daniels Allene E. Dared

Allene E. Daniels

6009 Brandon Cir. Riverview, FL 33578

From: Sent: To: Subject: Timoteo, Rosalina Monday, May 17, 2021 2:39 PM Rome, Ashley FW: RZ-21-0494

Hi Ashley:

This is for the Party of Record to Onbase and Optix.

Best regards,

Rosa Timoteo Senior Planning & Zoning Technician Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: timoteor@hillsboroughcounty.org W: HCFLGov.net

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

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-----Original Message-----From: Jan DUNLAP <ldunlap11@verizon.net> Sent: Monday, May 17, 2021 2:38 PM To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG> Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Chelsea Mac <chelseaamac@gmail.com> Subject: RE: RZ-21-0494

[External]

Dear Ms. Timoteo:

The purpose here is to respectfully ask that you pass my comments to the Hearing Master as well. I object to the proposed re-zoning of this residential property in our neighborhood because a professional office with a parking lot and large sign in the front yard of one of our homes would be totally unacceptable and out of character for our small community.

We are a unique little oasis located in the middle of an already busy urban area called Brandon Circle. Our residential community is small, peaceful, and quiet, with demographics that include Retirees, Semi-Retirees, and young families, now moving here with small children at play. I have walked these streets with my dog for the past 30 years, 7 days a

week, rain or shine, and know most of the neighbors by name as the result. It is my firm belief that this would be totally incompatible and totally out of character here. We enjoy many lakes and ponds here and its so beautiful to walk and jog here with so much nature to enjoy. We don't have sidewalks and gutters and must walk on our paved roads.

Respectfully requesting that Hillsborough County reconsider this issue as you present this Re-Zoning before the Hearing Master and County Commission that we send a resounding NO vote.

Thank you for your consideration in this matter,

Sincerely,

Jan M Dunlap 9606 Springbrook Drive Riverview, FL. 33578-3810 813-671-3529 813-240-6090 cell jan.dunlap@yahoo.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.

From: Sent: To: Cc: Subject: MacDonald, Connor Tuesday, May 18, 2021 8:42 AM Timoteo, Rosalina; Vazquez, Bianca Rome, Ashley FW: (WEB mail) - RE: RZ-21-0494

Good Morning,

Please see the POR for 21-0494 below.

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: Garcia, David <<u>GarciaD@hillsboroughcounty.org</u>>
Sent: Monday, May 17, 2021 3:17 PM
To: Medrano, Maricela <<u>MedranoM@HillsboroughCounty.ORG</u>>
Cc: Norris, Marylou <<u>NorrisM@hillsboroughcounty.org</u>>; Monsanto, Israel <<u>MonsantoI@hillsboroughcounty.org</u>>
Subject: FW: (WEB mail) - RE: RZ-21-0494

#### Maricela,

Can you please add this constituent's opposition to the record and provide them with a response as a receipt from staff?

#### **David Garcia**

**Legislative Aide** Commissioner Stacy White – District 4

P: (813) 272-5740

F: (813) 272-7049

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

W: HillsboroughCounty.org

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org> Sent: Monday, May 17, 2021 2:10 PM To: Commissioner District 4 <<u>ContactDistrict4@hillsboroughcounty.org</u>> Subject: (WEB mail) - RE: RZ-21-0494

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: May 17, 2021 2:10 PM

Name: Jan Dunlap

Address: 9606 Springbrook Drive Riverview, FL 33578-3810

Phone Number: (813) 671-3529

Email Address: jan.dunlap@yahoo.com

Subject: RE: RZ-21-0494

**Message**: Dear Commissioners:

As a homeowner in the above referenced property RZ-21-0494 I am extremely concerned when I found out what was being proposed here. This proposal will greatly change our quiet, peaceful, neighborhood that I have called home since 1988.

I object to this rezoning issue because it will bring unwanted exposure to our little community. We are all single family properties that are home to many retirees, semi-retirees, and young families, that have small children that play, bike, and walk our roadways. Our neighborhood has no sidewalks or gutters so runners, and bicyclists, and our children, must walk on the roadways. It is my firm belief that we will see extra traffic beyond what is here and puts our community in unwanted spotlight that this professional business will bring. It just doesn't compliment our residential community.

We have open ditches that are designed to flow into our lakes and ponds and are concerned that another asphalt parking lot will further damage them.

Please reconsider approval of the new development and vote No.

# Sincerely,

# Jan M Dunlap

810553726

Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_15\_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1 Safari/605.1.15

From: Sent: To: Cc: Subject: MacDonald, Connor Tuesday, May 18, 2021 8:42 AM Timoteo, Rosalina; Vazquez, Bianca Rome, Ashley FW: (WEB mail) - RE: RZ-21-0494

Good Morning,

Please see the POR for 21-0494 below.

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: Garcia, David <<u>GarciaD@hillsboroughcounty.org</u>>
Sent: Monday, May 17, 2021 3:17 PM
To: Medrano, Maricela <<u>MedranoM@HillsboroughCounty.ORG</u>>
Cc: Norris, Marylou <<u>NorrisM@hillsboroughcounty.org</u>>; Monsanto, Israel <<u>MonsantoI@hillsboroughcounty.org</u>>
Subject: FW: (WEB mail) - RE: RZ-21-0494

#### Maricela,

Can you please add this constituent's opposition to the record and provide them with a response as a receipt from staff?

#### **David Garcia**

**Legislative Aide** Commissioner Stacy White – District 4

P: (813) 272-5740

F: (813) 272-7049

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

W: HillsboroughCounty.org

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org> Sent: Monday, May 17, 2021 2:10 PM To: Commissioner District 4 <<u>ContactDistrict4@hillsboroughcounty.org</u>> Subject: (WEB mail) - RE: RZ-21-0494

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: May 17, 2021 2:10 PM

Name: Jan Dunlap

Address: 9606 Springbrook Drive Riverview, FL 33578-3810

Phone Number: (813) 671-3529

Email Address: jan.dunlap@yahoo.com

Subject: RE: RZ-21-0494

**Message**: Dear Commissioners:

As a homeowner in the above referenced property RZ-21-0494 I am extremely concerned when I found out what was being proposed here. This proposal will greatly change our quiet, peaceful, neighborhood that I have called home since 1988.

I object to this rezoning issue because it will bring unwanted exposure to our little community. We are all single family properties that are home to many retirees, semi-retirees, and young families, that have small children that play, bike, and walk our roadways. Our neighborhood has no sidewalks or gutters so runners, and bicyclists, and our children, must walk on the roadways. It is my firm belief that we will see extra traffic beyond what is here and puts our community in unwanted spotlight that this professional business will bring. It just doesn't compliment our residential community.

We have open ditches that are designed to flow into our lakes and ponds and are concerned that another asphalt parking lot will further damage them.

Please reconsider approval of the new development and vote No.

# Sincerely,

# Jan M Dunlap

810553726

Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_15\_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1 Safari/605.1.15

From: Sent: To: Cc: Subject: Hearings Wednesday, May 19, 2021 8:33 AM Timoteo, Rosalina Rome, Ashley FW: Party of Record, 21-0494

# **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: Lance Freeman <lance@lkfreeman.com> Sent: Tuesday, May 18, 2021 8:34 PM To: Hearings <Hearings@HillsboroughCounty.ORG> Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG> Subject: Party of Record, 21-0494

[External]

Ref: 21-0494

To whom it may concern:

My wife and I purchased our house at 6211 Brandon Circle (2 doors down from the subject property) in August of 2018.

I had been in Florida since June of that year, as work relocated us from Utah. Our primary wishes in finding a home were:

- Quiet and family friendly neighborhood
- Light traffic to my work
- Easy freeway access
- Established home
- Large yard

- Close the shopping
- Fixer upper for equity potential
- No HOA or deed restrictions

After I looked at what seemed like 30 homes ranging from Brandon, Valrico, Dover, Bloomingdale HOA etc, we settled on this home.

It offered all of the items on our list, where we could see ourselves putting down more roots for us and our family. If this zoning passes, we would no longer be able to see ourselves living here long term. It would destroy the hidden gem that this neighborhood is.

The neighborhood *is* a hidden gem, tucked away from 301. Many people I have spoken with that have lived in the community for over 20 years comment that they "didn't even know this neighborhood was back here."

Because it is special, we understand why it appealed to the applicant in the first place. We congratulate the applicant in wanting to start his own roots. However, we feel the roots of a business in our quiet neighborhood is not justified at all, nor does it fit in at all with the single family homes.

A business two doors down from *us*, is especially too close for comfort. The property in question, even though it is towards the end of the block, would sandwich at least one single family home between businesses', and open the door for future zone changes to take away our serene setting and all of the things we specifically bought this home for.

Yes, we have a prep school that backs up to homes on 301, and a gas station, storage facility, produce stand etc at the end of our street. But those were existing and expected when we purchased our home and we appreciated the ease of access of these businesses. They are also all OUTSIDE of the neighborhood, not IN it. This home is not even at the end of the street.

The housing market in Florida is crazy right now. There are plenty of office spaces available, but there are NOT plenty of homes available. Using this home as a business would take away an opportunity for a family to have a quiet, safe place to live. Especially when there is so much demand for a decently priced home, let alone a safe space for a family in this chaotic time.

It is becoming increasingly impossible to find a home that is not in a HOA and that has land. Please preserve land. Please preserve privacy, safety, and family. Businesses come and go, but this neighborhood is filled with people who *stay* put and live here for a long time.

We **strongly** disagree with the rezoning. We ask that you deny this applicant's request to rezone.

We will be out of town on the day of the meeting (June 8th). This letter is meant to speak on our behalf.

Sincerely,

Lance & Kimberly Freeman

From:	formstack@hillsboroughcounty.org
Sent:	Tuesday, May 18, 2021 8:34 PM
То:	Commissioner District 4
Subject:	(WEB mail) - 21-0494

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: May 18, 2021 8:33 PM

Name: Lance Freeman

Address: 6211 BRANDON CIR RIVERVIEW, FL 33578

Phone Number: (801) 369-2280

Email Address: lance@lkfreeman.com

#### Subject: 21-0494

#### Message: Ref: 21-0494

To whom it may concern:

My wife and I purchased our house at 6211 Brandon Circle (2 doors down from the subject property) in August of 2018.

I had been in Florida since June of that year, as work relocated us from Utah. Our primary wishes in finding a home were:

Quiet and family friendly neighborhoodLight traffic to my workEasy freeway accessEstablished homeLarge yardClose the shoppingFixer upper for equity potentialNo HOA or deed restrictionsAfter I looked at what seemed like 30 homes ranging from Brandon, Valrico, Dover, Bloomingdale HOA etc, we settled on this home. It offered all of the items on our list, where we could see ourselves putting down more roots for us and our family. If this zoning passes, we would no longer be able to see ourselves living here long term. It would destroy the hidden gem that this neighborhood is.

The neighborhood is a hidden gem, tucked away from 301. Many people I have spoken with that have lived in the community for over 20 years comment that they "didn't even know this neighborhood was back here." Because it is special, we understand why it appealed to the applicant in the first place. We congratulate the

applicant in wanting to start his own roots. However, we feel the roots of a business in our quiet neighborhood is not justified at all, nor does it fit in at all with the single family homes.

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The housing market in Florida is crazy right now. There are plenty of office spaces available, but there are NOT plenty of homes available. Using this home as a business would take away an opportunity for a family to have a quiet, safe place to live. Especially when there is so much demand for a decently priced home, let alone a safe space for a family in this chaotic time.

It is becoming increasingly impossible to find a home that is not in a HOA and that has land. Please preserve land. Please preserve privacy, safety, and family. Businesses come and go, but this neighborhood is filled with people who stay put and live here for a long time.

We strongly disagree with the rezoning. We ask that you deny this applicant's request to rezone. We will be out of town on the day of the meeting (June 8th). This letter is meant to speak on our behalf. Sincerely,

Lance & Kimberly Freeman

811229404

Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_15\_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36

From: Sent: To: Cc: Subject: Attachments: Norris, Marylou Tuesday, May 18, 2021 1:45 PM Lampkin, Timothy Moreda, Joe URGENT!! FW: (WEB mail) - Zoning PD #21-0494 51883785\_Harper Opposition to Zoning.pdf

Hi Tim,

See email below.

Thanks, Marylou Norris

#### Administrative Specialist

Community Development Section Development Services Department

P: (813) 276-8398 E: <u>NorrisM@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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: Garcia, David <GarciaD@hillsboroughcounty.org>
Sent: Tuesday, May 18, 2021 11:55 AM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Cc: Norris, Marylou <NorrisM@hillsboroughcounty.org>
Subject: FW: (WEB mail) - Zoning PD #21-0494

Maricela,

Please add to opposition record for this PD and respond to constituent. Thank you.

David Garcia Legislative Aide Commissioner Stacy White - District 4

P: (813) 272-5740 F: (813) 272-7049 E: <u>GarciaD@HillsboroughCounty.org</u> W: HillsboroughCounty.org

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org> Sent: Sunday, May 16, 2021 1:56 PM To: Commissioner District 4 <<u>ContactDistrict4@hillsboroughcounty.org</u>> Subject: (WEB mail) - Zoning PD #21-0494

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: May 16, 2021 1:56 PM

Name: Cecil Harper

Address: 9907 Starlite Dr. Riverview, FL 33578

Phone Number: (813) 677-5529

Email Address: enellad@gmail.com

Subject: Zoning PD #21-0494

Message: I am opposed to this zoning change. Thank you.

Requested to be sent by Cecil Harper

809458104

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36* 

Received May 17, 2021 Development Services

May 15, 2021

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

Re: PD #21-0494 - 6013 Brandon Cir., Riverview

Dear Commissioners:

Having lived in this neighborhood for almost 60 years, I was saddened that a commercial re-zoning is proposed for 6013 Brandon Cir. I personally knew the Brandon family who developed this quiet neighborhood from land their family had homesteaded. It was evident their intention was to maintain a country atmosphere even as the area around us was growing.

My wife, who has passed away, and I purchased our home at 9907 Starlite Dr. in 1964. We were drawn to this neighborhood by the availability of a small tract of land with a nice home. We immediately knew the character of this community was perfect to raise our three children. Our neighborhood was quiet, safe and family-oriented. My children have married and moved away but I'm happy to say that today the quality of life here is the same as it was 60 years ago. My concern is that once a property is zoned commercial the precedent is set for others to follow in the future thus destroying our close-knit neighborhood.

I also feel the parking lot and signs needed to establish a commercial business is invasive and not compatible with this long-standing neighborhood. Our streets are frequented with children playing and adults out for a walk and I'm afraid the pedestrians would be at risk with a commercial business in the neighborhood.

After careful consideration, I believe you will conclude that a commercial business is out of character and incompatible with the neighborhood, on and off of Brandon Circle, and will deny this request.

Sincerely,

Cecil Harper 9907 Starlite Dr. Riverview, FL 33578

From: Sent: To: Cc: Subject: Hearings Thursday, June 10, 2021 3:16 PM Timoteo, Rosalina Rome, Ashley FW: PD 21-0494

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: Carole L Henning <carolehenning33578@gmail.com> Sent: Thursday, June 10, 2021 1:13 PM To: Hearings <Hearings@HillsboroughCounty.ORG> Subject: PD 21-0494

[External]

Party of Record, Application # 21-0494, Brandon Circle

I strongly opposed the rezoning of the residential home cited in the application #21-0494.

The application # 21-0494 provided to the zoning staff included several statements that I would like to question.

First, there was the assurance that client traffic would not go through the neighborhood, but would only ingress and egress using the north Brandon circle exit. Unless the owner is going to physically stop the cars, how will he prevent cars exiting his property from turning south through the neighborhood? Why would clients traveling north on 301 go past the convenient south entrance to Brandon circle? To use the north entrance to Brandon Circle, they would have to go to the light at Bloomingdale where they would have to make a u-turn and cross 3 lanes of traffic in approximately 300 feet while avoiding right turning cars on Progress Village Blvd and cars exiting the Thornton gas station. This is dangerous and scary. I have witnessed more than one accident there in the last few weeks. Most of us residents when coming north on 301 simply turn into the south Brandon Circle entrance and travel through the neighborhood to our homes. It is safer. It

is easier. Wouldn't the clients and staff traveling north on 301 select the south end, a safer entrance? I believe that it may be difficult for the developer to keep the promise to only use Brandon Circle north.

In the submitted application 21-0494, the developer pointed out other nearby mixed use properties. The mixed use properties mentioned in the zoning request have DIRECT access to a major 4-6 lane public road, either 301 or Progress Village Blvd. A very sensible transportation decision. The nearby commercial properties mentioned in the application use roads designed and approved by the county as appropriate for commercial mixed use and all parts of those mentioned mixed use properties are internally compatible. This proposed rezoning #21-0494 will not match the residential area and does not directly access a major road. The developer's contention that it is only a short distance on Brandon Circle to a major roadway doesn't change that fact that the access road to the proposed rezoned property is a narrow 2 lane road created for simple neighborhood traffic. We have ditches, no sidewalks and a dangerous blind curve at the north end of Brandon Circle and a dangerous curve where Brandon Circle meets Springway Drive. Accidents have occurred there. Many residents walk or bicycle Brandon Circle in the morning. As a resident, I am familiar with the road and know to drive very slowly around that blind curve on the north end of Brandon Circle in case there are people walking in the road to 301 or children bicycling to school. This is a walking neighborhood. People often walk on the circle either for health or to go to Wolfe's produce stand, the CVS or the bank. People unfamiliar with the neighborhood might not be prepared for walkers in the road. The results could be tragic for pedestrians like me and my neighbors and our children.

The plan to erect either a 6 foot privacy fence or shrubbery in the front yard along Brandon circle is incompatible with the adjacent residential properties which have open, welcoming front yards. The open, welcoming yards are a hallmark of the community's appeal as a quiet, serene, desirable place to live. Friends and visitors often compliment the open landscape, the green grass and big trees in front of the homes. A fenced front yard as is proposed by the developer is clearly incompatible with the open serene visual ambiance of the community. This single property proposed rezoning 21-0494 with high fences is absolutely not compatible with the open residential character of the neighborhood. It will not blend in with adjacent homes. It will be impossible to ignore the intrusion of the 6 foot high fence into my lovely, single family neighborhood. I lived next to an office converted from a residential property and, following the rezoning, there were security issues that impacted our lives. Neighbors there told me they felt unsafe. I certainly felt unsafe. Litter was a problem as well. Children were kept inside. It was a sad fact that the professional office greatly damaged the quality of life in that neighborhood. I personally witnessed the damage to the community. Why not use a professional park designed for professional offices? That is where professional offices belong. This rezoning with its high fences and frequently vacant property (at night and weekends) does not belong in my single family neighborhood.

Our neighborhood is clean, safe and friendly. High fences are not friendly. Often vacant properties are not friendly. This proposed commercial rezoned property with 6 foot high fences dropped into our existing family oriented neighborhood of open, green grass front yards is not friendly and absolutely incompatible with the character of the community. I oppose this rezoning. Please reject this rezoning, 21-0494.

Carole Henning 9802 Starlite Dr. Riverview, Florida 33578

CaroleHenning33578@gmail.com

From:Timoteo, RosalinaSent:Monday, May 17, 2021 2:39 PMTo:Rome, AshleySubject:FW: Party of Record, App. #21-0494, Brandon Circle, Riverview

Hi Ashley:

This is for the Party of Record to Onbase and Optix.

Best regards,

#### **Rosa Timoteo**

**Senior Planning & Zoning Technician** Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

# Hillsborough County

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From: hollashtrains@aol.com <hollashtrains@aol.com>
Sent: Monday, May 17, 2021 2:23 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Cc: LampkinT@hillsboroughcounty.org chelseaamac@gmail.com
Subject: Party of Record, App. #21-0494, Brandon Circle, Riverview

[External]

The application #21-0494 provided to the zoning staff included several statements that are questionable.

There was the assurance that client traffic would not go through the neighborhood, but would only enter and leave using the north Brandon Circle exit. The owner cannot prevent cars exiting his property from turning south through the neighborhood. Why would clients traveling north on 301 go past the convenient south entrance to Brandon Circle? For them to use the north entrance to Brandon Circle, they would have to go to the light at Bloomingdale and 301 where they would have to make a u-turn and cross 3 lanes of traffic in approximately 300 feet while avoiding right turning cars on Progress Village Blvd and cars exiting Thornton's gas station. This is dangerous intersection. Most of us residents when coming north on 301 simply turn into the south Brandon Circle entrance and travel through the neighborhood to our homes. It is safer and easier for us. Wouldn't the clients and staff traveling north on 301 select the south end a safer entrance? The clients and staff cannot be kept out of our neighborhood, they will use the easiest path.

In the submitted application #21-0494, the developer pointed out other nearby mixed use properties. The mixed use properties mentioned in the zoning request have direct access to a major 4-6 lane public road, either 301 or Progress Village Blvd. A very sensible transportation decision. The commercial properties mentioned in the application use roads

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As a resident, I am familiar with the road and know to drive very slowly around that blind curve on the north end of Brandon Circle in case there are people walking in the road to 301 or children bicycling to school. This is a walking neighborhood. Someone unfamiliar with the neighborhood might not be prepared for walkers on the road. The results could be tragic for pedestrians like me and my neighbors.

The plan to erect either a 6 foot privacy fence or shrubbery in the front yard along Brandon Circle is incompatible with the adjacent residential properties which have open, welcoming front yards. The open, welcoming yards are a hallmark of the community's appeal as a quiet, serene, desirable place to live. Friends and visitors often compliment the open landscape, the green grass and big trees in front of the homes. This single property proposed rezoning #21-0494 with high fences and a paved front yard is absolutely not compatible with the open residential character of the neighborhood. It will not blend in with the adjacent homes. Litter will be a problem as well. The professional office will greatly damage the quality of life in our neighborhood. Why not use a professional park designed for professional offices, where professional offices belong.

Our neighborhood is clean, safe and friendly. This proposed rezoned property with 6 foot high fences and a concrete front yard parking is not neighborhood friendly. This rezoning is incompatible with the character of the community.

Would you approve a business with traffic near your home in a residential neighborhood? Please reject and stop this rezoning #21-0494.

William S. Hollash Jean J. Hollash 9603 Starlite Drive Riverview, Fl. 33578 813-677-5008 hollashtrains@aol.com

From:Timoteo, RosalinaSent:Monday, May 17, 2021 2:39 PMTo:Rome, AshleySubject:FW: Party of Record, App. #21-0494, Brandon Circle, Riverview

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Cc: LampkinT@hillsboroughcounty.org chelseaamac@gmail.com
Subject: Party of Record, App. #21-0494, Brandon Circle, Riverview

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Would you approve a business with traffic near your home in a residential neighborhood? Please reject and stop this rezoning #21-0494.

William S. Hollash Jean J. Hollash 9603 Starlite Drive Riverview, Fl. 33578 813-677-5008 hollashtrains@aol.com

From:	formstack@hillsboroughcounty.org
Sent:	Wednesday, June 9, 2021 2:04 PM
То:	Commissioner District 4
Subject:	(WEB mail) - Party of Record, Rezoning on Brandon Circle, PD 21-0494
Attachments:	51883785_Brandon Circle.pdf

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

- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

# Date and Time Submitted: Jun 9, 2021 2:04 PM

Name: William Hollash

Address: 9603 Starlite Drive Riverview, FL 33578

Phone Number: (813) 677-5008

Email Address: hollashtrains@aol.com

Subject: Party of Record, Rezoning on Brandon Circle, PD 21-0494

Message: The rezoning of Brandon Circle home.

821544091

*Mozilla/5.0 (Windows NT 6.3; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/88.0.4324.182 ADG/11.0.3276 Safari/537.36* 

Subject.	Party of Record,	App.	#21-0494.	Brandon	<b>Circle</b> , Riverview	Ţ
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5/17/2021 2:22:57 PM Eastern Standard Time
hollashtrains@aol.com
TimoteoR@hillsboroughcounty.org

Cc: LampkinT@hillsboroughcounty.orgchelseaamac

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William S. Hollash Jean J. Hollash 9603 Starlite Drive Riverview, Fl. 33578 813-677-5008 hollashtrains@aol.com

Heltas

5/18/21 5/18/21

From:	From:
To:	Timoteo, Rosalina
Cc:	Lampkin, Timothy; chelseaamac@gmail.com
Subject:	Party of Record. 21-0494
Date:	Wednesday, May 26, 2021 9:46:01 AM

#### [External]

As residents of this neighborhood we are opposed to any re-zoning of this neighborhood. We have bee informed by neighbors that there are plans to have property in this neighborhood rezoned so a Doctors office can be opened. This will have a 100% negative impact on our area. Starlite Drive is a dead end street, and there will be people coming down this road looking for another way out. This already happens even though there is a dead end sign at the entrance of the street. We have already seen an increase in traffic since the Charter School was built. We urge the Zoning Board to take into consideration that our neighborhood has many retired/elderly people who enjoy daily walks, and an increase in traffic will make this dangerous for them.

Sincerely,

Howard A. and Sandra K. Hunt 9503 Starlite Drive Riverview, FI 33578

From:	Lampkin, Timothy
Sent:	Friday, June 4, 2021 9:02 AM
То:	Rome, Ashley
Subject:	FW: Party of Record. 21-0494

Good morning Ashley,

Can you upload this correspondence under Party of Record for 21-0494. Thank you! Tim

From: From: <theirmimix9@verizon.net>
Sent: Wednesday, May 26, 2021 9:46 AM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; chelseaamac@gmail.com
Subject: Party of Record. 21-0494

[External]

As residents of this neighborhood we are opposed to any re-zoning of this neighborhood. We have bee informed by neighbors that there are plans to have property in this neighborhood rezoned so a Doctors office can be opened. This will have a 100% negative impact on our area. Starlite Drive is a dead end street, and there will be people coming down this road looking for another way out. This already happens even though there is a dead end sign at the entrance of the street. We have already seen an increase in traffic since the Charter School was built. We urge the Zoning Board to take into consideration that our neighborhood has many retired/elderly people who enjoy daily walks, and an increase in traffic will make this dangerous for them.

Sincerely,

Howard A. and Sandra K. Hunt 9503 Starlite Drive Riverview, FI 33578

Received May 17, 2021 Development Services

May 15, 2021

County Center – Hearings 20<sup>th</sup> Floor 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD 21-0494 - 6013 Brandon Circle, Riverview

Dear Hearing Master:

This letter is written in opposition to the proposed zoning application #21-0494, for property located at 6013 Brandon Cir. We reside at 6009 Brandon Cir. directly north of the property in question.

As a descendent of the Brandon family, please allow me to give you a brief history of the neighborhood. The property was homesteaded and has been in the Brandon family, for which the town of Brandon was named, for well over a hundred years. In the 1960's, Kenneth Brandon, Sr. and Jr., dug the two lakes on the west side of the property line. They created a few quiet residential streets and sold the tracts averaging 1 acre each. The homes in this neighborhood were considered "in the country" as evidenced by our private wells and septic systems. My relatives who lived on the circle have passed away but the character of the Brandon family is still evident in this neighborhood.

We bought our house from Kenneth's sister, my aunt, Marilee MacNichol in 1998. We chose this house because it was "family" property, it was not in an HOA subdivision, it was quiet with plenty of room and most importantly, family oriented. We own approx. 2 acres and have always felt confident that even as Riverview was growing our neighborhood would maintain its country character. At any time, you can see neighbors walking for exercise, children playing ball or riding their bikes in the street.

Below are our concerns:

- 1. Re-zoning would forever change the character of our neighborhood and any home could be deemed commercial and used accordingly in the future. In other words, the door would be opened and could not be reversed. This is detrimental and noncompatible with our neighbors and neighborhood.
- 2. We feel there is a safety concern with traffic entering and exiting. There is a sharp blind curve entering the north end of the circle. Even though double yellow lines have been painted on the pavement, there are times when you will meet someone hugging the center of the road. The 6 ft. wall that surrounds the school extends around the north end creating a blind curve with no sight lines of oncoming entering and exiting traffic. Additionally, there are children who walk to and from school, as well as, children who have school bus stops on the circle. By the way, there are no sidewalks on Brandon Circle.

Hearing Master May 14, 2021 Page 2

- 3. Concern about the parking facilities and signage for the business in question. A parking lot in front for clients would ruin the aesthetics of the neighborhood. The property has large grandfather oaks and other shrubs planted decades ago. We are definitely opposed to any signage being placed on the property. A sign would be invasive to the natural surroundings and character of the circle
- 4. This property was purchased with the full knowledge that it was a residential neighborhood and not zoned for commercial use.

In summation, this zoning request is incompatible and out of character with our neighborhood and opposed by all residents. Therefore, we respectively request PD #21-0494 for 6013 Brandon Circle be denied.

Sincerely,

Johnny C. Daniels

Allene E. Daniels

6009 Brandon Cir. Riverview, FL 33578

# [External]

Dear Rosa,

I am writing in regards to Application 21-0494. I recently purchased a home in this lovely, family-oriented neighborhood and could not be more pleased. This neighborhood is full of people who are "everything a neighbor should be". Complete strangers came to welcome me to the neighborhood, brought me small gifts and tokens of welcome and offered to assist me with my home in any way that they could. You can often see couples and families walking on the tree lined streets, with everyone waving to one another or stopping to chat as they pass by. I bring meals to some of my elderly neighbors just to get to know them, and give sweets to the children I see whizzing past on bicycles or playing ball in the street. It reminds me of my childhood home, where we knew our neighbors, looked out for one another and helped where we could. THAT is what this neighborhood is all about.

You can imagine my disheartenment when I found that someone is trying to place a business here in this small,close-knit community. The property in question is visible to all, and things like a business sign or parking lot are very incompatible with the character and feel of this warm, and loving place. Those patronizing this business would have to use Brandon Circle for access, which is a major concern for safety and interruption to those who reside here.

As a resident I also have major concerns about the impact on the nature here, as this community is full of many beautiful animals and trees. A business is COMPLETELY out of character for this neighborhood and would most certainly take away from the warmth and beauty that attracted me here, and that has kept residents here for 30 and 40 years in many cases.

I am unclear as to why this business is attempting to come here, as NO single family home neighborhood is right for a professional office. Purchasing my home here (for which I made a great investment financially), I expected that the personality and "small town feel" of this neighborhood would be reasonably preserved. I chose this neighborhood because it feels safe, the people are friendly and it feels like HOME. A home I did not expect would be tainted with a business that greatly takes away from the attributes and comfort that this neighborhood provides.

I implore that you consider what I have written, and that you agree that our sweet little community is not the appropriate place for a professional business. Thank you for taking the time to read this, and please feel free to reply to this email if you would like me to contact you for further discussion.

Kind regards,

Jennifer L. Lind

# [External]

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Kind regards,

Jennifer L. Lind

From:	Lampkin, Timothy
Sent:	Friday, June 4, 2021 9:02 AM
То:	Rome, Ashley
Subject:	FW: Party of Record, 21-0494

Good morning Ashley,

Can you also upload this under Party of Record for 21-0494. Thank you! Tim

From: Jennifer Lind <jennifer.lind@gmail.com>
Sent: Tuesday, May 25, 2021 8:08 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Party of Record, 21-0494

[External]

Dear Rosa,

I am writing in regards to Application 21-0494. I recently purchased a home in this lovely, family-oriented neighborhood and could not be more pleased. This neighborhood is full of people who are "everything a neighbor should be". Complete strangers came to welcome me to the neighborhood, brought me small gifts and tokens of welcome and offered to assist me with my home in any way that they could. You can often see couples and families walking on the tree lined streets, with everyone waving to one another or stopping to chat as they pass by. I bring meals to some of my elderly neighbors just to get to know them, and give sweets to the children I see whizzing past on bicycles or playing ball in the street. It reminds me of my childhood home, where we knew our neighbors, looked out for one another and helped where we could. THAT is what this neighborhood is all about.

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I implore that you consider what I have written, and that you agree that our sweet little community is not the appropriate place for a professional business. Thank you for taking the time to read this, and please feel free to reply to this email if you would like me to contact you for further discussion.

Kind regards,

Jennifer L. Lind

From:Timoteo, RosalinaSent:Tuesday, May 18, 2021 11:41 AMTo:Rome, AshleySubject:FW: Party of Record, Application # 21-0494, Brandon Circle

Hi Ashley,

Please upload this POR in Optix and Onbase.

Best regards,

#### **Rosa Timoteo**

Senior Planning & Zoning Technician Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

# 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.maraman <nelson.maraman@yahoo.com>
Sent: Monday, May 17, 2021 3:17 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; chelseaamac@gmail.com
Subject: Party of Record, Application # 21-0494, Brandon Circle

[External]

Rosa and Tim,

The application # 21-0494 provided to the zoning staff included several statements that I would like to question.

First, there was the assurance that client traffic would not go through the neighborhood, but would only ingress and egress using the north Brandon circle exit. Unless the owner is going to physically stop the cars, how will he prevent cars exiting his property from turning south through the neighborhood? Why would clients traveling north on 301 go past the convenient south entrance to Brandon circle? To use the north entrance to Brandon Circle, they would have to go to the light at Bloomingdale where they would have to make a u-turn and cross 3 lanes of traffic in approximately 300 feet while avoiding right turning cars on Progress Village Blvd and cars exiting the Thornton gas station. This is dangerous and scary. I have witnessed more than one accident there in the last few weeks. Most of us residents when coming north on

301 simply turn into the south Brandon Circle entrance and travel through the neighborhood to our homes. It is safer. It is easier. Wouldn't the clients and staff traveling north on 301 select the south end, a safer entrance? I believe that it may be difficult for the developer to keep the promise to only use Brandon Circle north.

In the submitted application 21-0494, the developer pointed out other nearby mixed use properties. The mixed use properties mentioned in the zoning request have direct access to a major 4-6 lane public road, either 301 or Progress Village Blvd. A very sensible transportation decision. The commercial properties mentioned in the application use roads designed and approved by the county as appropriate for commercial mixed use and all parts of those mentioned mixed use properties are internally compatible. This proposed rezoning #21-0494 will not match the residential area and does not directly access a major road. The developer's contention that it is only a short distance on Brandon Circle to a major roadway doesn't change that fact that the access road to the proposed rezoned property is a narrow 2 lane road created for simple neighborhood traffic. We have ditches, no sidewalks and a dangerous blind curve at the north end of Brandon Circle. Many residents walk or bicycle on the road in the morning. As a resident, I am familiar with the road and know to drive very slowly around that blind curve on the north end of Brandon Circle in case there are people walking in the road to 301 or children bicycling to school. This is a walking neighborhood. People often walk on the circle either for health or to go to Wolfe's produce stand, the CVS or the bank. Someone unfamiliar with the neighborhood might not be prepared for walkers in the road. The results could be tragic for pedestrians like me and my neighbors.

The plan to erect either a 6 foot privacy fence or shrubbery in the front yard along Brandon circle is incompatible with the adjacent residential properties which have open, welcoming front yards. The open, welcoming yards are a hallmark of the community's appeal as a quiet, serene, desirable place to live. Friends and visitors often compliment the open landscape, the green grass and big trees in front of the homes. A fenced, paved front yard as is proposed by the developer is clearly incompatible with the open serene visual ambiance of the community. This single property proposed rezoning 21-0494 with high fences and a paved front yard is absolutely not compatible with the open residential character of the neighborhood. It will not blend in with adjacent homes. It will be impossible to ignore the intrusion of the 6 foot high fence and front yard parking lot into our single family neighborhood. Why not use a professional park designed for professional offices? That is where professional offices belong. This rezoning with its parking lot and high fences does not belong in my single family neighborhood.

Our neighborhood is clean, safe and friendly. High fences are not friendly. Parking lots are not friendly. This proposed rezoned property with 6 foot high fences and a concrete front yard parking dropped into our existing family oriented neighborhood of open, green grass front yards is not friendly and absolutely incompatible with the character of the community. I oppose this rezoning. Please reject this rezoning, 21-0494.

In closing I would suggest if you have never as representatives of our community to take a drive out and see with your own eyes why this makes absolutely no sense to allow this to happen.

Regards, Nelson and Tonja Maraman

Received May 17, 2021 Development Services

May 15, 2021

County Center – Hearings 20<sup>th</sup> Floor 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 - 6013 Brandon Circle, Riverview

Dear Hearing Master:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

I must admit, I have a more personal interest in this neighborhood. The entire circle was homesteaded by the Brandon family of which my mother is a descendent. She and my father live at 6009 Brandon Circle, which adjoins the property up for re-zoning. They also own the vacant property north of 6009.

I chose to live in this neighborhood because most houses had more property than found in a traditional subdivision. I also liked the fact that there was no HOA association. We have a quiet and safe neighborhood where children freely ride their bikes and adults can feel safe taking a morning or late afternoon walk. There are no sidewalks in our neighborhood but residents are aware of the many pedestrians.

If a commercial business is allowed and established it would be detrimental and non-compatible with the other structures. A precedent would then be set to allow other homes to be sold for commercial purposes. Signage and parking are another issue related to this request. Any type of signage would be out of character and invasive to our neighborhood. A parking lot would disturb the natural surroundings of large oak trees that populate the property.

Lastly, the curve coming off of US 301, is blind due to the wall surrounding the school. As I mentioned, there are many pedestrians that walk these streets and with no sidewalks this curve is dangerous.

I am confident that you will view this zoning request as non-compatible and preserve the quiet neighborhood the Brandon family intended.

Sincerely,

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

From:	formstack@hillsboroughcounty.org
Sent:	Sunday, May 16, 2021 1:53 PM
То:	Commissioner District 4
Subject:	(WEB mail) - Zoning PD #21-0494
Attachments:	51883785_Opposition to PD 21-0494.pdf

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: May 16, 2021 1:52 PM

Name: Scott Daniels

Address: 9903 Starlite Dr. Riverview, FL 33578

Phone Number: (813) 477-1365

Email Address: enellad@gmail.com

Subject: Zoning PD #21-0494

Message: Please read my attached letter asking that you deny the proposed zoning change. Thank you.

Scott Daniels

809457356

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36* 

Received May 19, 2021 Development Services

May 15, 2021

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

Re: PD #21-0494 - 6013 Brandon Circle, Riverview

Dear Commissioners:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

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I chose to live in this neighborhood because most houses had more property than found in a traditional subdivision. I also liked the fact that there was no HOA association. We have a quiet and safe neighborhood where children freely ride their bikes and adults can feel safe taking a morning or late afternoon walk. There are no sidewalks in our neighborhood but residents are aware of the many pedestrians.

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I am confident that you will view this zoning request as non-compatible and preserve the quiet neighborhood the Brandon family intended.

Sincerely,

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

Received May 26, 2021 Development Services

May 15, 2021

Ms. Pat Kemp, Chair County Commissioner – District 6 Countywide 601 E. Kennedy Blvd. Tampa, FL 33602

Re: PD #21-0494 - 6013 Brandon Circle

Dear Ms. Kemp:

I am writing this letter to inform you of my opposition to the proposed re-zoning PD-21-0494, at 6013 Brandon Circle. I reside at 9903 Starlite Dr. and looking at our neighborhood, it is easy to see that this proposal is both invasive and incompatible with our existing homes.

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Sincerely,

Scott Danies

Scott Daniels 9903 Starlite Dr. Riverview, FL 33578

[External]

To whom it may concern,

Party of record, 21-0494

Adam and Julie Sanchez are strongly against the Rezoning from RSC-2 to PD at 6013 Brandon Circle Riverview, FL 33578.

This would disrupt the quiet neighborhood culture that is already established. We have two children that ride their bikes on the street. This is a neighborhood that does not have sidewalks. We do not feel that They could safely let my children ride their bikes. There is no way you could make sure that people which have no interest in this area, would not speed, litter or cause harm to our kids/neighborhood in some way. This change is very invasive and incompatible with our neighborhood This is a family home neighborhood and is not the right place for a professional office.

We insist this zoning does not get approved to preserve the character of the area where we chose to call home. We chose this neighborhood specifically for that reason. This is very out of character for the area.

Looking forward to the positive and sound decision of the zoning office and hoping this will set a president that this neighborhood is no place for businesses of any kind. We wish to remain the wonderful community that we are where a child dreams of growing up.

Kindly,

Julie Anne Sanchez

Adam Alan Sanchez

Owner of

6209 Brandon Circle,

Riverview, FL 33578

Manager of Volunteer Services and Community Outreach

Seasons Hospice & Palliative Care Pasco County FL, LLC

2644 Cypress Ridge Blvd| Ste 104| Wesley Chapel | FL| 33544

T: 813-364-0311| F: 727-239-4750

C: 813-517-4533

jusanchez@seasons.org

www.seasons.org



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[External]

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Adam Alan Sanchez

Owner of

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Riverview, FL 33578

Manager of Volunteer Services and Community Outreach

Seasons Hospice & Palliative Care Pasco County FL, LLC

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T: 813-364-0311| F: 727-239-4750

C: 813-517-4533

jusanchez@seasons.org

www.seasons.org



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From:	formstack@hillsboroughcounty.org
Sent:	Tuesday, May 18, 2021 4:50 PM
То:	Commissioner District 4
Subject:	(WEB mail) - concerning Application # 21-0494

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

4 | Commissioner Stacy White (District 4)

- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: May 18, 2021 4:49 PM

Name: MICHAEL SCHOLER

Address: 6509 Brandon Cir 33578 Riverview, FL 33578

Phone Number: (813) 468-9288

Email Address: vscholer@outlook.com

Subject: concerning Application # 21-0494

**Message**: We are writing to state our concerns on rezoning to allow businesses in the family neighborhood of Brandon Circle in Riverview, that my wife and I reside in. This is concerning Application # 21-0494. We have lived in this neighborhood for 35 years. Many families have been raised here, we have watched the children grow and have children of their own. This is a close knit community of neighbors that look after each other and we are proud of our neighborhood. It is also a neighborhood that people walk, taking the time to speak and catch up with each other as we do so. We watch out for our elderly and enjoy the energy of the new young families that have made Brandon Circle their home.

The neighborhood is an older, long established community of single family homes. To place a professional office within this setting would be out of place and invasive to our family community. It would also open the door to other incompatible enterprises that may want to open this community to professional offices. In short, it would change the very character of our community of neighbors.

A neighbor said it best, "this is my calm, my refuge and peace from a busy day". Many feel this community of established homes is their refuge, their peace once they are home and having an invasion of a professional business has no place within this community.

We are asking that this rezoning be blocked and that this professional business be established in an area that is already zoned for professional businesses. This will cause the destruction of this family neighborhood by rezoning and allowing businesses to invade, as others could easily follow once the door of rezoning has been opened.

811122670

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36 Edg/90.0.818.62* 

From:Timoteo, RosalinaSent:Thursday, June 10, 2021 8:19 AMTo:Rome, AshleySubject:FW: Rezoning Brandon Circle App No 21-0494

Hi Ashley,

This is a POR for Onbase and Optix.

Best regards,

#### **Rosa Timoteo**

**Senior Planning & Zoning Technician** Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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: Vicki Scholer <vscholer@outlook.com>
Sent: Thursday, June 10, 2021 3:59 AM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: Rezoning Brandon Circle App No 21-0494

[External]

Dear Rosalina Timoteo:

The plan to rezone the Brandon Circle property is in direct opposition to the county's efforts to address the housing crisis.

Why are we chipping away at housing stock to make room for commercial purposes?

We know that Hillsborough County is having conversations about the housing crisis and discussing options like infill residential. This rezoning proposal is the exact opposite of the county's efforts to solve our housing issues. It would make more sense to convert this property into a duplex as a solution

to the housing crisis than to remove another residential option from the market to allow a commercial use in its place.

In a meeting held by the engineer and applicant, it was suggested by the applicant that it would be more expensive to operate this business somewhere that is already appropriately zoned. We appreciate that, but it's not our problem as residents to bear that burden. If the market is speaking, the applicant should listen rather than coming in and expecting us to make concessions that negatively impact the character of our neighborhood. There are business tools available to them to offset the cost and they are not entitled to the use of any property if it hurts other people.

- To this point, there are several options for lease and purchase that are more appropriate and would not require taking a house out of stock by rezoning it from residential to commercial.
- The applicant mentioned they have built a successful business in the community. They have done so in an appropriate location -- why is the call suddenly to relocate to a residential neighborhood and rezone a residential property?
- Every time we take a single family home out of the stock, it raises the price for people trying to buy their primary residence while commercial locations remain available, shuttered by the pandemic.
- We should not be terraforming our neighborhood because it's a good deal for a business owner.

Sincerely,

Michael and Vicki Scholer

Residence Brandon Circle, Riverview, FL

From:
Sent:
To:
Subject:

Lampkin, Timothy Thursday, June 10, 2021 9:27 AM Rome, Ashley FW: Rezoning on Brandon Circle PD 21-0494

Ashley,

Please upload the email below under party of record for PD 21-0494. Thank you! Tim

From: Vicki Scholer <vscholer@outlook.com>
Sent: Thursday, June 10, 2021 4:01 AM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Rezoning on Brandon Circle PD 21-0494

[External]

Dear Mr. Lampkin:

The plan to rezone the Brandon Cir property is in direct opposition to the county's efforts to address the housing crisis.

Why are we chipping away at housing stock to make room for commercial purposes?

We know that Hillsborough County is having conversations about the housing crisis and discussing options like infill residential. This rezoning proposal is the exact opposite of the county's efforts to solve our housing issues. It would make more sense to convert this property into a duplex as a solution to the housing crisis than to remove another residential option from the market to allow a commercial use in its place.

In a meeting held by the engineer and applicant, it was suggested by the applicant that it would be more expensive to operate this business somewhere that is already appropriately zoned. We appreciate that, but it's not our problem as residents to bear that burden. If the market is speaking, the applicant should listen rather than coming in and expecting us to make concessions that negatively impact the character of our neighborhood. There are business tools available to them to offset the cost and they are not entitled to the use of any property if it hurts other people.

- To this point, there are several options for lease and purchase that are more appropriate and would not require taking a house out of stock by rezoning it from residential to commercial.
- The applicant mentioned they have built a successful business in the community. They have done so in an appropriate location -- why is the call suddenly to relocate to a residential neighborhood and rezone a residential property?
- Every time we take a single family home out of the stock, it raises the price for people trying to buy their primary residence while commercial locations remain available, shuttered by the pandemic.
- We should not be terraforming our neighborhood because it's a good deal for a business owner.

From:	formstack@hillsboroughcounty.org
Sent:	Thursday, June 10, 2021 4:04 AM
То:	Commissioner District 5
Subject:	(WEB mail) - Rezoning on Brandon Circle PD 21-0494

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

#### Date and Time Submitted: Jun 10, 2021 4:04 AM

Name: Mike Scholer

Address: 6509 Brandon Circle riverview, FL 33578

Phone Number: (813) 677-7680

Email Address: msrinc@tampabay.rr.com

Subject: Rezoning on Brandon Circle PD 21-0494

#### Message:

Dear Rosalina Timoteo:

The plan to rezone the Brandon Circle property is in direct opposition to the county's efforts to address the housing crisis.

Why are we chipping away at housing stock to make room for commercial purposes?

We know that Hillsborough County is having conversations about the housing crisis and discussing options like infill residential. This rezoning proposal is the exact opposite of the county's efforts to solve our housing issues. It would make more sense to convert this property into a duplex as a solution to the housing crisis than to remove another residential option from the market to allow a commercial use in its place.

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o We should not be terraforming our neighborhood because it's a good deal for a business owner.

821813150

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/91.0.4472.77 Safari/537.36* 

From: Sent: To: Cc: Subject: Hearings Thursday, June 10, 2021 8:20 AM Timoteo, Rosalina Rome, Ashley FW: Testimony In Opposition of PD # 21-0494 - June 14, 2021 Hearing

## **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: Chelsea Tavarez <chelseaamac@gmail.com>
Sent: Wednesday, June 9, 2021 11:00 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Testimony In Opposition of PD # 21-0494 - June 14, 2021 Hearing

[External]

I have already completed the Public Signup Form.

I consider this my testimony.

I'm writing to **OPPOSE** the rezoning of 6013 Brandon Circle, Riverview, FL 33578 from Residential to PD (Application # PD 21-0494). While I support the therapeutic nature of Dr. Damon Dye's practice, no single-family neighborhood is an appropriate location for a professional office.

At the time of this writing, the application shows that the 14-space parking lot now intends to go behind the home, rather than in the front yard, which was but one of many concerns focused on preserving the character of our neighborhood. While moving the parking lot to the backyard solves one issue of incompatibility, the proposed rezoning makes it impossible to mitigate the adverse effects on the aesthetics, character, and nature of our neighborhood.

With regard to access to and from the property, the applicant proposes exclusive use of the north side of Brandon Circle with a verbal guarantee as a means of enforcement. Beyond that, if this rezoning is approved, our only option will be to complain to the applicant or call code enforcement for infractions. More importantly, that side of Brandon Circle has a blind curve that is already a traffic safety concern to the existing residents. We are a neighborhood full of adult walkers and children playing in the streets at various times throughout the day. Residents are aware of the curve and drive appropriately to account for this road danger; we are also aware that non-residents do not, as they occasionally use our road to bypass traffic on Highway 301 with little regard for speed limits and no awareness of our pedestrian activities. Limiting access to and from the north entrance of Brandon Circle will increase the volume of non-residential traffic from people who do not have the same awareness for our safety as we do. It will also heavily burden the neighbors of the adjacent properties as they will now have constant traffic limited to their side of the neighborhood.

At a meeting held by the applicant and the engineer, the Future Land Use Map was repeatedly mentioned as though it alone largely supports this application to rezone. While it's true that our FLU designation is split between Suburban Mixed Use and Commercial Mixed Use, there is a huge difference between harmoniously integrating mixed-use properties around an existing neighborhood that was not originally designed to be part of a mixed-use community and allowing an existing home, surrounded by residential homes, to be rezoned for use as a commercial office. The application also mentions the Riverview Community Plan. Specific paragraphs of that plan mention how "unincorporated areas [have maintained] their neighborhood identity" in spite of merging uses, and that while certain goals are focused on mixed-use development, "respecting existing land use" is part of that equation. This proposed rezoning will not allow us to maintain our neighborhood identity, nor does it respect the existing land use. Again, no single-family neighborhood is an appropriate location for a professional business.

The application also mentions various properties around the home that are zoned for commercial use; however, those properties have frontage on US Highway 301 and/or Progress Boulevard and do not require access via Brandon Circle, nor do they invade our neighborhood. Moreover, the residential homes touching and adjacent to the property are not zoned for commercial use, but are the primary residences of our friends and neighbors. While we may wish we were still insulated by the wooded areas that once surrounded us, the commercial businesses that have replaced them have not come into our neighborhood to conduct their business. Those commercial buildings provide access via appropriate frontage for their operations on roads already utilized for commercial purposes. This applicant is coming into our neighborhood and attempting to change it into something that it's not rather than using their existing appropriately zoned location or finding another one. On that note, several of our neighbors are also business owners. They operate their businesses in appropriately zoned commercial locations outside of our neighborhood because they chose to live here and preserve the character of Brandon Circle.

While we have not lived here as long as many of our neighbors, we purchased our home on Brandon Circle almost ten years ago after intentionally avoiding searches in master-planned developments, planned mixed-use neighborhoods, and various urban areas where it is not uncommon to live right next door to a commercially-zoned business (if not several). No one type of neighborhood is better than another, but there is a difference between choosing to purchase a home in a community knowing your neighbor will be a commercial business(es) and seeking out an entirely residential neighborhood for the very purpose of avoiding what's being proposed for this property.

Brandon Circle is a hidden gem in Riverview, and we made the decision to purchase our home not only because we fell in love with the location and instantly envisioned raising our children here, but with investment-backed expectations that were based on the reasonable preservation of the existing character of the neighborhood. Change is inevitable: Our house was built in 1946 and the neighborhood in which it was built is not the same neighborhood of today. In just shy of ten years, we've watched the beautiful buffer of the woodlands that once surrounded us become one commercial building after another, changes we could not reasonably object to because they did not invade our neighborhood. Truthfully, we didn't love all of those changes, but we understand that the community around us will continue to evolve. This rezoning effort is not the same type of change as it directly and negatively impacts us and our homes. Even while things inside the neighborhood have changed, those changes have remained faithful to the spirit of its beginnings. We live in a neighborhood full of families that have lived here for decades. Grandparents watch their children and great grandchildren play in the very yards and streets their own children once did. Ours is a neighborhood where you still see kids of all ages running, biking, and playing games in the street. It's not unusual to see residents out and about at all hours, flagging down their neighbors as they drive by just to check in and have a chat. We take the time to get to know each other, take care of one another, and reach out to new home buyers, welcoming them into the fold because, in spite of our differences, we're all instantly bonded by our genuine appreciation for preserving Brandon Circle and our desire to maintain its charm and character. Over the years, as homes have sold in our neighborhood, it has meant new life and friendships, a new chapter in its long history. A commercial office space is inconsistent with the close-knit community we've nurtured.

There are also concerns that approving this application will set a precedent for the future rezoning of adjacent properties, which is extremely difficult to undo if it happens. If the current applicant decides to move on or close his practice, whether or not he currently has plans for that, the property will already be rezoned, ready and waiting for a similar business to take over, even with restrictions in place. It's not a stretch to say a successful rezoning of this property could be the catalyst for our neighborhood to be picked apart, one home at a time.

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We are also in a housing crisis. Why are we chipping away at housing stock to make room for commercial purposes? With businesses shuttered as a result of the pandemic, more appropriate options exist, for lease and purchase, so I question the need to impact our neighborhood and negatively affect the existing housing shortage. The applicant mentioned building a successful business over the course of 15 years and at least part of that time was spent in an appropriately zoned location: Why the sudden call to relocate to a residential neighborhood, upsetting our environment and adding to the current and future housing shortage?

Every time we take a single family home out of the stock, it raises the price for people looking for a home, a place to build their lives, while commercial locations remain available. Why aren't we encouraging businesses to reuse these locations instead of converting existing single family residential homes?

I know the county is well aware of and actively working towards solutions for the housing crisis, including considerations such as infill residential. This proposed rezoning would remove an existing residential option in Hillsborough County, which is counterproductive to those efforts.

It feels trite to ask you to put yourself in our shoes, but please take a moment to think about us as more than boxes on a FLU map. Your decision regarding this rezoning effort is one we will have to live with for years to come. Please oppose PD 21-0494 so that we can preserve our neighborhood culture and character, and leave this single family home as an option for a primary residence.

Thank you for your time.

Chelsea Tavarez

From: Sent: To: Subject: Timoteo, Rosalina Thursday, June 10, 2021 8:20 AM Rome, Ashley FW: Party of Record, 21-0494

Hi Ashley,

This is a POR for Onbase and Optix.

Best regards,

#### **Rosa Timoteo**

Senior Planning & Zoning Technician Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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: Chelsea Tavarez <chelseaamac@gmail.com>
Sent: Thursday, June 10, 2021 8:00 AM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Party of Record, 21-0494

[External]

I'm writing to **OPPOSE** the rezoning of 6013 Brandon Circle, Riverview, FL 33578 from Residential to PD (Application # PD 21-0494). While I support the therapeutic nature of Dr. Damon Dye's practice, no single-family neighborhood is an appropriate location for a professional office.

At the time of this writing, the application shows that the 14-space parking lot now intends to go behind the home, rather than in the front yard, which was but one of many concerns focused on preserving the character of our neighborhood. While moving the parking lot to the backyard solves one issue of incompatibility, the proposed rezoning makes it impossible to mitigate the adverse effects on the aesthetics, character, and nature of our neighborhood.

With regard to access to and from the property, the applicant proposes exclusive use of the north side of Brandon Circle with a verbal guarantee as a means of enforcement. Beyond that, if this rezoning is approved,

our only option will be to complain to the applicant or call code enforcement for infractions. More importantly, that side of Brandon Circle has a blind curve that is already a traffic safety concern to the existing residents. We are a neighborhood full of adult walkers and children playing in the streets at various times throughout the day. Residents are aware of the curve and drive appropriately to account for this road danger; we are also aware that non-residents do not, as they occasionally use our road to bypass traffic on Highway 301 with little regard for speed limits and no awareness of our pedestrian activities. Limiting access to and from the north entrance of Brandon Circle will increase the volume of non-residential traffic from people who do not have the same awareness for our safety as we do. It will also heavily burden the neighbors of the adjacent properties as they will now have constant traffic limited to their side of the neighborhood.

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The application also mentions various properties around the home that are zoned for commercial use; however, those properties have frontage on US Highway 301 and/or Progress Boulevard and do not require access via Brandon Circle, nor do they invade our neighborhood. Moreover, the residential homes touching and adjacent to the property are not zoned for commercial use, but are the primary residences of our friends and neighbors. While we may wish we were still insulated by the wooded areas that once surrounded us, the commercial businesses that have replaced them have not come into our neighborhood to conduct their business. Those commercial buildings provide access via appropriate frontage for their operations on roads already utilized for commercial purposes. This applicant is coming into our neighborhood and attempting to change it into something that it's not rather than using their existing appropriately zoned location or finding another one. On that note, several of our neighbors are also business owners. They operate their businesses in appropriately zoned commercial locations outside of our neighborhood because they chose to live here and preserve the character of Brandon Circle.

While we have not lived here as long as many of our neighbors, we purchased our home on Brandon Circle almost ten years ago after intentionally avoiding searches in master-planned developments, planned mixed-use neighborhoods, and various urban areas where it is not uncommon to live right next door to a commercially-zoned business (if not several). No one type of neighborhood is better than another, but there is a difference between choosing to purchase a home in a community knowing your neighbor will be a commercial business(es) and seeking out an entirely residential neighborhood for the very purpose of avoiding what's being proposed for this property.

Brandon Circle is a hidden gem in Riverview, and we made the decision to purchase our home not only because we fell in love with the location and instantly envisioned raising our children here, but with investment-backed expectations that were based on the reasonable preservation of the existing character of the neighborhood. Change is inevitable: Our house was built in 1946 and the neighborhood in which it was built is not the same neighborhood of today. In just shy of ten years, we've watched the beautiful buffer of the woodlands that once surrounded us become one commercial building after another, changes we could not reasonably object to because they did not invade our neighborhood. Truthfully, we didn't love all of those changes, but we understand that the community around us will continue to evolve. This rezoning effort is not the same type of change as it directly and negatively impacts us and our homes. Even while things inside the neighborhood have changed, those changes have remained faithful to the spirit of its beginnings. We live in a neighborhood full of families that have lived here for decades. Grandparents watch their children and great grandchildren play in the very yards and streets their own children once did. Ours is a neighborhood where you still see kids of all ages running, biking, and playing games in the street. It's not unusual to see residents out and about at all hours, flagging down their neighbors as they drive by just to check in and have a chat. We take the time to get to know each other, take care of one another, and reach out to new home buyers, welcoming them into the fold because, in spite of our differences, we're all instantly bonded by our genuine appreciation for preserving Brandon Circle and our desire to maintain its charm and character. Over the years, as homes have sold in our neighborhood, it has meant new life and friendships, a new chapter in its long history. A commercial office space is inconsistent with the close-knit community we've nurtured.

There are also concerns that approving this application will set a precedent for the future rezoning of adjacent properties, which is extremely difficult to undo if it happens. If the current applicant decides to move on or close his practice, whether or not he currently has plans for that, the property will already be rezoned, ready and waiting for a similar business to take over, even with restrictions in place. It's not a stretch to say a successful rezoning of this property could be the catalyst for our neighborhood to be picked apart, one home at a time.

At a meeting held by the applicant and the engineer, the applicant suggested it would be more expensive for him to operate this business somewhere that is already zoned for commercial use. While we can appreciate that, my neighbors and I should not have to bear that burden. If the market is speaking, the applicant should listen, rather than changing our neighborhood to meet his needs. We should not be terraforming our neighborhood because it's a good deal for a business owner.

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Thank you for your time.

Chelsea Tavarez

From:	formstack@hillsboroughcounty.org
Sent:	Wednesday, June 9, 2021 11:09 PM
То:	Commissioner District 5
Subject:	(WEB mail) - Opposition to PD 21-0494

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

1 | Commissioner Harry Cohen (District 1)

- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

## Date and Time Submitted: Jun 9, 2021 11:09 PM

Name: Chelsea Tavarez

Address: 6311 Brandon Cir Riverview, FL 33578

Phone Number: (813) 766-7865

Email Address: chelseaamac@gmail.com

Subject: Opposition to PD 21-0494

Message: Dear County Commissioners,

I'm writing to OPPOSE the rezoning of 6013 Brandon Circle, Riverview, FL 33578 from Residential to PD (Application # PD 21-0494). While I support the therapeutic nature of Dr. Damon Dye's practice, no single-family neighborhood is an appropriate location for a professional office.

We are in a housing crisis. Why are we chipping away at housing stock to make room for commercial purposes? With businesses shuttered as a result of the pandemic, more appropriate options exist, for lease and purchase, so I question the need to impact our neighborhood and negatively affect the existing housing shortage. This applicant mentioned building a successful business over the course of 15 years and at least part of that time was spent in an appropriately zoned location: Why the sudden call to relocate to a residential neighborhood, upsetting our environment and adding to the current and future housing shortage?

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Thank you for your time.

Chelsea Tavarez

821764910

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/90.0.4430.212 Safari/537.36* 

From:	formstack@hillsboroughcounty.org
Sent:	Wednesday, June 9, 2021 9:38 PM
То:	Commissioner District 5
Subject:	(WEB mail) - Party of Record 21-0494 (Property request of rezoning property 6013
	Brandon Circle, Riverview 33578)

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

- 1 | Commissioner Harry Cohen (District 1)
- 2 Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

## Date and Time Submitted: Jun 9, 2021 9:37 PM

Name: Karen Tierney

Address: 9509 Starlite Dr Riverview, FL 33578

Phone Number: (813) 220-5714

Email Address: ktierney@tampabay.rr.com

**Subject**: Party of Record 21-0494 (Property request of rezoning property 6013 Brandon Circle, Riverview 33578)

#### Message: Dear Commissioners,

I am writing to strongly oppose the request for rezoning the above-mentioned residential property to a professional office building,. The property is surrounded on the three sides by single use family homes in the midst of our treasured single home family neighborhood. We have lived in the neighborhood for over 22 years and are raising our six children here and rarely is there a day when you do not see kids playing in their yards, neighbors walking the quiet neighborhood and bikers riding the low traffic streets. This is no place for a professional office to convert the home currently located on the property without totally changing the ambiance of our quiet neighborhood and it would be totally incompatible with the existing single family homes.

In addition, my first thought was for safety as Brandon Circle has two blind 90 or near 90 degree turns on this narrow, unmarked road that the driver needs to know to be cautious. The owner's plan states that the clients would only be using the north entrance which would be impossible to regulate. This would therefore put increased traffic that this dangerous road was not meant to be traveled on. Cars currently traveling from 301 on the south entrance can go straight on to another road, Springway Drive, just at this blind curve or continue right

on the semicircle Brandon Circle. Since the visibility is limited for those traveling straight onto Springway Dr, there have been accidents and many near accidents just with the current residents of the neighborhood which would likely increase with increased traffic of a business in our neighborhood.

Therefore, for this safety reason as well as the previously mentioned reasons, mainly the incompatibility of a business surrounded by homes in a residential neighborhood, it would make no sense to ruin our residential neighborhood by rezoning a current residential property to make it into a professional business. Thank you for your consideration in this very important matter.

Sincerely, Mrs. Karen Tierney

821746317

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/91.0.4472.77 Safari/537.36 Edg/91.0.864.41

From: Sent: To: Subject: Timoteo, Rosalina Monday, May 17, 2021 2:38 PM Rome, Ashley FW: Party of Record, 21-0494

Hi Ashley:

This is for the Party of Record to Onbase and Optix.

Best regards,

#### **Rosa Timoteo**

Senior Planning & Zoning Technician Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

#### 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: ktierney@tampabay.rr.com <ktierney@tampabay.rr.com>
Sent: Monday, May 17, 2021 2:19 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; carolehenning33578@gmail.com; chelseaamac@gmail.com
Subject: Party of Record, 21-0494

[External]

Dear Ms. Timoteo,

I am writing to strongly oppose the request for rezoning the residential property located at 6013 Brandon Circle, Riverview, FL 33578 to a professional office building. The property is surrounded on the three sides by single use family homes in the midst of our treasured single home family neighborhood. We have lived in the neighborhood over 22 years and are raising our 6 children here and rarely is there a day when you do not see kids playing in their yards, neighbors walking the quiet neighborhood and bikers riding the low traffic streets. This is no place for a professional office to convert the home currently located on the property 21-0494 without totally changing the ambiance of our quiet neighborhood. Shrubbery or a 6 foot privacy fence in the front yard of the proposed sight would also taint the neighborhood and be totally incompatible with the existing single use homes. In addition, my first thought was for safety as Brandon Circle has 2 blind 90 or near 90 degree turns on this narrow, unmarked road that the driver needs to know to be cautious. The owner's plan states that the clients that would be frequenting the facility would only be using the north entrance which would be impossible to regulate. This would therefore put increased traffic that this dangerous road was not meant to be traveled on. Cars currently traveling from 301 on the south entrance can go straight on to another road, Springway Drive, just at this blind curve or continue right on the semicircle Brandon Circle. Since the visibility is limited for those traveling straight onto Springway Drive, there have been accidents and many near accidents just with the current residents of the neighborhood which would likely increase with increased traffic of a business in our neighborhood.

Therefore, for this safety reason as well as the previously mentioned reasons, mainly the incompatibility of a business surrounded by homes in a residential neighborhood, it would make no sense to ruin our residential neighborhood by rezoning a current residential property to make it into a professional business. Thank you for your consideration in this very important matter.

Sincerely,

Mrs. Karen Tierney

# Lampkin, Timothy

From: Sent: To: Subject: Vicki Scholer <vscholer@outlook.com> Tuesday, May 18, 2021 4:37 PM Lampkin, Timothy response to Application # 21-0494

[External]

Dear Tim Lampkin:

- We are writing to state our concerns on rezoning in the neighborhood of Brandon Circle in Riverview, that my wife and I reside in. This is concerning Application # 21-0494.
- We have lived in this neighborhood for 35 years. Many families have been raised here, we have watched the children grow and have children of their own. This is a close knit community of neighbors that look after each other and we are proud of our neighborhood. It is also a neighborhood that people walk, taking the time to speak and catch up with each other as we do so. We watch out for our elderly and enjoy the energy of the new young families that have made Brandon Circle their home.
- The neighborhood is an older, long established community of single family homes. To place a professional office within this setting would be out of place and invasive to our family community. It would also open the door to other incompatible enterprises that may want to open this community to professional offices. In short, it would change the very character of our community of neighbors.
- A neighbor said it best, "this is my calm, my refuge and peace from a busy day". Many feel this community of established homes is their refuge, their peace once they are home and having an invasion of a professional business has no place within this community.
- We are asking that this rezoning be blocked and that this professional business be established in an area that is already zoned for professional businesses. This will cause the destruction of this family neighborhood by rezoning and allowing businesses to invade, as others could easily follow once the door of rezoning has been opened.

Sincerely,

Mike and Vicki Scholer

6509 Brandon Circle, Riverview, FL.