

PGM- ZONING HEARING SECTION  
P.O. BOX 1110  
TAMPA, FL 33601

Re: RZ 09-0079

To Whom It May Concern:

I am writing in reference to Petition # RZ 09-0079 filed by Starlifter Homes LLC on October 21, 2008. I object to Starlifter's request to rezone Folio # 67614-0125 to RMC-6. An RMC-6 designation will allow development of multi-family housing. This is not in keeping with the character of our neighborhood, which is full of single family homes. Starlifter has requested the rezoning so it can build an assisted living facility, a use impermissible on the property under its current RSC-6 zoning designation. An assisted living facility will not blend in with the surrounding properties, which are zoned RSC-6, RSC-4, RSC-2, ASC-1, and PD. There are no uses similar to an assisted living facility in our neighborhood.

In addition, there is no guarantee that Starlifter will construct an assisted living facility. Once the property is rezoned RMC-6, any multi-family use will be permitted by right. Apartments and duplexes would be completely incompatible with our neighborhood's character.

I would ask that at the December 16, 2008 hearing on Petition # RZ 09-0079, the Zoning Hearing Master recommend denial of Starlifter's petition to the Board of County Commissioners.

Thank you for your consideration.

Sincerely yours,

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Signature and Date

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Print Name

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Address

# 5811788\_v1

October 17, 2008

Dear Neighbor,

I am writing to bring to your attention a potential change in zoning to a property in our neighborhood. I am directly impacted as the property at issue is adjacent to our farm. I am contacting you because you also either are adjacent or in the near vicinity of the property. The landowner, Starlifter Homes, LLC., apparently wishes to build a 120 bed assisted living home on the property. My research has revealed that the current zoning designation will not approve such a use and the landowner must also realize this as he has postponed the advertized public hearing from October 27, 2008 to potentially sometime in January 2009. I believe he will attempt to change the current zoning from RSC-6, in which community residential homes are prohibited, to a zoning such as RMC-6 that will accommodate townhomes and apartments, and then he may try for the "special use" designation under the new zoning.

Please find enclosed the preliminary documents from our research which I hope you will find useful. If you feel, as I do, that a change in this neighborhood property's zoning is not in keeping with our surroundings and would harm our property values (what little we have left!), please join me in opposing this re-zoning. If you do not wish to oppose this rezoning, please disregard this letter.

Thank you for your attention to this important neighborhood issue.

Please feel free to contact me personally if you have any questions. I will be organizing a neighborhood meeting sometime in the next few weeks to begin discussions for how best to fight this zoning.

Very best regards,



Bryan Baldwin  
Meralex Farm  
1612 Limona Road  
813.643.8501 office



**Hillsborough County  
Florida**

I, the undersigned, have been:

informed that there are no registered neighborhood organizations within one mile of my application site  
OR

given the names and addresses of all registered neighborhood organizations within one mile of my application site. I agree to notice these organizations with a copy of the same letter that I am sending to all of the adjacent property owners.

My application number is 09-0079 and today's date is October 21, 2008.

Signature

1. Lakeview Village HOA
2. Thonotosassa Seffner Mango Civic Assn.
3. Timber Pond III
4. Seffner Community Alliance
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

09-0079

**HILLSBOROUGH COUNTY PLANNING & GROWTH MANAGEMENT  
APPLICATION FORM**

Shaded Area For Official Use Only



Hillsborough County  
Florida

APPLICATION PREFIX AND NUMBER: RZ-09-0079

HEARING(S) AND TYPE: DATE: \_\_\_\_\_ TYPE: ZHA

(If Applicable) DATE: \_\_\_\_\_ TYPE: Bocc

*J.P. Determined*

RECEIPT NUMBER: \_\_\_\_\_ APPLICATION TYPE AS REFERENCED IN LDC: RZ to RMC 6

INTAKE DATE: 10/21/08 INTAKE TECHNICIAN SIGNATURE: Sandra W. Adams

Name: STARLIFTER HOMES LLC APPLICANT'S REPRESENTATIVE

Address: 518 Vintage Way

City / State / Zip BRANDON FL 33511 Daytime Phone: (813) 661-5388

E-mail address: Starlifter Homes @ Verizon.net Fax Number: (813) 654-7245

Name: Rick Bailey APPLICANT

Address: 518 Vintage Way

City / State / Zip BRANDON FL 33511 Daytime Phone: (813) 597-3311

Name: Starlifter Homes PROPERTY OWNER

Address: 518 Vintage Way

City / State / Zip BRANDON FL 33511 Daytime Phone: (813) 661-5388

PROPERTY ADDRESS OR GENERAL LOCATION: Folio # 67614 0125 Located EAST of Lakewood Rd on Windhorst Rd and west of Telfair Rd.

NATURE OF REQUEST: RMC-6 rezoning

RELATED APPLICATIONS: 3U-08-

PROPOSED UTILITIES: PUBLIC WATER  PRIVATE WELL  PUBLIC WASTEWATER  SEPTIC TANK   
(Additional Information Required On "Property Information Sheet")

**I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS APPLICATION.**

Ricky L. Bailey  
Signature of the Applicant

Ricky L. Bailey  
Type or Print Name

**RECEIVED**

OCT 21 2008

**I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION TAKEN ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO THE CURRENT AND ANY FUTURE OWNERS.**

Sandra W. Adams  
Signature of the Owner(s) - (All Parties on the Deed must Sign)

Sandra W. Adams  
Type or Print Name

09-0079



## WRITTEN STATEMENT

Starlifter Homes LLC Property

October 20, 2008

The purpose of this request is to rezone an approximately 9.88 acre site from RSC-6 to RMC-6 that would allow for the development of a residential community facility at a density of 6 units per acre. The subject property is designated RSC-6 in the Comprehensive Plan and is located immediately south of Windhorst Road and approximately 1,500 feet east of Lakewood Drive in the Brandon area. The general area contains a mixture of zoning districts and lot sizes, including larger lot residential units on lots zoned ASC-1 as well as many RSC-6, RSC-2 and RSC-4 zoned properties. The property is surrounded on the east and south by properties zoned ASC-1 and presently utilized for agricultural purposes. The proposed zoning will comply with existing standards and other related development regulations by restricting construction and development to single story structures that will conform to surrounding area development. There are no wetlands on the property. Utility connections are available on Windhorst Road and will provide county water and sewer service. The proposed rezoning is thus complementary to and compatible with the area's existing and emerging development pattern.

### PROPOSED DEVELOPMENT PLAN

The Developer of the property anticipates development of the project entitlements will begin within six months of BOCC approval and acknowledges the time frame is dependent on the duration of the permitting process.

### PROJECT COMMITMENTS

The Developer offers the following commitments if this proposed zoning amendment is approved:

1. Proceed with the proposed development according to the regulations existing when the amendment changing the zoning is filed.
2. Conform to the process of development as required by Hillsborough County.
3. All structures to be built one story with emphasis on conforming to existing area designs so as to blend in with the community.
4. Developer will construct a residential community home on the site and will not include multi family facilities such as condo's and town homes.
5. Necessary transmission facilities for public water and sewer service to the project shall be constructed at their expense concurrent with development of the site.

Applicant reserves the right to supplement this request with additional information.

09 - 0079







# Certificate of Mailing

ALL DATA SUBJECT TO CHANGE. CHECK THESE ITEMS AGAINST A MAP.  
www.hcpafl.org for more information on these properties

DOR CODES: HH condo or subdivision placeholder record  
(If a record with HH appears in this list  
it should be followed immediately by the  
names and address of the individual units  
that are in that condo.)  
NN reference plate (historical placeholder)  
(If a record with NN appears in this list  
it is most likely an error. Please have  
a customer service rep investigate.)  
0100 single family  
0106 townhome  
0300 multifamily  
0400 condo  
0500 coops  
1000-3999 commercial  
4000-4999 industrial  
5000-6999 agriculture  
7200-7999 institutional/associations  
8000-9899 military, government, wetlands  
9900+ non-agriculture

MULTI-STORY condos should be included in this list. (See DOR CODE HH above.)

List is sorted by folio number.

-----  
Folio: 67614.0000  
PAUL AND REBEKA KUKUCKA  
PO BOX 2655

Dor: 6600

BRANDON

FL 33509-2655

-----  
Folio: 67614.0125  
STARLIFTER HOMES LLC  
518 VINTAGE WAY

Dor: 9900

BRANDON

FL 33511-6364

-----  
Folio: 67617.0000  
L W AND JUANITA BOULLY  
1506 W WINDHORST RD

Dor: 0100

BRANDON

FL 33510-2342

-----  
Folio: 67618.0000  
BLAKE FAMILY TRUST  
1216 BLAKETREE LN

Dor: 0100

09-0079

BRANDON

FL 33510-2372

-----  
Folio: 67619.0000  
FRAZIER O AND PATSY A GRANGER TRUSTEE  
1507 W WINDHORST RD

Dor: 0100

BRANDON

FL 33510-2341  
-----

Folio: 67623.0000  
M W AND NORMA CAUM  
1224 BLAKETREE LN

Dor: 0100

BRANDON

FL 33510-2372

Folio: 67625.0000  
BLAKE FAMILY TRUST  
1216 BLAKETREE LN

Dor: 9900

BRANDON

FL 33510-2372

Folio: 67626.0000  
BLAKE FAMILY TRUST  
1216 BLAKETREE LN

Dor: 9900

BRANDON

FL 33510-2372

Folio: 67627.0000  
BLAKE FAMILY TRUST  
1216 BLAKETREE LN

Dor: 0100

BRANDON

FL 33510-2372

Folio: 67634.0000  
BLAKE FAMILY TRUST  
1216 BLAKETREE LN

Dor: 9900

BRANDON

FL 33510-2372

Folio: 67636.0000  
BLAKE FAMILY TRUST  
1216 BLAKETREE LN

Dor: 0100

BRANDON

FL 33510-2372

Folio: 67647.0000  
MERALEX FARM INC  
1612 LIMONA RD

Dor: 6000

BRANDON

FL 33510-2818

Folio: 67722.0000  
LAWRENCE W AND JUANITA F BOULLY  
1506 W WINDHORST RD

Dor: 0100

BRANDON

FL 33510-2342

Folio: 67723.0000  
K R AND LOIS CROSSON  
1306 AMARYLLIS DR

Dor: 0100

BRANDON

FL 33510-2312

Folio: 67727.0000  
LEE AND LINDA COOK  
1301 AMARYLLIS DR

Dor: 0100

BRANDON

FL 33510-

09-0079

Folio: 67728.0000 Dor: 0100  
RHONDA S AND WILLIAM DONALD CROTTY  
3325 MAYDAY DR

PLANT CITY FL 33565-2649

Folio: 67739.0502 Dor: 0100  
CECIL LAMAR FARMER JR AND ABIE L FARMER  
1304 RUSTLING OAKS DR

BRANDON FL 33510-2357

Folio: 67739.0504 Dor: 0100  
CECIL LAMAR FARMER JR  
1304 RUSTLING OAKS DR

BRANDON FL 33510-2357

Folio: 67739.0506 Dor: 0100  
ABIE L FARMER  
1306 RUSTLING OAKS DR

BRANDON FL 33510-2357

Folio: 67739.0508 Dor: 0100  
MARY E BELLOTTE  
1310 RUSTLING OAKS DR

BRANDON FL 33510-2357

Folio: 67739.0548 Dor: 0100  
JOSE C AND CARMEN Y PINEDA  
PO BOX 242

MANGO FL 33550-0242

Folio: 67739.0550 Dor: 0100  
MICHAEL E AND SANDRA L WEEKLY  
1303 RUSTLING OAKS DR

BRANDON FL 33510-2358

Folio: 67739.0552 Dor: 0100  
ANCIZAR BEJARANO AND SONIA VELEZ-DUQUE  
1305 RUSTLING OAKS DR

BRANDON FL 33510-2358

Folio: 67739.0554 Dor: 0100  
EDWIN AND LILLIAN A TANSKI  
1307 RUSTLING OAKS DR

BRANDON FL 33510-2358

Folio: 67739.0556 Dor: 0100  
LUCILLA NELSON  
1309 RUSTLING OAKS DR

BRANDON FL 33510-2358

09-0079

Folio: 67739.0558  
JOHN M AND LILY H GOINS  
1311 RUSTLING OAKS DR

Dor: 0100

BRANDON  
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FL 33510-2358

Folio: 67739.0560  
JERRY L AND KAREN E HAMPTON  
1313 RUSTLING OAKS' DR

Dor: 0100

BRANDON  
-----  
FL 33510-2358

Folio: 67739.0590  
FRED T AND VIOLA E WALLACE  
1302 OAKCREST DR

Dor: 0100

BRANDON  
-----  
FL 33510-2361

Folio: 67739.0592  
DEBORAH J BRENT  
1304 OAKCREST DR

Dor: 0100

BRANDON  
-----  
FL 33510-2361

Folio: 67739.0594  
ROBERT WHISNANT  
3404 W BAY TO BAY BLVD

Dor: 0100

TAMPA  
-----  
FL 33629-7043

Folio: 67802.0000  
WANETTA A DUNHAM AND EDWARD E DUNHAM  
1604 COTTAGEWOOD DR

Dor: 0100

BRANDON  
-----  
FL 33510-2811

Folio: 67803.0000  
GERTRUDE CAREY  
1602 COTTAGEWOOD DR

Dor: 0100

BRANDON  
-----  
FL 33510-2811

Folio: 67897.6402  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

Dor: 0000

08-0079

BRANDON  
-----  
FL 33511-8805

Folio: 67897.6404  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

Dor: 0000

BRANDON  
-----  
FL 33511-8805

Folio: 67897.6406  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

Dor: 0000

BRANDON  
-----  
FL 33511-8805

Folio: 67897.6408 Dor: 0100  
FRANK A SR AND DONNA P GUARNIERI  
1312 MISTY VALLEY DR

BRANDON FL 33510-

-----  
Folio: 67897.6440 Dor: 0000  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

BRANDON FL 33511-8805

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Folio: 67897.6442 Dor: 0100  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

BRANDON FL 33511-8805

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Folio: 67897.6444 Dor: 0000  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

BRANDON FL 33511-8805

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Folio: 67897.6470 Dor: 0000  
PARAGON HOMES CORP  
776 W LUMSDEN RD STE 107

BRANDON FL 33511-8805

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09-0079

# Neighborhood Registry

①  
**Name:** Lakeview Village HOA  
**Representative:** Sandra Norman-Johnston **Title:** Community Associa  
**Address:** 401 N. Parsons Ave Suite 106 B **Phone** (813) 425-4492  
 Brandon, FL 33510

**Section:** 9,10,15,16 **Township** 29 **Range:** 20  
**Section:** **Township** **Range:**

**Name:** Lumsden Oaks HOA  
**Representative:** Richard R. Six **Title:** President  
**Address:** 613 E. Lumsden Road **Phone** (813) 689-8702  
 Brandon, FL 33511

**Section:** ~~5~~ **Township** 29 **Range:** 20  
**Section:** **Township** **Range:**

**Name:** Providence Lakes Masters Assn  
**Representative:** Ted Thoman **Title:**  
**Address:** 1916 Stanfield Drive **Phone** (813) 654-1529  
 Brandon, FL 33511

**Section:** ~~2~~ **Township** 30 **Range:** 20  
**Section:** ~~3~~ **Township** 29 **Range:** 20

**Name:** Sterling Ranch Master Assn  
**Representative:** L. E. Wilson and Associates **Title:** Property Manager  
**Address:** P. O. Box 1058 **Phone** (813) 645-1569  
 Ruskin, FL 33570

**Section:** ~~2~~ **Township** 29 **Range:** 20  
**Section:** ~~3~~ **Township** 30 **Range:** 20

09-0079

②  
**Name:** Thonotosassa Seffner Mango Civic Assn  
**Representative:** Pauline L. Grant **Title:**  
**Address:** P O Box 1070 **Phone** (813) 986-3300  
 Thonotosassa, FL 33592

**Section:** 2,3,9, ~~33~~ 26-35 **Township** 28 **Range:** 20  
**Section:** 2-11,14-18 **Township** 29 **Range:** 20

# Neighborhood Registry

③  
**Name:** Timber Pond III HOA  
**Representative:** Corrine A. Horton  
**Address:** P. O. Box 1773  
Mango, FL 33550  
**Title:** Secretary  
**Phone:** (813) 688-2079

**Section:** 15,22  
**Section:**  
**Township 29**      **Range: 20**  
**Township**              **Range:**

**Name:** Wellington Voluntary HOA  
**Representative:** Melissa Winn  
**Address:** 827 Greenbelt Circle  
Brandon, FL 335102518  
**Title:** Secretary  
**Phone:** (813) 689-5435

**Section:** X  
**Section:**  
**Township 29**      **Range: 20**  
**Township**              **Range:**

④  
**Name:** Seffner Community Alliance  
**Representative:** Terry J. Flott  
**Address:** 907 Knight Street  
Seffner, FL 33584-  
**Title:**  
**Phone:** (813) 689-8490

**Section:** 1-5, 8-17  
**Section:** 6, 7, 18  
**Township 29**      **Range: 20**  
**Township 29**      **Range: 21**

09-0079