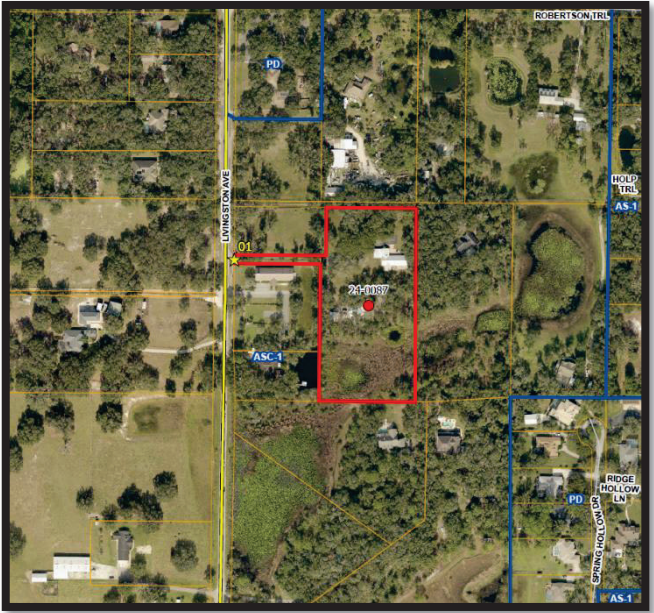


**Special Use Application:** SU-CRH 24-0087  
**LUHO Meeting Date:** March 25, 2024  
**Case Reviewer:** Jared Follin

**1.0 APPLICATION SUMMARY**

**Applicant:** HB Alliance LLC  
**Zoning:** ASC-1  
**FLU Category:** RES-1  
**Service Area:** Rural  
**Site Acreage:** 4.99  
**Community Plan Area:** Lutz  
**Overlay:** None  
**Special District:** Lutz Rural Development  
**Request:** Special Use Permit for Community Residential Home Type B  
**Location:** 19105 Livingston Avenue, Folio #33417.0100, #33418.0200



**Request Details:**  
 Request to approve a Special Use Permit for a Community Residential Home Type B to serve up to 12 residents. The property is currently utilized as a Community Residential Home Type A facility which currently serves 6 residents. The home is licensed by the Agency for Persons with Disabilities (APD).

Setbacks:	Minimum Required Setbacks	Proposed Buffer/Screening
North	15'	5' Type A
South	15'	5' Type A
East	50' (36.3' existing building)	5' Type A
West	50'	5' Type A & 10' Type A (provided by church)

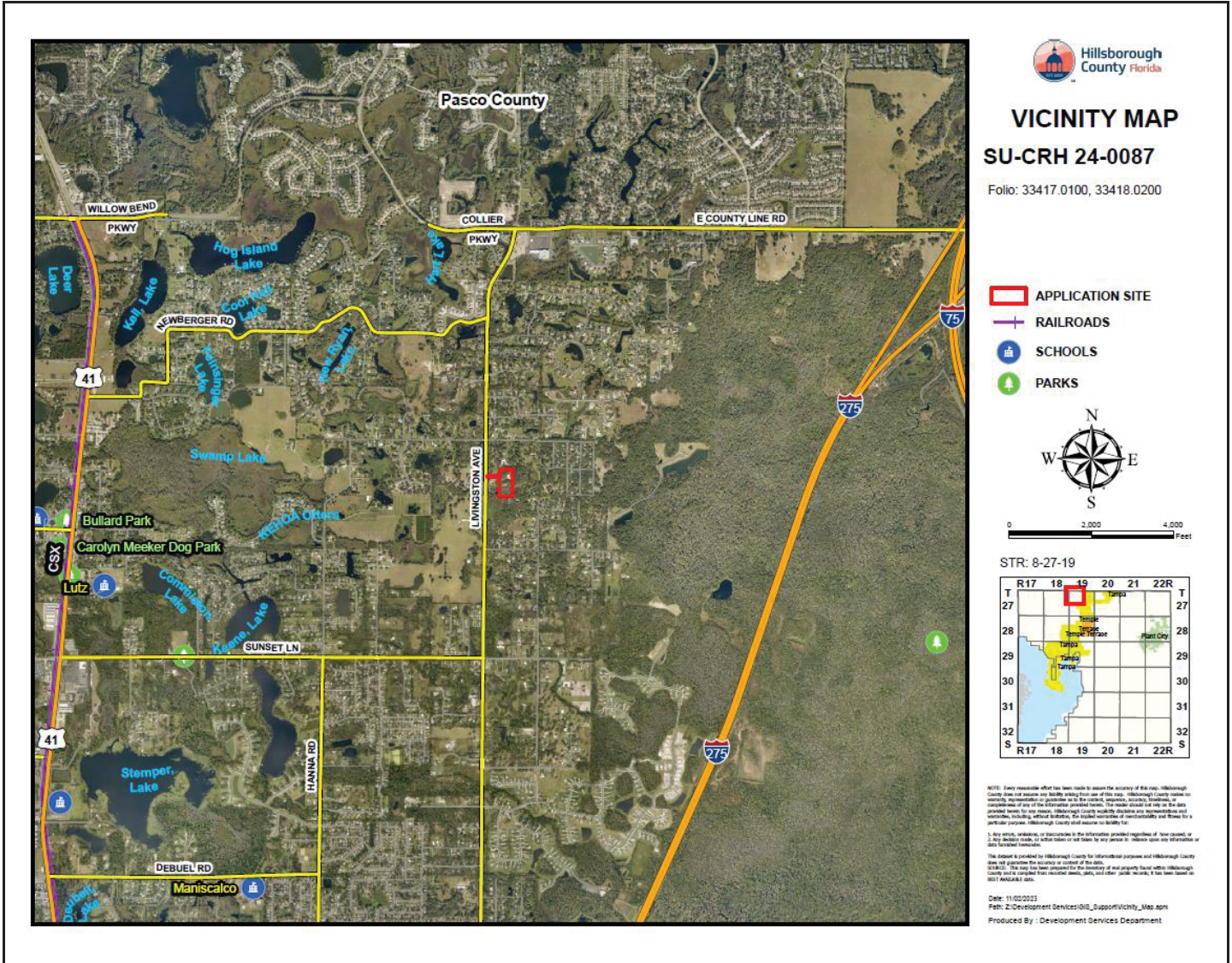
**Additional Information:**

Waiver(s) to the Land Development Code	None requested as part of this application.
Variances(s) to the Land Development Code	None requested as part of this application.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, Subject to Conditions
--	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

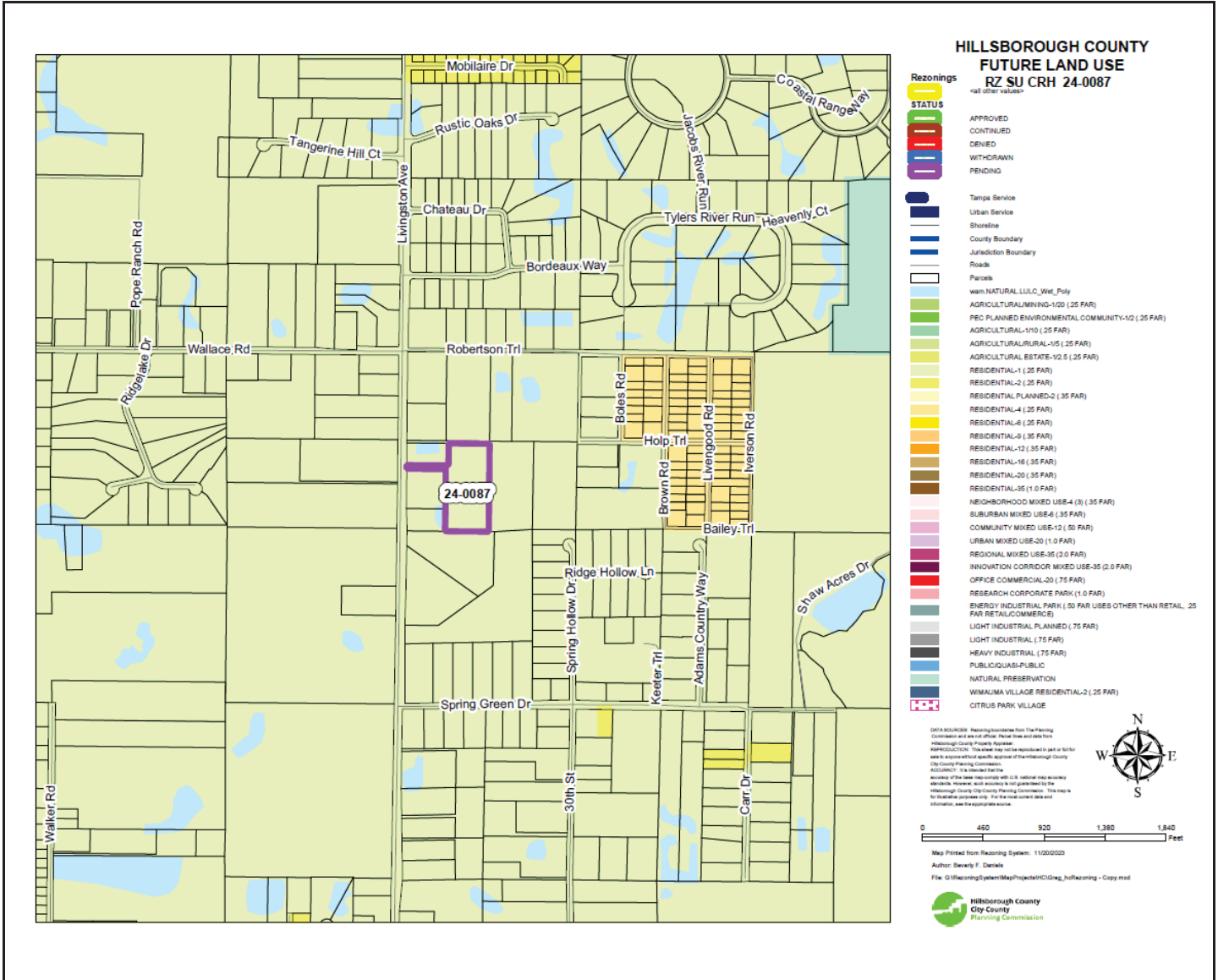


**Context of Surrounding Area:**

The surrounding area is rural in nature and primarily consists of small-scale agriculture and single-family conventional uses, including residential supporting uses such a pre-school and churches. The property is adjacent to ASC-1 properties and various residential zoning districts are in the near vicinity. The property fronts a Major Roadway (Livingstone Avenue) and is approximately 2 miles from Highway 41.

2.0 LAND USE MAP SET AND SUMMARY DATA

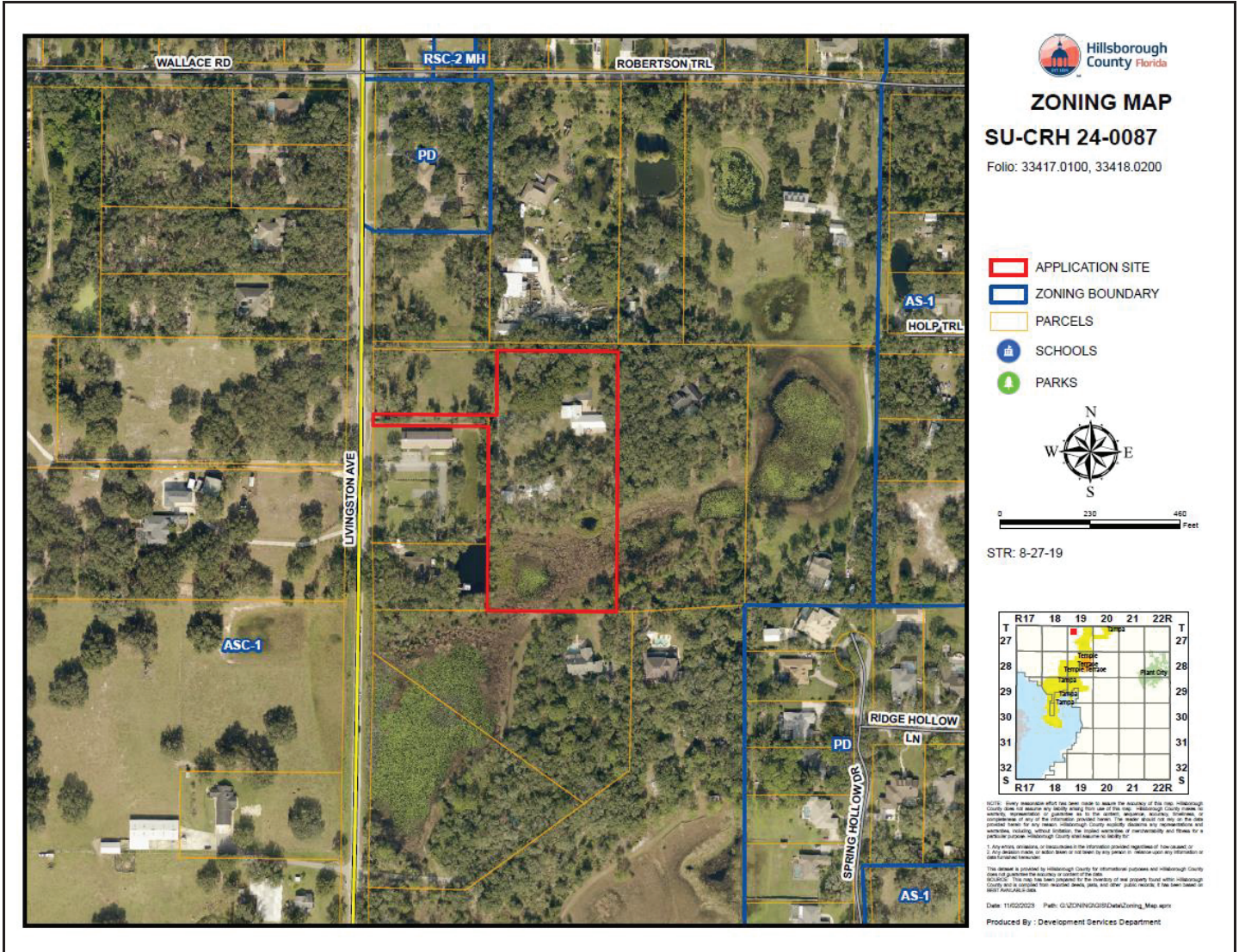
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-1 (RES-1)
Maximum Density/F.A.R.:	1.0 dwelling units per gross acre / 30,000 sq. ft. or .25 FAR
Typical Uses:	<p>Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

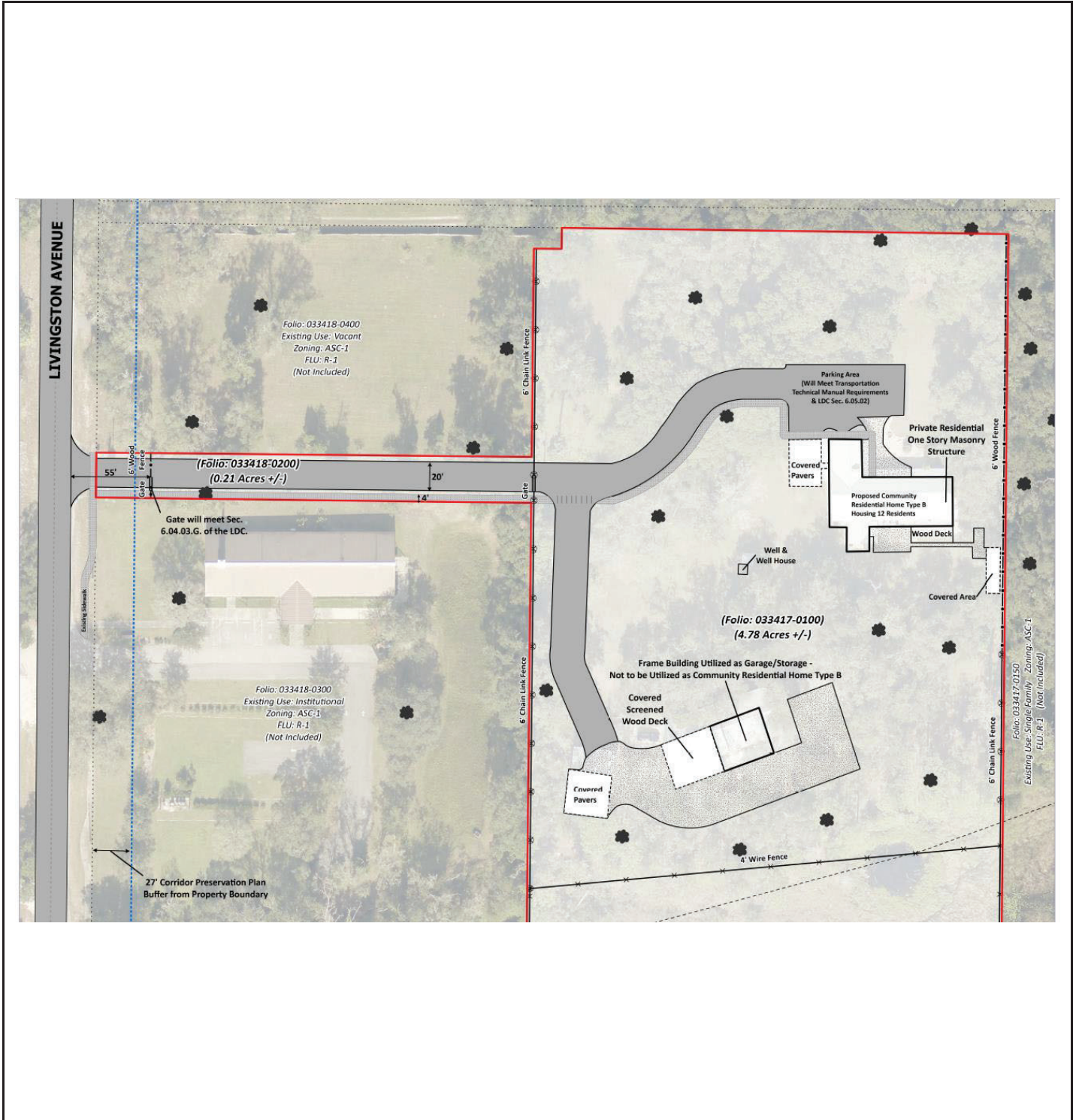


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 dwelling unit per acre	Agricultural, Single-Family Residential	Single-Family Residential
South	ASC-1	1 dwelling unit per acre	Agricultural, Single-Family Residential	Single-Family Residential
East	ASC-1	1 dwelling unit per acre	Agricultural, Single-Family Residential	Single-Family Residential
West	ASC-1	1 dwelling unit per acre	Agricultural, Single-Family Residential	Church, Single-Family Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Livingston Avenue	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	31	2	3
Difference (+/1)	(-7)	(-2)	(-3)

\*Trips reported are based on net new external trips unless otherwise noted.

**Connectivity and Cross Access**

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance**

Road Name/Nature of Request	Type	Finding
Livingston Avenue/Access Spacing	Administrative Variance Requested	Approvable
Livingston Avenue/Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services Division	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> N/A				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

This is a request to permit a Community Residential Home Type B with a maximum of 12 residents. The applicant currently operates a Type A Community Residential Home that allows up to 6 residents. There are no expansions planned for the existing buildings.

The subject property is in the Lutz Rural Development Area, near the northern boundary of Hillsborough County and is in the rural service area. The general vicinity includes residential and agricultural uses. The adjacent properties are all zoned ASC-1, including the subject property. Due to the rural nature of the area, there is no compatibility concerns with the adjacent uses. The existing home structure is located over 500 feet from the Livingston Avenue right of way and is not visible from the road. The exterior of the existing home is proposed to remain residential in appearance. Existing mature trees and vegetation screen the property from view of the residential properties to the north and east, and existing wetland area and vegetation along the southern portion of the property screen the proposed Community Residential Home from view of the single-family residential property located to the southwest of the subject site.



Wetlands are located in the southern portion of the site property. The Environmental Protection Commission Wetlands Division has no objections with the proposed use or plans; however, conditions have been requested and included in this report to ensure wetland impacts are minimized.

Development Services Natural Resources has identified a number of significant trees, including Grand Oaks, on the subject property and have requested that they not to be removed.

The bufferyard and screening standards for the proposed use indicated on the site plan meet the minimum requirements of Land Development Code. A 5-foot buffer with Type A screening will be required along the north, east, and west boundaries of the site, except for the boundary with the adjacent church to the west, which requires a 10-foot buffer with Type A screening. The 10-foot buffer with Type A screening between the church and the Community Residential Home has already been provided by the church as shown on the approved site development plans for the Tampa Baptist Reformed Church, project ID 942.

The bufferyard and screening standards for the proposed use indicated on the site plan meet the minimum requirements of Land Development Code. A 5-foot buffer with Type A screening will be required along the north, east, and west boundaries of the site, except for the boundary with the adjacent church to the west, which requires a 10-foot buffer with Type A screening. The 10-foot buffer with Type A screening between the church and the Community Residential Home has already been provided by the church as shown on the approved site development plans for the Tampa Baptist Reformed Church, project ID 942.

### 5.2 Recommendation

Based on the above, staff finds the proposed Community Residential Home Type B to be compatible with the mixture of residential and agricultural uses in the area and approvable, subject to the conditions.




## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on March 13, 2024.

1. Development shall be limited to a Community Residential Home, Type B, with a maximum of 12 placed residents. The facility shall have a maximum of 3,000 square feet of floor area.
2. Development shall be as shown on the site plan. The facility shall be designed to appear as similar to a residential structure as possible, with the exception of site development requirements, such as parking, landscaping, and drive-aisles.
3. Parking shall be provided in accordance with LDC Section 6.05.00.
4. A 5-foot buffer with Type A screening shall be provided along the north, east, and west property boundaries adjacent to agricultural and single-family residential development. No additional buffer and screening is required adjacent to the existing church to the west on folio 33418.0300, as the 10-foot buffer with Type A screening between land uses has been provided by the adjacent church.
5. If SU 24-0087 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 21, 2024), which was found approvable on March 8, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the project access and the existing driveway approximately 150 feet to the north and 115 feet to the south.
6. If SU 24-0087 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 21, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on March 8, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Livingston Ave. in association with the proposed development.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Livingston Ave. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
8. Notwithstanding anything shown in the site plan or in the conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
9. Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Approval of this special use 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.
11. The construction and location of any proposed wetland impacts are not approved by this special use but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-

- 11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
14. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Special Use Site Plan to avoid tree removal.
15. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
16. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed environmental impacts are not approved by this Special Use, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
18. If SU 24-0087 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 21, 2024), which was found approvable on March 8, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the project access and the existing driveway approximately 150 feet to the north and 115 feet to the south.
19. If SU 24-0087 is approved, the County Engineer will approve the Section 6.04.02.B Administrative Variance (dated February 21, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I., which was found approvable on March 8, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Livingstone Ave. in association with the propose development.
20. In accordance with the Hillsborough County Preservation Plan, the developer shall preserve a minimum of +/- 27 feet of additional right-of-way along the project's Livingstone Ave. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
21. Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.

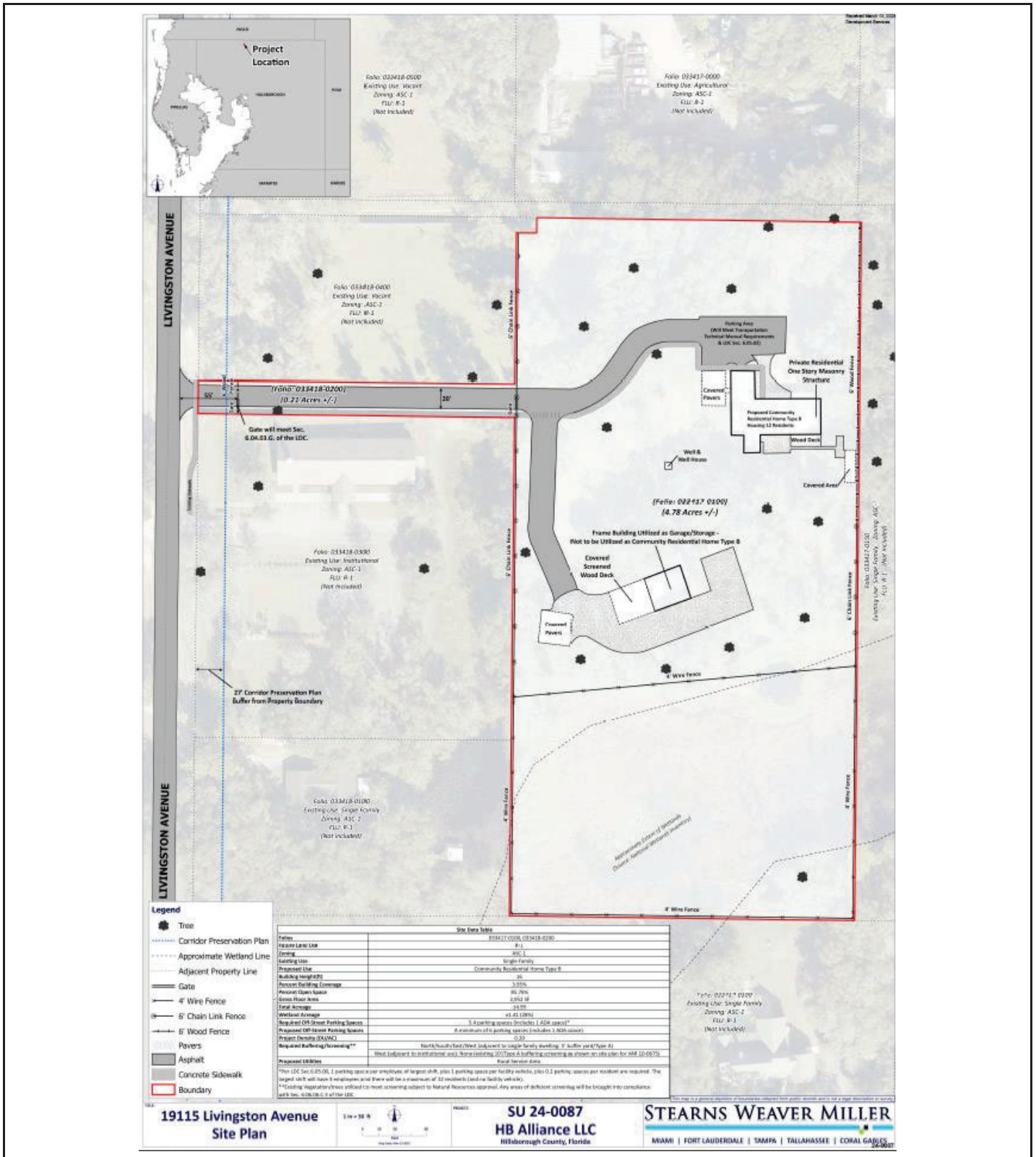
- 22. Constructions access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 23. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (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.

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>Colleen Marshall Wed Mar 13 2024 17:59:01</p>
--	--

**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.

7.0 PROPOSED SITE PLAN (FULL)



**8.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/14/2024 (*REVISED*)

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: LUTZ/NW

PETITION NO: SU-GEN 24-0087

- 
- 
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

- If SU 24-0087 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 21, 2024), which was found approvable on March 8, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the project access and the existing driveway approximately 150 feet to the north and 115 feet to the south.
- If SU 24-0087 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 21, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on March 8, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Livingston Ave. in association with the proposed development.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Livingston Ave. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
- Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting special use approval for a +/- 4.99-acre site, consisting of two parcels, zoned Agricultural, Single-Family Conventional - 1 (ASC-1) to allow a Sec. 6.11.28 Professional Residential Facility/Recovery Home (Type B Community Residential Home [CRH]) to accommodate a maximum of 12 residents. The site is currently approved for a Type A CRH for 6 residents. The subject site is located east side of Livingston Ave., north of Robertson Trl. The future land use designation is Residential 1 (R-1).

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 Trip Generation Manual, 11th Edition, under the existing zoning designation and proposed special use request utilizing a generalized worst-case scenario.

Approved Zoning Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 4 Single Family Detached Dwelling Unit (ITE LUC 210)	38	3	4

Proposed Special Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU, 12-Bed ALF (ITE LUC 254)	31	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-7)</b>	<b>(-1)</b>	<b>(-1)</b>

The proposed special use is anticipated to result in a decrease in potential trip generation by -7 daily trips, -1 am peak hour trips and -1 pm peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS**

Livingston Ave. is a substandard publicly maintained, rural arterial roadway. The roadway consists of +/- 20-foot paved surface in average condition, lying within a +/-55-foot wide right-of-way along the project's boundary. There are no sidewalks or bicycle facilities present along Livingston Ave. in the vicinity or the proposed project, with the exception of a short segment of sidewalk along the front of the adjacent property to the south.

Livingston Ave. is designated in the County Corridor Preservation Plan as a future 2-lane enhanced rural arterial roadway. As such, the total ROW required would be 108 feet. There appears to be +/-54 feet of right-of-way existing, therefore up to +/-27 feet of preservation would be required on either side.

**SITE ACCESS**

The subject site has an existing access connection that does not meet the County Land Development Code, Section, 6.04.07 minimum spacing of 245 feet. The applicant is not proposing to change the location of the exiting access.

Sidewalks are required along the frontage of Livingston Ave.

Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

**REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING**

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated February 21, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the project access connection on Livingston Ave. Per the LDC, a driveway connection on a Class 6 roadway requires minimum connection spacing of 245 feet. The subject property driveway is located within +/-150 feet of the existing residential driveway to the north and +/-115 feet of the church driveway to the south. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 8, 2024.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**REQUESTED DESIGN EXCEPTION: LIVINGSTON AVE.**

As Livingston Ave. is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (February 21, 2024) requesting relief from the Section 6.04.03.L requirement to improve Livingston Ave., to current County standards for a Type TS-7, Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On March 8, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of Floyd Road would be required.

If this zoning is approved, the County Engineer will approve the Administrative Variance request.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
LINGSTON AVE.	SUNSET LN	PASCO COUNTY	E	F

Source: Hillsborough County 2020 Level of Service Report.



**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Friday, March 8, 2024 12:44 PM  
**To:** Vicki Castro [vcastro@palmtraffic.com]; Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]  
**CC:** Carol Walden [cwalden@stearnsweaver.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]  
**Subject:** FW: SU CRH 24-0087 - Administrative Variances Review  
**Attachments:** 24-0087 AVAd 02-22-24.pdf; 24-0087 AVReq 02-22-24\_2.pdf

**Importance:** High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 23-0087 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>

**Sent:** Friday, March 8, 2024 10:35 AM

**To:** Williams, Michael <WilliamsM@hcfl.gov>

**Cc:** De Leon, Eleonor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>

**Subject:** SU CRH 24-0087 - Administrative Variances Review

**Importance:** High

Hello Mike,

The attached AV's are approvable to me, please include the following people in your response email:

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)

[myates@palmtraffic.com](mailto:myates@palmtraffic.com)

[cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)

[follinj@hcfl.gov](mailto:follinj@hcfl.gov)

[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review Manager**

Development Services Department

---

P: (813) 276-8364

E: [tirados@hcfl.gov](mailto:tirados@hcfl.gov)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV-Access Spacing on Livingston Ave <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	5 Star Cares
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	033417-0100 and 033418-0200
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	SU 24-0087
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	

February 21, 2024

Mr. Michael Williams, P.E.  
Hillsborough County Development Services Department  
Development Review Director  
County Engineer  
601 E. Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, FL 33602

RE: 5 Star Cares – 19115 Livingston Avenue (SU 24-0087)  
Folio: 033417-0100, 033418-0200  
Administrative Variance Request – Livingston Avenue  
Palm Traffic Project No. T24007

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for the access to Livingston Avenue for the project. The project is east of Livingston Avenue and north of Sunset Lane, as shown in Figure 1. This request is made based on our virtual meeting on February 1, 2024, with Hillsborough County staff.

The request is for a Special Use Permit to change the use of the primary structure from Community Residential Home (CRH) Type A to CRH Type B. The proposed change would allow an increase in the number of residents from 6 to 12.

The project proposes to maintain the existing access:

- One (1) existing full access to Livingston Avenue via Folio 033418-0200.

The site currently has one (1) driveway on Livingston Avenue. With this request, no changes to the access location is proposed. The existing driveway that is proposed to remain is approximately 115 feet from Free Grace Church of Tampa driveway to the south and approximately 150 feet from a private residential driveway to the north.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Livingston Avenue. Based on Section 6.04.07, the connection spacing for Livingston Avenue is 245 feet with a Class 6 collector road classification.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

**a) There is unreasonable burden on the applicant**

This request is to keep the one (1) existing driveway on Livingston Avenue. The existing driveway to remain is located approximately 115 feet from Free Grace Church of Tampa driveway to the south and approximately 150 feet from a private residential driveway to the north. Given this is the sole means of access for the property, relocating the driveway is not feasible and would be an unreasonable burden on the applicant.

**b) The variance would not be detrimental to the public health, safety and welfare.**

The request is for a Special Use Permit to change the use of the primary structure from CRH Type A to CRH Type B. The proposed change would allow an increase in the number of residents from 6 to 12. Based on data contained in the Institute of Trip Generation (ITE) Trip Generation Manual 11<sup>th</sup> Edition, 2021, the project could generate 31 average daily trip ends, 2 AM peak hour trip ends and 3 PM peak hour trips, as shown in Table 1. Given the limited traffic and the uses to the north and south are relatively low weekday traffic generators, the existing driveway spacing would not be detrimental to the public health, safety and welfare of the motoring public.

**c) Without the variance, reasonable access cannot be provided.**

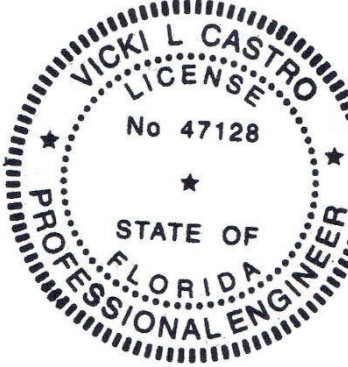
The access spacing variance is requested to keep the existing project driveway on Livingston Avenue. This is the sole means of access for the property and without the variance, for the reasons decribed, reasonable access cannot be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L  
Castro

Digitally signed  
by Vicki L Castro  
Date: 2024.02.21  
15:51:42 -05'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

Based on the information provided by the applicant, this request is:

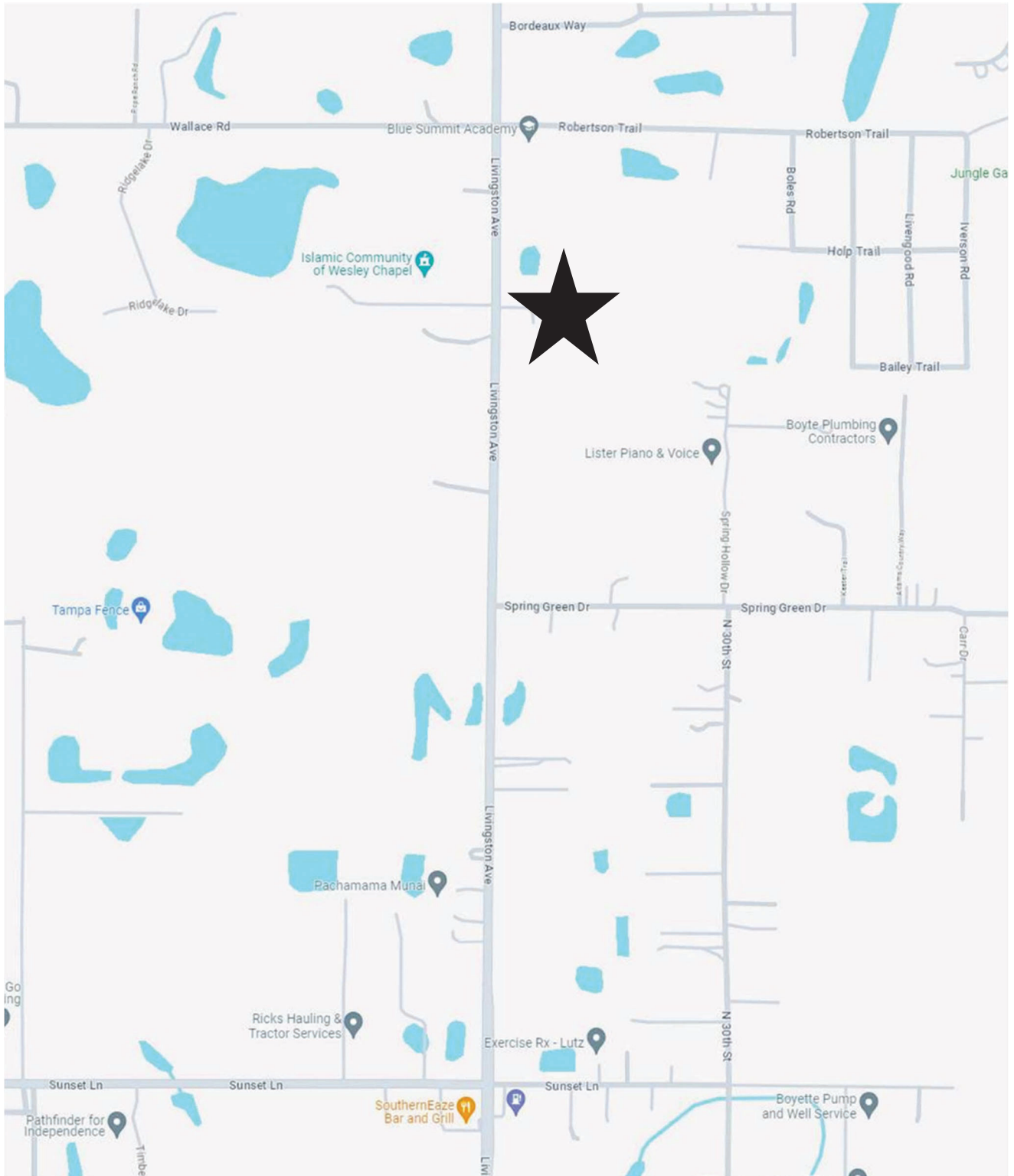
\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

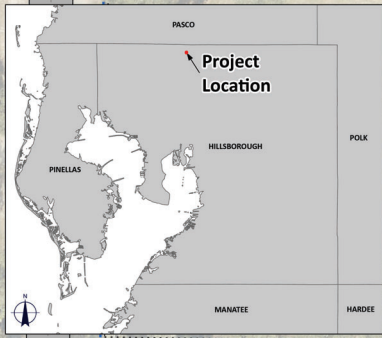
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

Figure 1. Location Map





Folio: 033418-0500  
 Existing Use: Vacant  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033417-0000  
 Existing Use: Agricultural  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033418-0400  
 Existing Use: Vacant  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033418-0300  
 Existing Use: Institutional  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033418-0100  
 Existing Use: Single Family  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033417-0100  
 Existing Use: Single Family  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033417-0150  
 Existing Use: Single Family  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

LIVINGSTON AVENUE

(Folio: 033418-0200)  
 (0.21 Acres +/-)

Gate will meet Sec. 6.04.03.G. of the LDC.

(Folio: 033417-0100)  
 (4.78 Acres +/-)

Frame Building Utilized as Garage/Storage -  
 Not to be Utilized as Community Residential Home Type B

27' Corridor Preservation Plan  
 Buffer from Centerline of  
 Livingstone Avenue

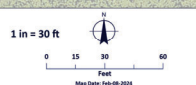
Approximate Extent of Wetlands  
 (Source: National Wetlands Inventory)

- Legend**
- Tree
  - Corridor Preservation Plan
  - Approximate Wetland Line
  - Adjacent Property Line
  - Gate
  - 4' Wire Fence
  - 6' Chain Link Fence
  - 6' Wood Fence
  - Pavers
  - Asphalt
  - Concrete Sidewalk
  - Boundary

Site Data Table	
Folios	033417-0100, 033418-0200
Future Land Use	R-1
Zoning	ASC-1
Existing Use	Single Family
Proposed Use	Community Residential Home Type B
Building Height(ft)	16
Percent Building Coverage	3.95%
Percent Open Space	85.76%
Gross Floor Area	2,952 SF
Total Acreage	14.99
Wetland Acreage	±1.41 (28%)
Required Off-Street Parking Spaces	5.4 parking spaces (includes 1 ADA space)*
Proposed Off-Street Parking Spaces	A minimum of 6 parking spaces (includes 1 ADA space)
Project Density (DU/AC)	0.20
Required Buffering/Screening**	North/South/East/West (adjacent to single-family dwelling: 5' buffer yard/Type A West (adjacent to institutional use): None (existing 10'/Type A buffering screening as shown on site plan for VAI 10-0675)
Proposed Utilities	Rural Service Area

\*Per LDC Sec. 6.05.00, 1 parking space per employee of largest shift, plus 1 parking space per facility vehicle, plus 0.2 parking spaces per resident are required. The largest shift will have 3 employees and there will be a maximum of 12 residents (and no facility vehicle).  
 \*\*Existing Vegetation/trees utilized to meet screening subject to Natural Resources approval. Any areas of deficient screening will be brought into compliance with Sec. 6.06.06.C.3 of the LDC.

**19115 Livingston Avenue  
 Site Plan**



PROJECT: **SU 24-0087**  
**HB Alliance LLC**  
 Hillsborough County, Florida

**STEARNS WEAVER MILLER**  
 MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.



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<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV-Substandard Rd Livingston Ave <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
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<b>Project Name/ Phase</b>	5 Star Cares
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	033417-0100 and 033418-0200
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	SU 24-0087
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



February 21, 2024

Mr. Michael Williams, P.E.  
Hillsborough County Development Services Department  
Development Review Director  
County Engineer  
601 E. Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, FL 33602

RE: 5 Star Cares – 19115 Livingston Avenue (SU 24-0087)  
Folio: 033417-0100, 033418-0200  
Administrative Variance Request – Livingston Avenue  
Palm Traffic Project No. T24007

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located east of Livingston Avenue and north of Sunset Lane, as shown in Figure 1. This request is made based on our virtual meeting on February 1, 2024, with Hillsborough County staff.

The request is for a Special Use Permit to change the use of the primary structure from CRH Type A to CRH Type B. The proposed change would allow an increase in the number of residents from 6 to 12.

The project proposes to maintain the existing access:

- One (1) existing full access to Livingston Avenue via Folio 033418-0200.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Livingston Avenue from Sunset Lane to the existing project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

**a) There is unreasonable burden on the applicant**

The existing ROW along Livingston Avenue is approximately 55 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Livingston Avenue has approximately 10-foot travel lanes and open drainage on both the east and west sides and no sidewalks along the adjacent segment with the exception of a 5-foot sidewalk along the frontage of the parcel to the south (folio 033418-0300). Due to the constrained right of way on Livingston Avenue, the additional travel lane width, modified ditch section and sidewalk cannot be provided. However, a 5-foot sidewalk will be provided along the project frontage. Additionally, the use is existing, and this request is only to expand the number of beds from 6 to 12

resulting in very limited trip generation from the site (31 daily, 2 AM peak hour and 3 PM peak hour). Therefore, the requirement to improve Livingston Avenue is unreasonable.

**b) The variance would not be detrimental to the public health, safety and welfare.**

Livingston Avenue currently has 10-foot travel lanes and no sidewalks on the adjacent segment of the roadway, except along the frontage of the parcel to the south. While not paved, the existing shoulders are relatively flat immediately adjacent to the travel lanes. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

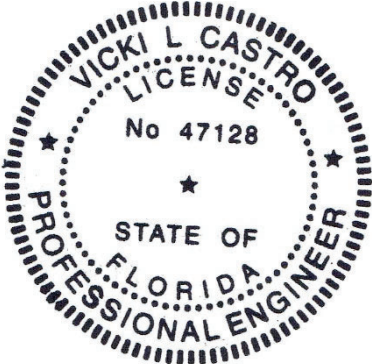
**c) Without the variance, reasonable access cannot be provided.**

The proposed project will maintain only the one (1) existing full access to Livingston Avenue. Without the variance, reasonable access cannot be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L  
Castro** Digitally signed  
by Vicki L Castro  
Date: 2024.02.21  
15:48:27 -05'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

Based on the information provided by the applicant, this request is:

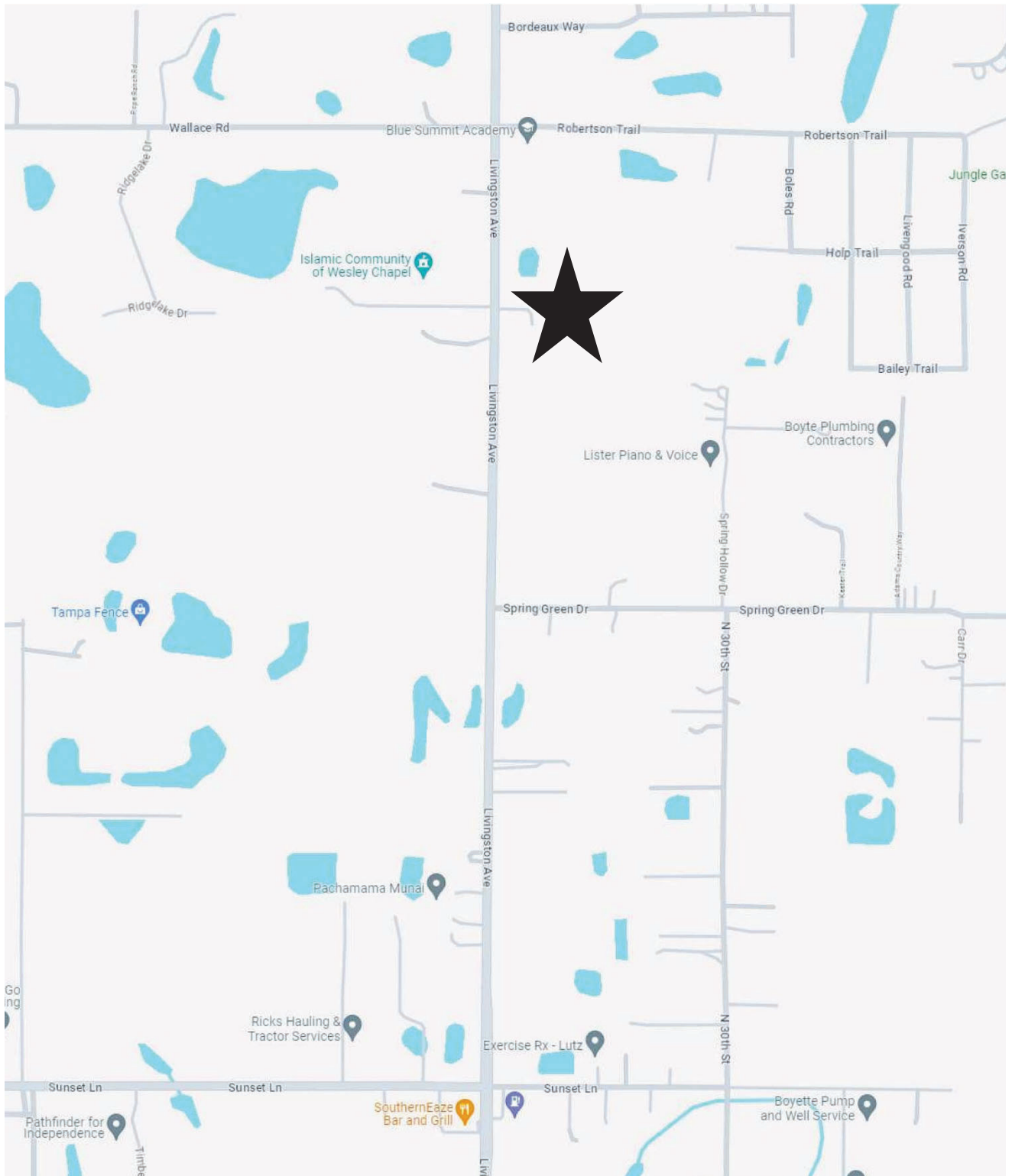
\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

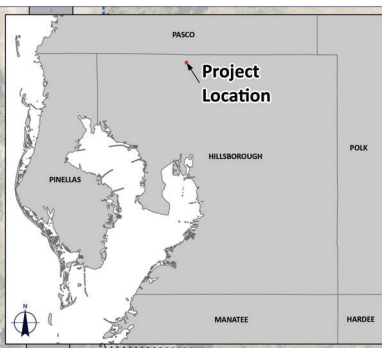
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

Figure 1. Location Map





Folio: 033418-0500  
 Existing Use: Vacant  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033417-0000  
 Existing Use: Agricultural  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033418-0400  
 Existing Use: Vacant  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

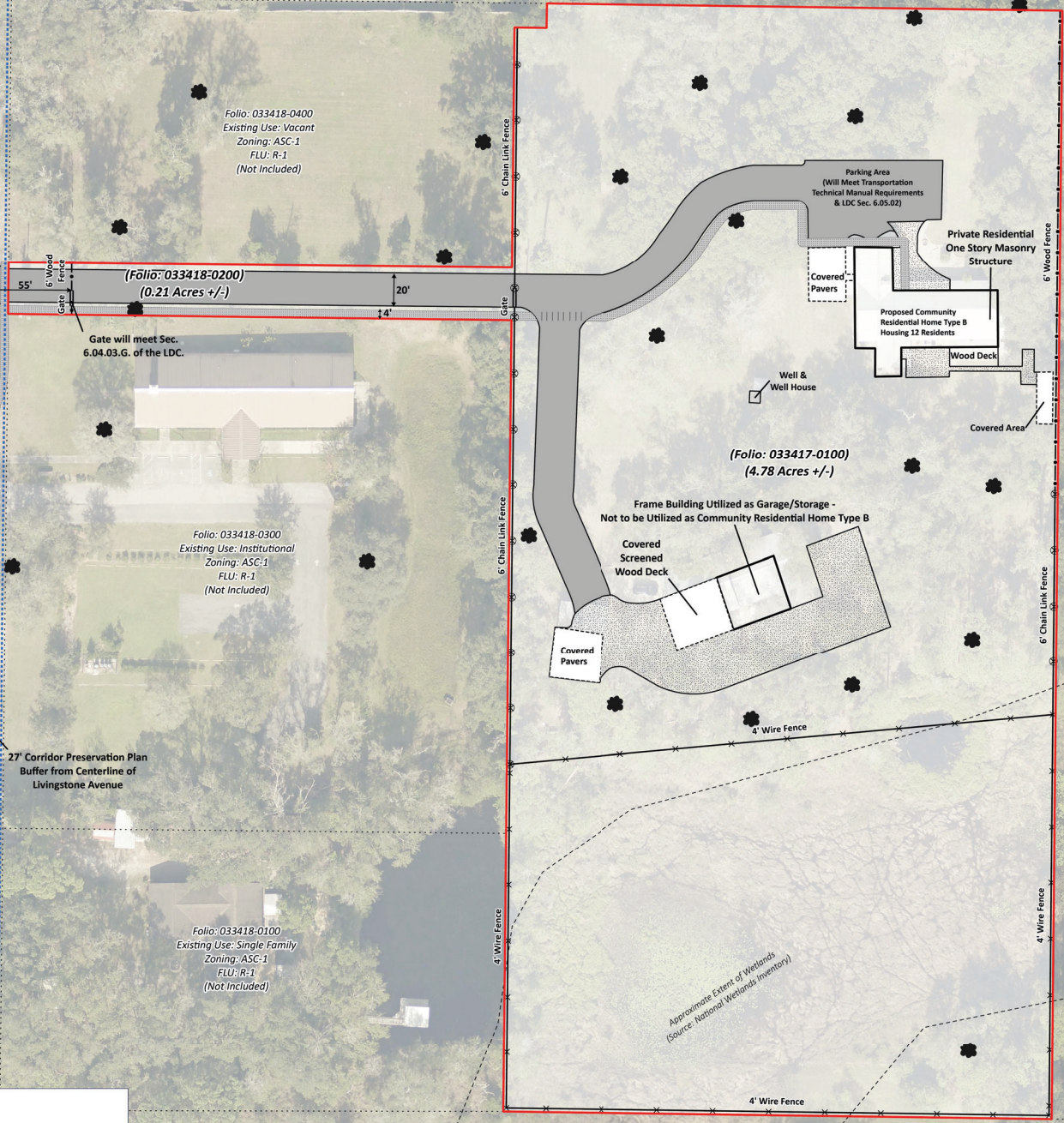
Folio: 033418-0300  
 Existing Use: Institutional  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033418-0100  
 Existing Use: Single Family  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033417-0100  
 Existing Use: Single Family  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

Folio: 033417-0150  
 Existing Use: Single Family  
 Zoning: ASC-1  
 FLU: R-1  
 (Not Included)

LIVINGSTON AVENUE



(Folio: 033418-0200)  
 (0.21 Acres +/-)

(Folio: 033417-0100)  
 (4.78 Acres +/-)

Gate will meet Sec. 6.04.03.G. of the LDC.

27' Corridor Preservation Plan Buffer from Centerline of Livingstone Avenue

Approximate Extent of Wetlands  
 (Source: National Wetlands Inventory)

- Legend**
- Tree
  - Corridor Preservation Plan
  - Approximate Wetland Line
  - Adjacent Property Line
  - Gate
  - 4' Wire Fence
  - 6' Chain Link Fence
  - 6' Wood Fence
  - Pavers
  - Asphalt
  - Concrete Sidewalk
  - Boundary

Site Data Table	
Folios	033417-0100, 033418-0200
Future Land Use	R-1
Zoning	ASC-1
Existing Use	Single Family
Proposed Use	Community Residential Home Type B
Building Height(ft)	16
Percent Building Coverage	3.95%
Percent Open Space	85.76%
Gross Floor Area	2,952 SF
Total Acreage	14.99
Wetland Acreage	±1.41 (28%)
Required Off-Street Parking Spaces	5.4 parking spaces (includes 1 ADA space)*
Proposed Off-Street Parking Spaces	A minimum of 6 parking spaces (includes 1 ADA space)
Project Density (DU/AC)	0.20
Required Buffering/Screening**	North/South/East/West (adjacent to single-family dwelling: 5' buffer yard/Type A West (adjacent to institutional use): None (existing 10' Type A buffering screening as shown on site plan for VAI 10-0675)
Proposed Utilities	Rural Service Area

\*Per LDC Sec. 6.05.00, 1 parking space per employee of largest shift, plus 1 parking space per facility vehicle, plus 0.2 parking spaces per resident are required. The largest shift will have 3 employees and there will be a maximum of 12 residents (and no facility vehicle).  
 \*\*Existing Vegetation/trees utilized to meet screening subject to Natural Resources approval. Any areas of deficient screening will be brought into compliance with Sec. 6.06.06.C.3 of the LDC.

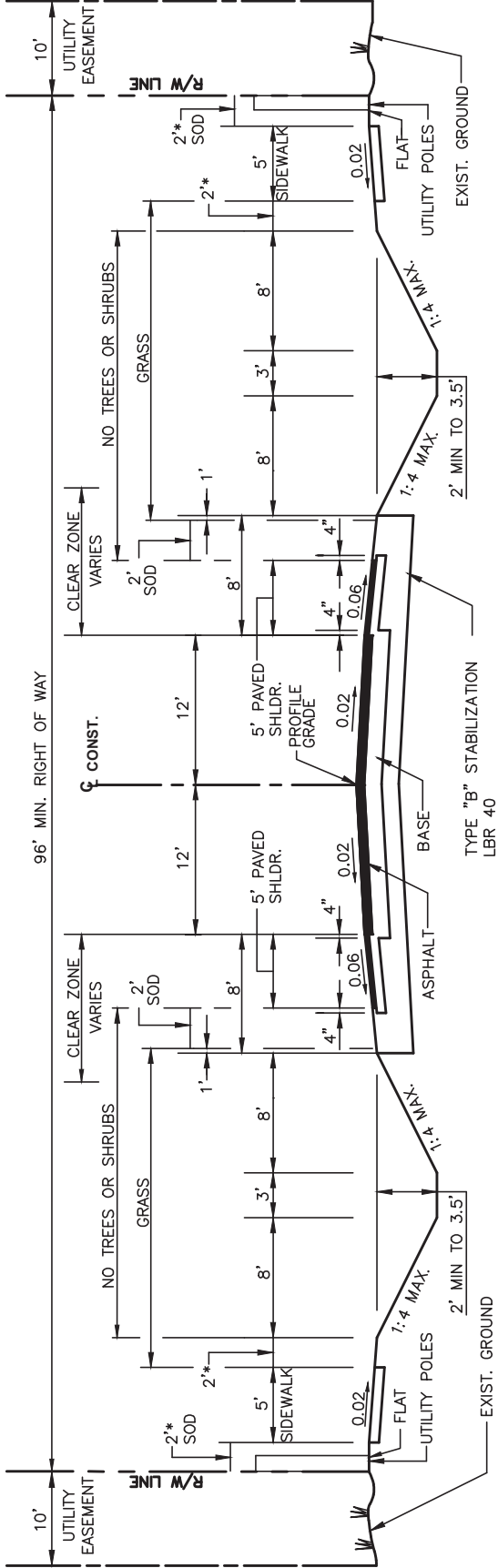
TITLE: 19115 Livingston Avenue Site Plan



PROJECT: SU 24-0087  
 HB Alliance LLC  
 Hillsborough County, Florida

STEARNS WEAVER MILLER  
 MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.



**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:  
10/17

**TRANSPORTATION  
TECHNICAL  
MANUAL**



**Hillsborough  
County Florida**

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

TABLE 1

ESTIMATED PROJECT TRIP ENDS

<u>Land Use</u>	<u>ITE</u>	<u>LUC</u>	<u>Size</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>				
					<u>Trip Ends (1)</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>Trip Ends (1)</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Assisted Living	254	12 Beds	31	1	1	2	1	2	3	1	2	3

(1) Source: ITE Trip Generation, 11th Edition, 2021.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Livingston Ave.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	31	2	3
Difference (+/-)	(-7)	(-1)	(-1)

\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Livingston Ave./Access Spacing	Administrative Variance Requested	Approvable
Livingston Ave./Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

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# Additional / Revised Information Sheet

Office Use Only		
Application Number: SU 24-0087	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU 24-0087 Applicant's Name: HB Alliance LLC

Reviewing Planner's Name: Jared Follin Date: 12/08/2023

Application Type:

- Planned Development (PD)     Minor Modification/Personal Appearance (PRS)     Standard Rezoning (RZ)
- Variance (VAR)     Development of Regional Impact (DRI)     Major Modification (MM)
- Special Use (SU)     Conditional Use (CU)     Other \_\_\_\_\_

Current Hearing Date (if applicable): 01/22/2024

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?     Yes     No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?     Yes     No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

*Carol Walden*

Signature

12/08/2023

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?**  Yes  No

I hereby confirm that the material submitted with application SU 24-0087

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_  
\_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Carol Walden  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input type="checkbox"/> <b>Cover Letter**</b> + If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> <b>Revised Application Form**</b> +
3	<input type="checkbox"/> <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4	<input type="checkbox"/> <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> <b>Property Information Sheet**</b>
7	<input type="checkbox"/> <b>Legal Description of the Subject Site**</b>
8	<input type="checkbox"/> <b>Close Proximity Property Owners List**</b>
9	<input checked="" type="checkbox"/> <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> <b>Survey</b>
11	<input type="checkbox"/> <b>Wet Zone Survey</b>
12	<input type="checkbox"/> <b>General Development Plan</b>
13	<input checked="" type="checkbox"/> <b>Project Description/Written Statement</b>
14	<input type="checkbox"/> <b>Design Exception and Administrative Variance requests/approvals</b>
15	<input type="checkbox"/> <b>Variance Criteria Response</b>
16	<input type="checkbox"/> <b>Copy of Code Enforcement or Building Violation</b>
17	<input type="checkbox"/> <b>Transportation Analysis</b>
18	<input type="checkbox"/> <b>Sign-off form</b>
19	<input checked="" type="checkbox"/> <b>Other Documents</b> (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">                     1. Florida Health Finder Search Results, 2. DCF Search Results Letter, and 3. Complete and Current Listing of Persons with Disabilities                 </div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

# **Project Narrative**

## **SPECIAL USE PERMIT**

\*\*\*\*\*

**Owner:  
HB Alliance LLC**

**Authorized Agent:  
Stearns Weaver Miller**

**Submitted by:  
Simone Savino, Esq.  
Jessica Icerman, Esq.  
401 East Jackson Street, Suite 2100  
Tampa, Florida 33602  
(813) 222-5059**

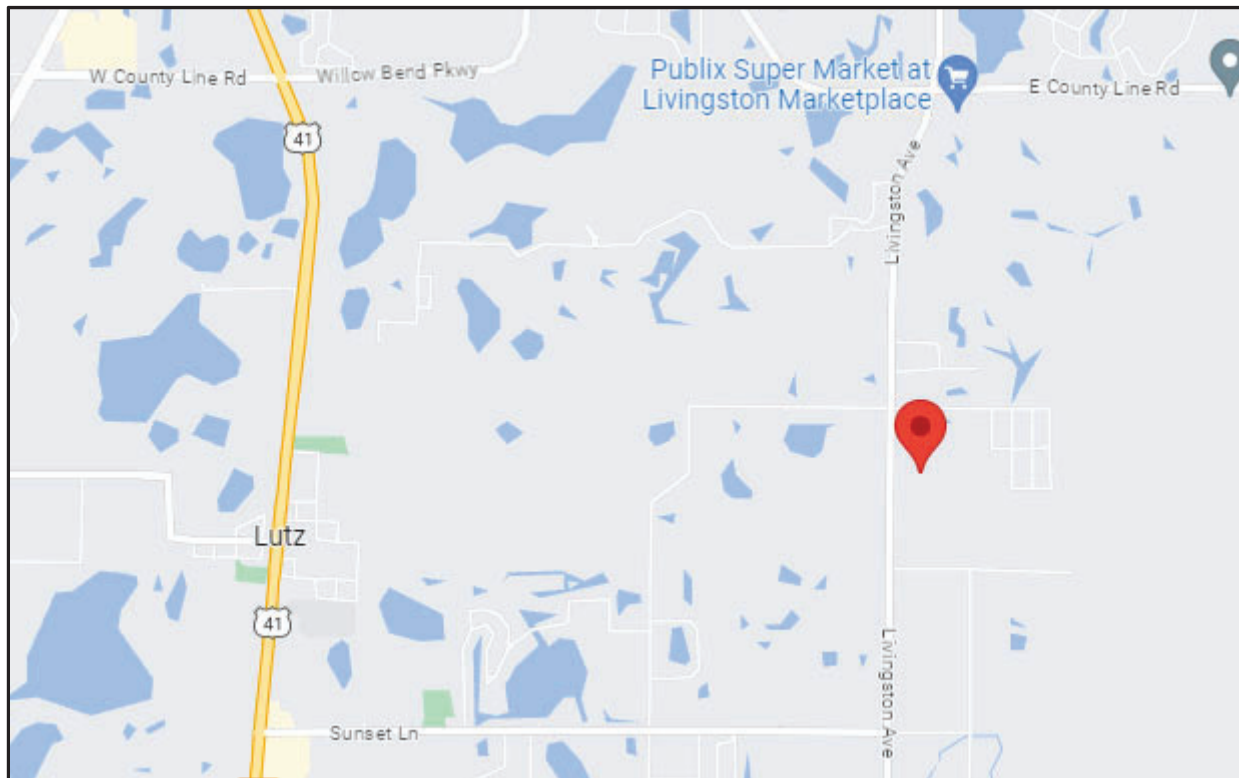
*Updated: As of December 8, 2023*

## PROJECT NARRATIVE

### I. Introduction

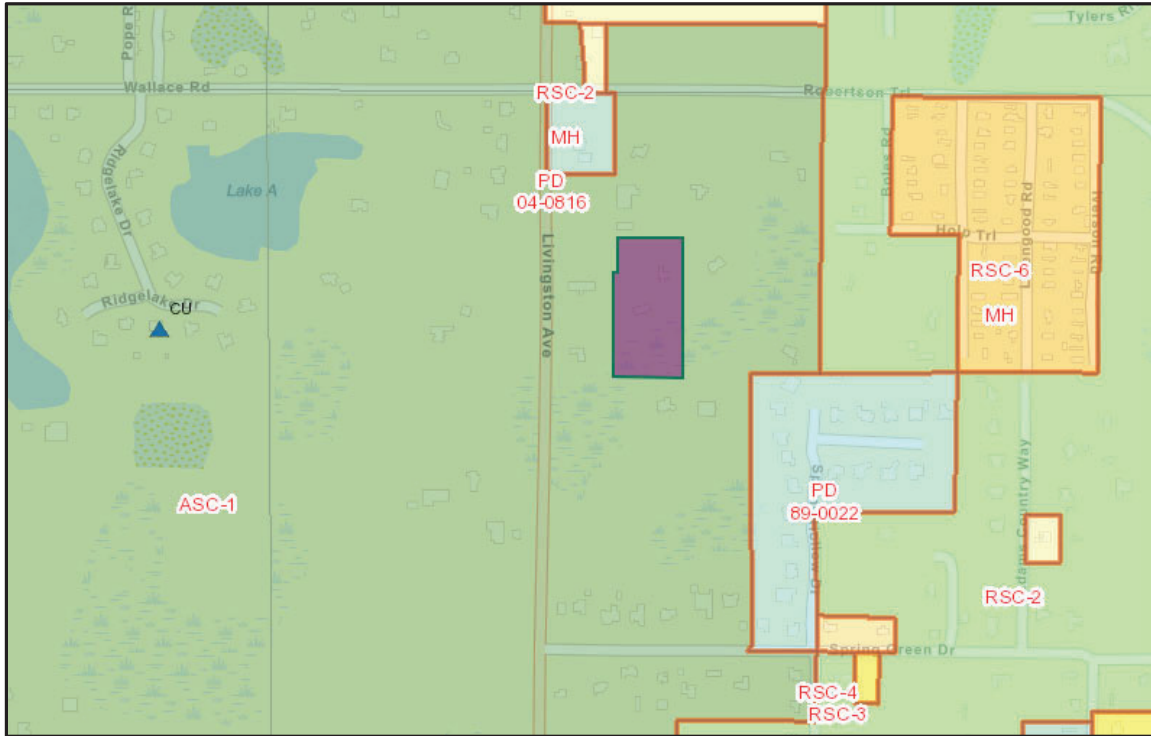
This is a request for a Special Use Permit for a Community Residential Home Type B. By orientation, the subject property is located in Lutz as set forth below.

### Vicinity Map

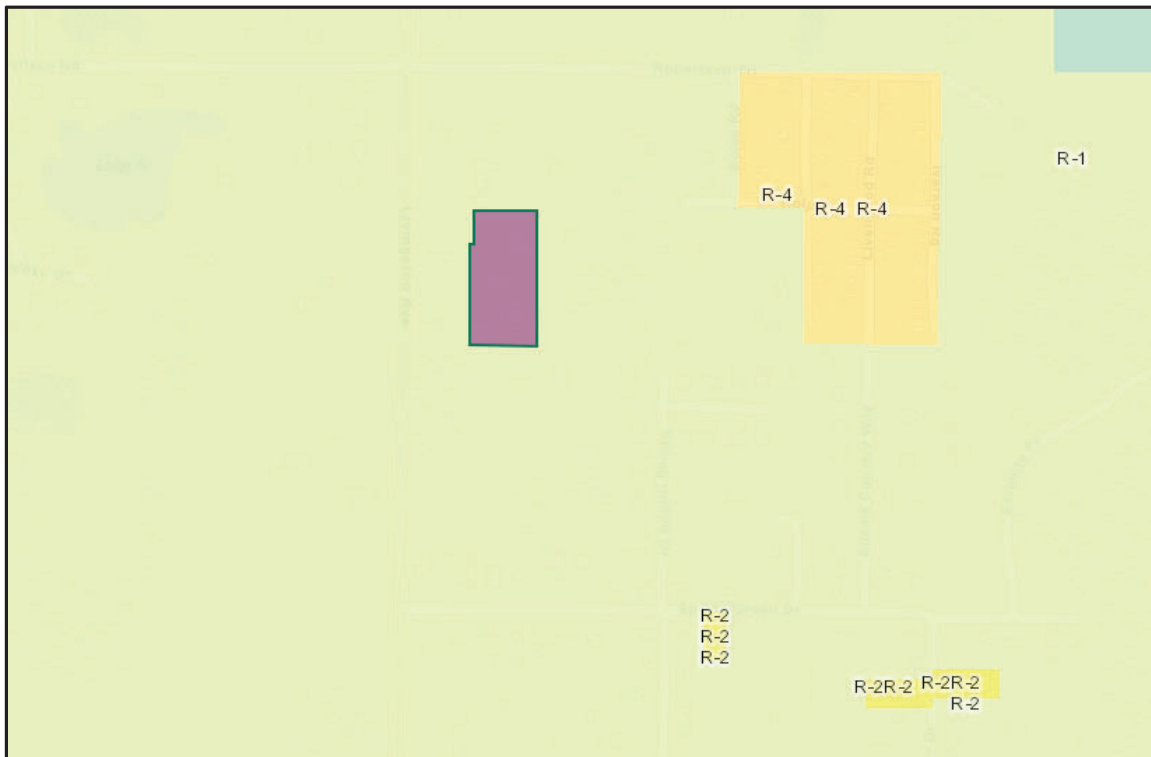


This Special Use Permit request is for property located at 19115 Livingston Avenue in Lutz, and includes Folios numbers 033417-0100 and 033418-0200, (collectively the “**Property**”). The Property is comprised of +/- 4.99 acres located within unincorporated Hillsborough County. The Property is currently zoned Agricultural Single-Family Conventional (ASC-1) and has a Future Land Use Category of R-1.

### Zoning Map



### Future Land Use Map



## II. Request

This Special Use Permit request is to change the use of the primary structure located on the Folio number 033417-0100 of the Property from a Community Residential Home (“CRH”) Type A, to a CRH Type B (the “**Request**”). The proposed changes would allow for the same type of personal care services currently provided as a CRH Type A, but the ability to serve up to 12 residents, instead of the six residents currently placed in the home. Folio number 033418-0200 is included in this request to allow for ingress and egress to the proposed CRH Type B.

**Property Map**



**III. Detailed Description of Proposal**

As a CRH Type B, the Property will continue its operation as 5 Star Cares, a group home licensed by the Agency for Persons with Disabilities (“APD”). With its APD licensing, 5 Star Cares provides residential and community support services to individuals with disabilities. Specifically, 5 Star Cares provides support to individuals with developmental and/or intellectual disabilities in order to provide a meaningful life in both a home and community setting. Residents are provided with individual assistance or supervision on a 24-hour basis. This individualized care allows the residents to participate in the essential activities of daily living, such as eating, bathing,



grooming, dressing and ambulation. Personal care services are also provided to administer medication and provide counseling and physical therapy to residents.

With this Request, 5 Star Cares is proposing an increase their residential allotment of six residents to 12 residents. Because of the quiet, residential location and the generous size of the Property, 5 Star Cares is able to accommodate twice as many residents as it currently serves, allowing for more individuals to benefit from the personal care services provided. Allowing more residents on the Property will also help maximize staff hours and assist the business from an organizational standpoint.

#### IV. **Compliance with the LDC**

Section 6.11.28 of the Hillsborough County Land Development Code (“LDC”) sets forth the specific standards for approval of a CRH. Specifically, Section 6.11.28(a) provides that Type B and C CRH’s shall not be located so as to result in a concentration of such CRH’s in an area, and sets forth specific distance separation requirements for Type B and C homes. We address compliance with these distance separation requirements in Section V, below. Because the Property is already operating as a CRH Type A, it is consistent with the specific standards for CRH approval, however, we have outlined the Request’s consistency as to a Type B, below.

Section 6.11.28(b) of the Hillsborough County LDC provides that the requirements and standards of the Florida Department of Health and Rehabilitative Services shall be met. The Request satisfies this condition, as 5 Star Cares is currently licensed through APD and operates as a group home providing support to individuals with developmental and/or intellectual disabilities.

Section 6.11.28(d) of the Hillsborough County LDC requires each CRH facility to provide adequate parking spaces, and specifically Section 6.05.02(e) of the Hillsborough County LDC requires one parking space per employee of largest shift, plus one parking space per facility vehicle, plus 0.2 parking spaces per resident for operation of a CRH Type B. The Request satisfies this condition. 5 Star Cares currently provides 0.2 parking spaces per 12 residents (2.4), and one parking space per employee of the largest shift (3 employees) which comes to 5.4 parking spaces required. 5 Star Cares will be providing a minimum of 6 parking spaces to meet this requirement, which includes one ADA space.

Section 6.11.28(e) of the Hillsborough County LDC provides that each CRH Type B shall be designed and built to appear as similar to a residential structure as possible. The Request satisfies this condition, as the goal of APD-licensed homes is to offer a home-like setting so residents can reside in a community. The Property consists of a residential structure that looks and functions like a residential home. There is no signage or other similar structures to reflect a commercial setting.

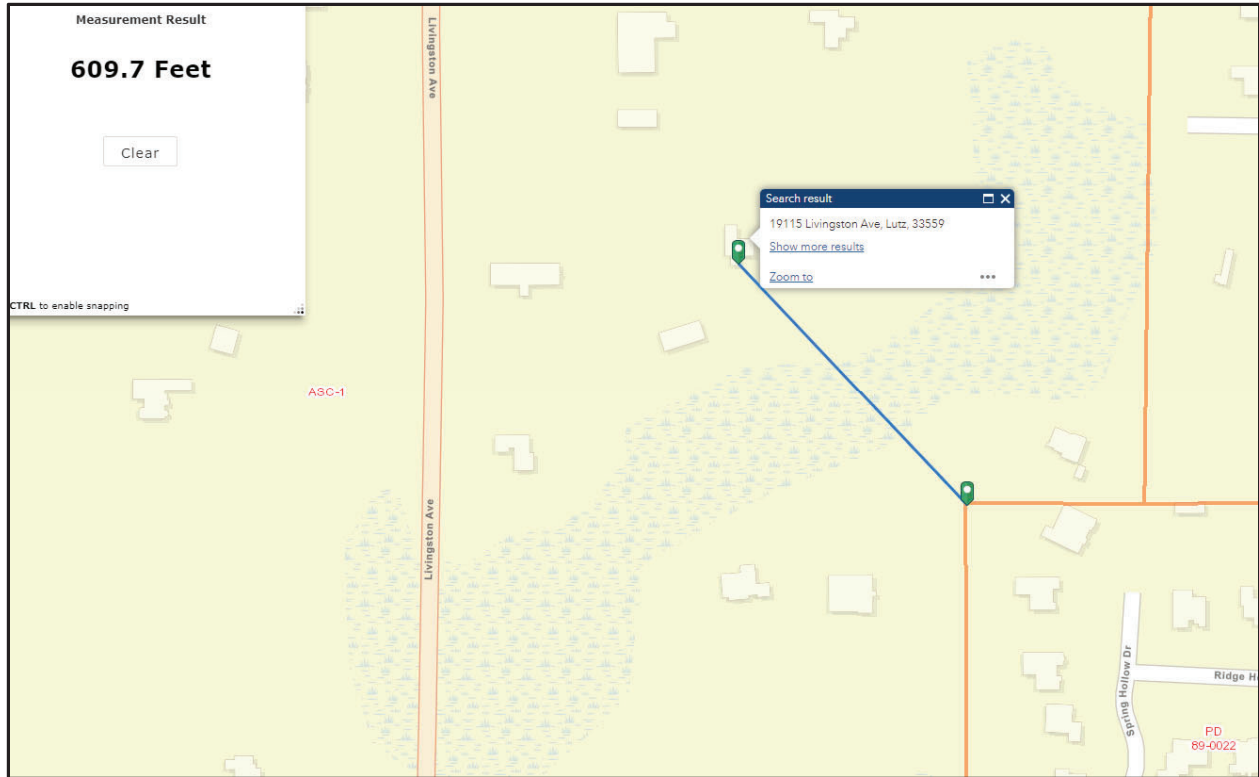
Section 5.2.1(C) of the Hillsborough County Development Procedures provides the submittal requirements for all Special Use Permit applications, in addition to the below supplemental submittal requirements for a CRH. Specifically, Section 5.2.1(C)(5) provides conceptual site plan requirements including specific information such as data and graphics, and more general information such as title block requirements and location of site features.

Additionally, this Section requires site data such as proposed utilities, structure height, comprehensive plan category, zoning, existing uses, etc. These requirements have been met and all pertinent site data can be found in the attached Site Plan.

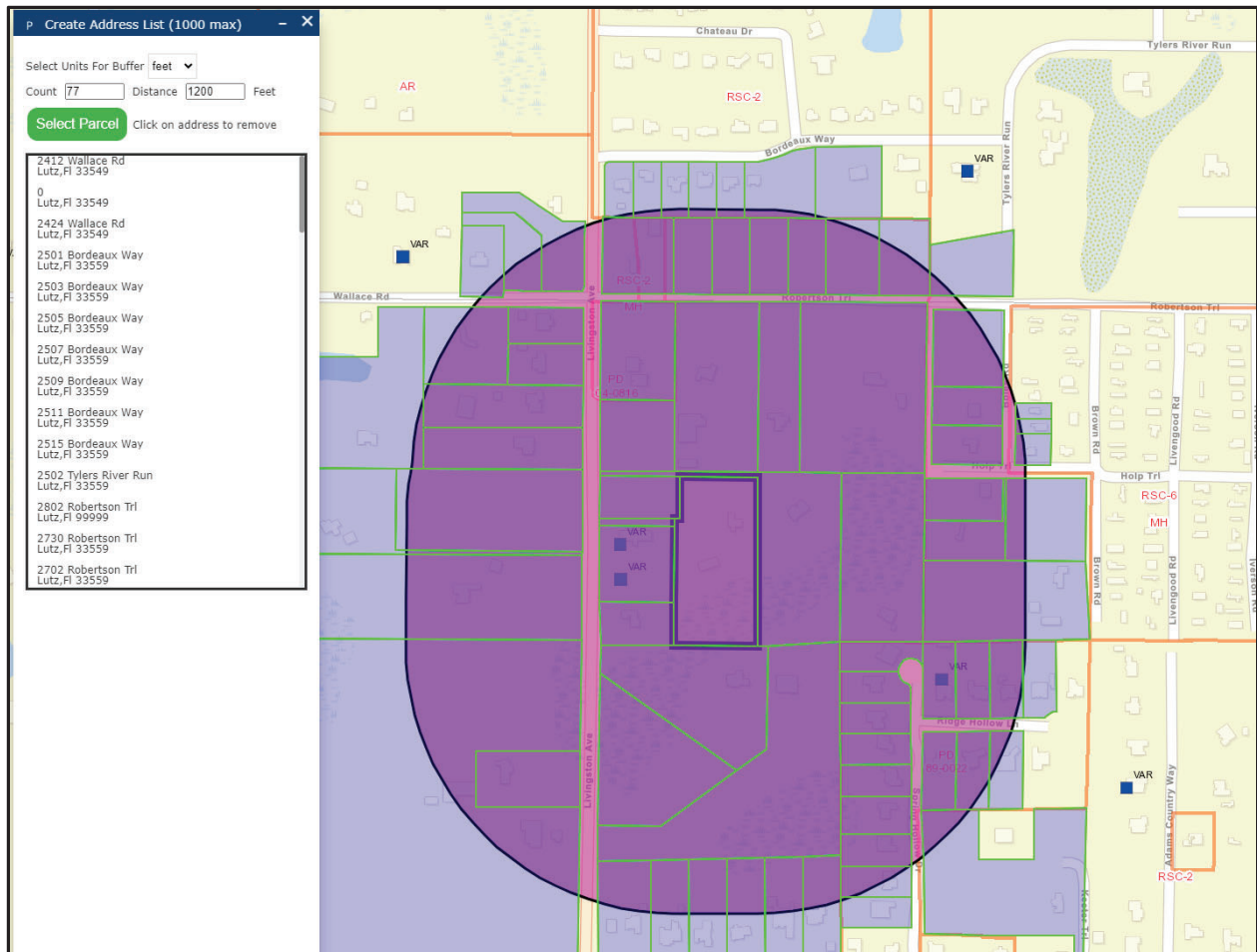
V. **Section 5.2.1.2 Community Residential Home Supplemental Information**

As referenced above, Section 6.11.28(a) of the Hillsborough County LDC provides that Type B and C CRH's shall not be located so as to result in a concentration of such CRH's in an area. Specifically, no CRH type B or C shall be located within a radius of 1,200 feet of another existing Type B or C CRH in a multi-family zone, nor within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. These 1,200- and 500-foot distances shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed CRH. Section 5.2.1.2 of the Hillsborough County LDC also provides supplemental information for CRH submittal requirements, and includes the 1,200-foot and 500-foot distance requirements noted above.

The Request meets the 500-foot distance requirement because it is not within 500 feet of an area of non-agricultural (RSC) single-family zoning. There are two PD's within close proximity of the Property: PD 04-0816 to the north, and PD 89-0022 to the south-east. PD 04-0816 is not a residential PD, rather the location for a preschool academy, and thus does not apply. PD 89-0022 is a residential PD, with residential homes, and thus must satisfy the 500-foot distance separation requirements to the Property. When measuring the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home, there appears to be about a 609.7-foot distance, pictured below. Thus, the Request satisfies the 500-foot distance requirement because it is more than 500 feet away from an area of non-agricultural (RSC) single-family zoning.



Additionally, the Request meets the 1,200-foot distance requirement because it is not within 1,200 feet of another existing Type B or C CRH, as pictured by the Hillsborough County GIS map below.



## VI. Conclusion

The Request to change the use of the Property to a CRH Type B is consistent with the current use of the Property as a CRH Type A, as well as the CRH Type B LDC criteria. The Request meets both the 1,200-foot and 500-foot distance separation requirements as per the GIS surveys, pictured above. Residents will continue to receive personal care services in a private home setting. This Request will simply allow 5 Star Cares to double their resident allotment, from six to 12 residents and provide a much needed service to the community.

Please contact me with any questions or comments.

PREPARED BY/RETURN TO:

American Home Title of Tampa Bay, Inc.  
6703 North Himes Avenue  
Tampa, Fl. 33614  
FILE NO.: AHT220199

**WARRANTY DEED**

THIS INDENTURE, made this 17th day of May, 2023 between: FRANCIS VINCE CRUZ AND GISELLE ANN CRUZ, HUSBAND AND WIFE, Grantor, whose mailing address is 150 Maple Drive, Wexford, PA 15090 AND HB ALLIANCE LLC, A FLORIDA LIMITED LIABILITY COMPANY Grantee, whose mailing address is 13361 N. 56th Street, Suite E & G, Tampa, FL 33617 and whose Social Security/Tax Identification number is \_\_\_\_\_.

Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.

WITNESSETH ~ That the said grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sells and transfers unto the said grantee, his heirs and assigns forever, all that certain parcel of land lying and being in the County of HILLSBOROUGH and State of FLORIDA, more particularly described as follows:

**SEE EXHIBIT "A" FOR FULL LEGAL DESCRIPTION**

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said grantor covenants with the said grantee that he is lawfully seized of the; said land in fee simple; that he has good right and lawful authority to sell and convey said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2022

PAGE 1 OF 2

24-0087

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS:

[Signature]

[Signature]  
Francis Vince Cruz

Name: [Signature]

[Signature]  
Giselle Ann Cruz

[Signature]

Name: [Signature]

STATE OF: \_\_\_\_\_

COUNTY OF:  COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me this: 17th day of May, 2023 by FRANCIS <sup>OH</sup> VINCE CRUZ AND GISELLE ANN CRUZ, who is/are personally known to me or who has produced [Signature] as identification.

WITNESS my signature and official seal.

My Commission Expires:

July 13, 2024

[Signature]

NOTARY PUBLIC- State of PA

\_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
Harry M. Ruben, Notary Public  
Allegheny County  
My commission expires July 13, 2024  
Commission number 1141945  
Member, Pennsylvania Association of Notaries

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS:

\_\_\_\_\_

Name: \_\_\_\_\_

Gertrude B. Doubt

Name: Gertrude B. Doubt

Francis Vince Cruz

Giselle Ann Cruz  
Giselle Ann Cruz

STATE OF: Pennsylvania

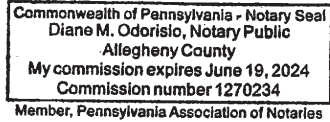
COUNTY OF: Allegheny

The foregoing instrument was acknowledged before me this: 16<sup>th</sup> day of May, 2023 by [REDACTED] and GISELLE ANN CRUZ, who is/are personally known to me or who has produced PA Driver's License as identification.

WITNESS my signature and official seal.

My Commission Expires:

Diane M. Odorisio  
NOTARY PUBLIC- State of Pennsylvania



\_\_\_\_\_

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.  
WITNESS.

*[Handwritten signature]*  
\_\_\_\_\_

Name: Thara M Lease

Gertrude B. Doult

Name: Gertrude B. Doult

Francis Vince Cruz  
\_\_\_\_\_

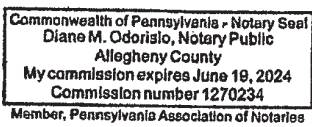
*[Handwritten signature]*  
Giselle Ann Cruz

STATE OF: Pennsylvania  
COUNTY OF: Allegheny

The foregoing instrument was acknowledged before me this: 16<sup>th</sup> day of May, 2023 by ~~\_\_\_\_\_~~ AND GISELLE ANN CRUZ, who is/are personally known to me or who has produced PA Driver License as identification.

WITNESS my signature and official seal.

My Commission Expires: \_\_\_\_\_  
*Diane M. Odorisio*  
NOTARY PUBLIC- State of Pennsylvania





**File Number:** AHT220199

**EXHIBIT "A" - LEGAL DESCRIPTION**

The South 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS the North 20.00 feet thereof; and LESS the South 13.28 feet of the North 33.28 feet of the West 20.00 feet thereof.

AND

The North 180 feet of the South 630 feet of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida; LESS the West 30 feet thereof for road Right-of-way.

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# SPECIAL USE (GENERAL)

### IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.  
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

### Property Information

Address: 19115 Livingston Avenue City/State/Zip: Lutz, FL 33559 TWN-RN-SEC: 27-19-8

Folio(s): 33417-0100 Zoning: ASC-1 Future Land Use: RES-1 Property Size: 4.99  
33418-0200

### Property Owner Information

Name: HB Alliance LLC Daytime Phone: (813) 458-7553

Address: 13361 N. 56th Street City/State/Zip: Tampa, FL 33617

Email: wholland@5starcares.com FAX Number: (813) 441-8360

### Applicant Information

Name: HB Alliance LLC Daytime Phone: (813) 458-7553

Address: 13361 N. 56th Street City/State/Zip: Tampa, FL 33617

Email: wholland@5starcares.com FAX Number: (813) 441-8360

### Applicant's Representative (if different than above)

Name: Jessica Icerman - Stearns Weaver Miller Daytime Phone: (813) 223-4800

Address: PO Box 3299 City / State/Zip: Tampa, FL 33601-3299

Email: jicerman@stearnsweaver.com & cwalden@stearnsweaver.com FAX Number: (813) 222-5089

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

By: Jessie Icerman  
Signature of Applicant

Jessica Icerman, As Authorized Agent  
Type or Print Name

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

By: Jessie Icerman  
Signature of Property Owner

Jessica Icerman, As Authorized Agent  
Type or Print Name

### Office Use Only

Intake Staff Signature: Alejandra Prado Intake Date: 10/26/2023

Case Number: 24-0087 Public Hearing Date: 01/22/2024 Receipt Number: 315419

Type of Application: SU-CRH

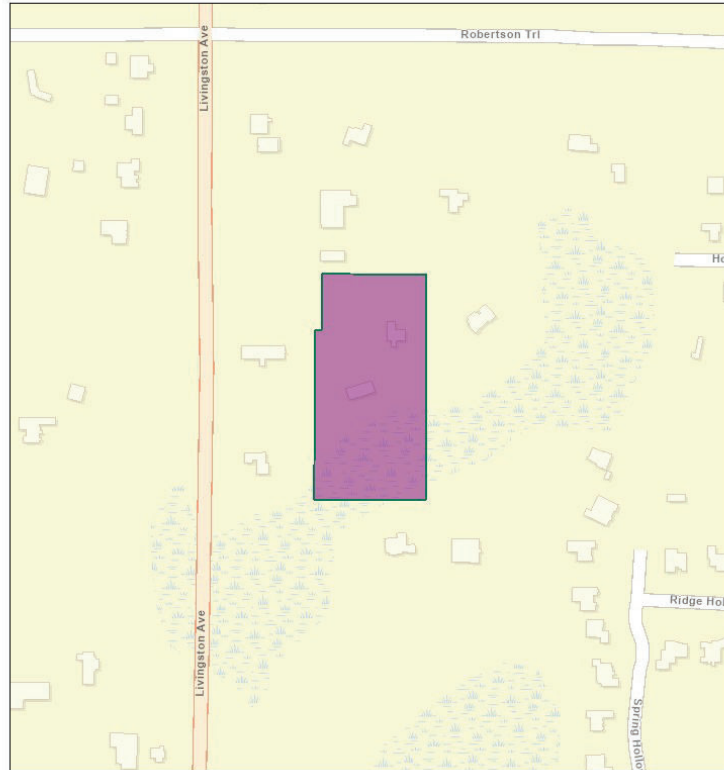
Development Services, 601 E Kennedy Blvd. 19<sup>th</sup> Floor



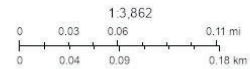
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0070H
FIRM Panel	12057C0070H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120070E
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011006 Block: 1000
Future Landuse	R-1
Future Landuse	R-1
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 33417.0100



October 27, 2023



RS: Esri Community Maps Contributors, City of Tampa, FDER ©  
OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swisstopo,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,  
USDA

Hillsborough County Florida

**Folio: 33417.0100**  
**PIN: U-08-27-19-ZZZ-000001-15400.0**  
**Hb Alliance Llc**  
**Mailing Address:**  
 13361 N 56th St Suite E  
 null  
 Tampa, FL 33617-  
**Site Address:**  
 19115 Livingston Ave  
 Lutz, FL 33559  
**SEC-TWN-RNG: 08-27-19**  
**Acreage: 4.94016981**  
**Market Value: \$473,821.00**  
**Landuse Code: 0100 Single Family**

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

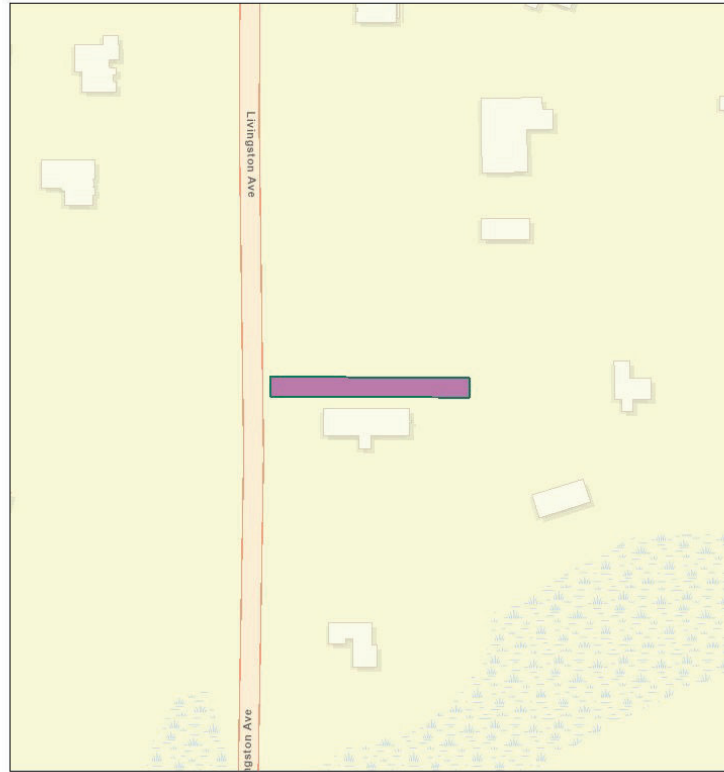
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



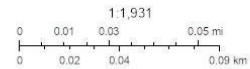
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0070H
FIRM Panel	12057C0070H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120070E
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011006 Block: 1000
Future Landuse	R-1
Future Landuse	R-1
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 33418.0200



October 27, 2023



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USDA

Hillsborough County Florida

**Folio: 33418.0200**  
**PIN: U-08-27-19-ZZZ-000001-15460.0**  
**Hb Alliance Llc**  
**Mailing Address:**  
 13361 N 56th St Suite E  
 null  
 Tampa, FL 33617-  
**Site Address:**  
 0  
 Lutz, FL 33559  
**SEC-TWN-RNG: 08-27-19**  
**Acreage: 0.19730601**  
**Market Value: \$47,085.00**  
**Landuse Code: 0000 Vacant Resident**

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