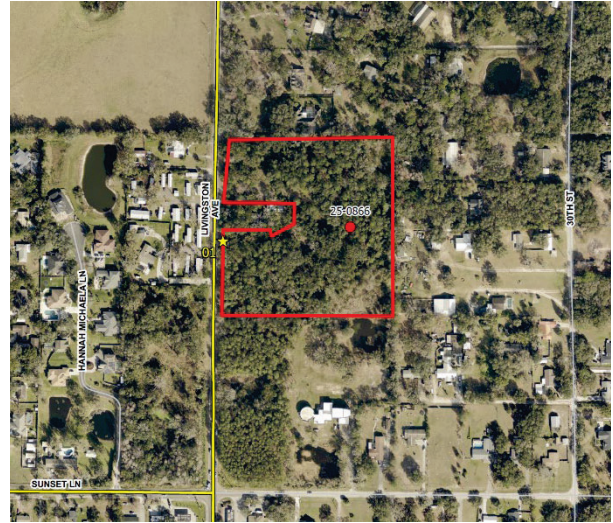


PD Modification Application: PRS 25-0866**Zoning Hearing Master Date:** NA**BOCC Land Use Meeting Date:** September 9, 2025**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Matt A. Borich**FLU Category:** R-1**Service Area:** Rural**Site Acreage:** 17.7**Community
Plan Area:** Lutz**Overlay:** Lutz Rural Area Development Standards**Introduction Summary:**

The site is zoned PD 88-0142, as most recently modified by MM 05-0791. MM 05-0791 was approved in 2005 to allow for a maximum of 45,999 square feet of neighborhood commercial uses, including any outparcel development, and 7 one-acre residential lots. Lots 1 and 7 require a 20-foot wide buffer around folio 33448.0000 (which is not within this PD) and a 15-foot wide buffer along Livingston Avenue. The PD pre-dates current scenic corridor requirements.

Existing Approval(s):	Proposed Modification(s):
Condition 1: The residential portion of the project shall be developed in accordance with the ASC-1 zoning district standards	<ul style="list-style-type: none">•The rear yard setback from Livingston Avenue shall be 30 feet for lots 1 and 7.•The side yard setback to folio 33448.0000 for Lot 7 shall be 35 feet.
Condition 5: Buffer area around folio 33448.0000 shall not be platted as part of the individual lots. Screening shall be provided in accordance with the LDC between the residential and the commercial portions of the project.	The 20-foot buffer around folio 33448.0000 will be included in the lot size for lot 7. Eliminate the required landscaping/screening between the residential and the commercial portions of the project.

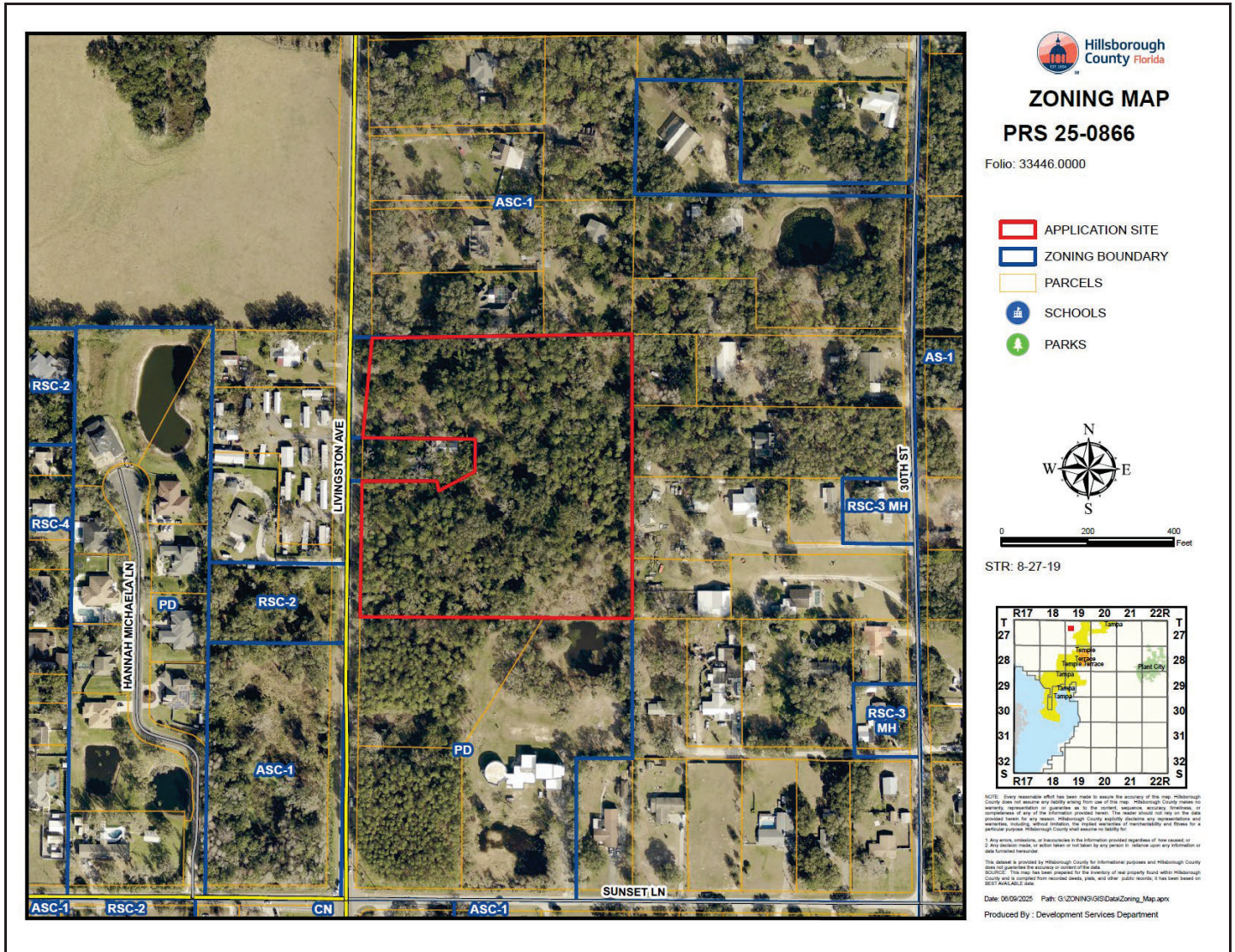
Additional Information:

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 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 DU per GA/ FAR: NA	Agricultural, Single-Family Conventional	SINGLE FAMILY R
South	PD 88-0142	0 DU per GA/ FAR: 0.12	Commercial, Neighborhood,	SINGLE FAMILY R, VACANT RESIDENTIAL
East	ASC-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family Conventional	SINGLE FAMILY R, VACANT RESIDENTIAL
West	ASC-1, RSC-2	1 DU per GA/ FAR: NA, 2 DU per GA/ FAR: NA	Agricultural, Single-Family Conventional, Residential, Single-Family Conventional	SINGLE FAMILY R, VACANT RESIDENTIAL, MHP D

APPLICATION NUMBER: PRS 25-0866

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Carolanne Peddle

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 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 checked="" type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	88	7	8
Proposed	88	7	8
Difference (+/-1)	+0	+0	+0

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	
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 checked="" 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 _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input 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	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<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	
Hillsborough County School Board 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The Planned Development is located on the east side of Livingston Ave., north of Sunset Ln. in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcels along the northern, eastern, and southern property lines are vacant residential or have single family residential units, zoned ASC-1 or PD. The properties to the west of the site across Livingston Ave are zoned ASC-1 or RSC-2 with existing single family dwelling units and a mobile home park. Properties in the surrounding area are zoned ASC-1, RSC-2, RSC-3, RSC-4, and CN. The properties zoned CN are located just south of the subject site on the south side of Sunset Ln. with existing uses of two gas stations, a strip center, and mixed retail.

The applicant is requesting to allow the required buffer area adjacent to folio 33448.0000 to be included as part of the lots, rather than a separately platted buffer tract. The applicant indicated the practical difficulty in having a separate tract as the small subdivision will not have a Homeowner Association or similar entity to separately maintain the buffer area. To maintain compatibility with the adjacent property, the applicant has proposed a 35-foot setback adjacent to folio 33448.0000 for all buildings/structures. This 35-foot setback for the principal building adjacent to folio 33448.0000 would be the same as the setback required by the required ASC-1 development standards if the 20-foot buffer was maintained as a separate tract (i.e. 15-foot setback, plus 20-foot buffer). Additionally, the increased setback would be greater than what is required for accessory structure which would have been permitted a 3-foot setback adjacent to the buffer and 23 feet from folio 33448.0000 if the buffer were to be separate tract. No increase in the number of approved lots is requested under PRS 25-0866.

Furthermore, with the 2005 modification of the original PD, which was zoned for commercial uses, the residential component was added to the northern portion of the PD and screening was required between the use types. Therefore, the residential portion was required to provide screening along the shared property line. Through the platting process it was discovered that the area where the landscaping/screening is required contains significant wetlands.

5.2 Recommendation

Based upon the above considerations, staff find the request is APPROVABLE, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 27, 2025.

1. The development shall include a maximum of 45,999 square feet of neighborhood commercial uses, including any outparcel development, and 7 one acre residential lots. The commercial portion of the project shall be development in accordance with the CG zoning district standards and the residential portion of the project shall be development in accordance with the ASC-1 zoning district standards, unless otherwise specified herein, and the Lutz Rural Area Development Standards, unless otherwise specified herein.
 - The principal building and accessory structure setback from Livingston Avenue should be 30 feet for lots 1 and 7.
 - The principal building and accessory structure setback within lot 7 to folio 33448.0000-shall be 35 feet.
2. If warranted by the County, the developer shall pay for the design, purchase and installation of a traffic signal located at the intersection of Livingston Avenue and Sunset Lane, including interconnecting the signal to adjacent intersections. The installations shall comply with Hillsborough County standards and specifications.
3. The rear of the shopping center shall be architecturally finished, (i.e. stucco and paint).
4. All mechanical equipment including roof-top equipment, shall be screened from the surrounding properties.
5. The developer shall provide a minimum 15-foot-wide landscape buffer strip between the road right-of-way and the parking area/~~single-family lots~~ along Livingston Avenue. ~~The developer shall provide a 20-foot buffer around the existing single-family residence in the residential portion of the project as shown on the general site plan. Said buffer shall not be platted as part of the individual lots.~~ The developer shall be permitted to provide access through the project for the adjacent single-family residence. No buffer shall be required between the residential and the commercial portions of the project. ~~However, screening shall be provided in accordance with the LDC.~~
6. The developer shall provide a minimum 15 foot wide landscape buffer strip between the road right-of-way and the parking area along Sunset Lane. The buffer shall extend from the intersection of Livingston Avenue East to the project entry.
7. The developer shall provide a minimum 100 foot building setback from the eastern boundary line, except as provided below.
8. In areas where the building encroaches into the 100 foot setback along the eastern boundary, the trees planted shall be increased to a height of 10 feet.
9. Retention, mitigation, parking, service drives, covered loading areas, and dumpsters, if screened, may be constructed within the 100 foot setback along the eastern boundary.
10. Prior to Construction Plan approval, the Developer shall dedicate one-half(1/2) of the right-of-way along Sinclair Hills Road to bring the substandard right-of-way up to Transportation Technical Manual Standards for a collector roadway. Right-of-way shall be measured from the centerline of the roadway. No right-of-way data was provided on the General Development Plan, therefore Staff could not determine the amount of additional right-of-way would be required of the project.

11. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
12. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County ~~Planning and Growth Management~~ Development Services Department. Final design, if approved by Hillsborough County ~~Planning and Growth Management~~ Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
13. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
14. Concurrent with the next increment of development, the project's internal private roadway shall be designed as a Shared Access Facility with the adjacent parcel under Folio No. 33448.0000 for the purpose of providing access onto Livingston Ave.
- ~~14.~~15. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.
- ~~15.~~16. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 - 1500 trip ends per day), LDC 6.04.01.E . Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system.
- ~~16.~~17. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. Where applicable, the developer will need to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
- ~~17.~~18. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ05-I 232), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Livingston Avenue, to accommodate for the right-of-way as needed for a four lane collector. This shall be up to 29 feet from the existing right-of-way.

- ~~18-19.~~ The driveway on Sunset Lane shall be located a minimum of 115 feet east of Livingston Avenue. This distance is measured from the near edge of pavement on Livingston Avenue to the near edge of pavement of the drive.
- ~~19-20.~~ Prior to Issuance of commercial site plan approval, the developer shall agree, in writing, to provide the Hillsborough Area Regional Transit Authority (HART) with reasonably located and dimensioned free access and pickup and drop off points within the project boundaries.
- ~~20-21.~~ Access to and internal road geometries for the pickup and drop off points in the parcel shall accommodate a 96 inch wide by 40 foot long advance design coach.
- ~~21-22.~~ The developer shall provide a reasonably located transit schedule information display. The display location and specifications as well as locations of pickup and drop off points shall be reviewed by HART prior to detailed site plan approval and any disputes as to appropriate location shall be resolved by the Department of Development Review,
- ~~22-23.~~ A maximum height of 35 feet or 2 stories, whichever is more restrictive, shall be permitted.
- ~~23-24.~~ Along the project boundaries, for the commercial portion of the project, all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the minimum yards and minimum buffers required elsewhere in the Hillsborough County Land Development Code and these conditions, whichever is greater.
- ~~24-25.~~ An area equal to at least .20 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be Improved and maintained accordingly. One or a combination of the following shall be provided landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped area shall be composed of permeable paving blocks.
- ~~25-26.~~ The developer shall provide, prior to Construction Plan Approval, sidewalks external to the project in the right-of-way area of the major roadway(s) bordering that portion of the project (i.e., Livingston Avenue and Sunset Lane). The exact location of said sidewalks shall be determined during Detailed Site Development review.
- ~~26-27.~~ Prior to the issuance of any building permits or land alteration permits or other development, the approved wetlands /other surface water (OSW) line must be field delineated by EPC staff and the wetland line surveyed and incorporated into the site plan. The survey must then be submitted to EPC staff for approval. After survey approval, The wetland /OSW line must appear on all site plans and must be, labeled as "EPC Wetland Line"- and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- ~~27-28.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the EPC approval/permits necessary for the development as proposed will be issued, does not serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental permits. ~~The design of the residential portion of the project shall be permitted to be modified if required by EPC to avoid wetland impacts.~~
- ~~28-29.~~ The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- ~~29~~30. 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.
- ~~28~~31. All new structures and/or impervious area on site shall be set back a minimum of 30 feet from the boundaries of the on-site conservation areas and any adjacent conservation areas contiguous to any property boundary of the site, except as specifically approved as provided for in the Hillsborough County Land Development Code.
- ~~29~~32. During construction, hay bales or other erosion-prevention control devices must be staked within the setback areas around each wet-land to prevent soil erosion into the wetlands.
- ~~30~~33. Drainage plans and calculations must be submitted to Hillsborough County Environmental Protection Commission through Department of Development Review prior to final approval, or commercial site plan approval. The developer must submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management District stormwater permit or exemption for the project.
- ~~31~~34. Prior to commercial site plan approval, the hydroperiods of the wetlands must be established by the EPC, and maintained by the developer during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
- ~~32~~35. The required front yard shall be 30 feet in the PD-C project proposed.
- ~~33~~36. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code, except as provided herein along the eastern boundary.
- ~~34~~37. The development in the PD-C project shall be limited to the use list under PD-C(N) .
- ~~35~~38. All outparcels shall have internal access only.
- ~~36~~39. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~37~~40. 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.
- ~~38~~41. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- a. Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - b. Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or

- c. The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

- ~~3942.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~4043.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~4144.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- ~~45.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

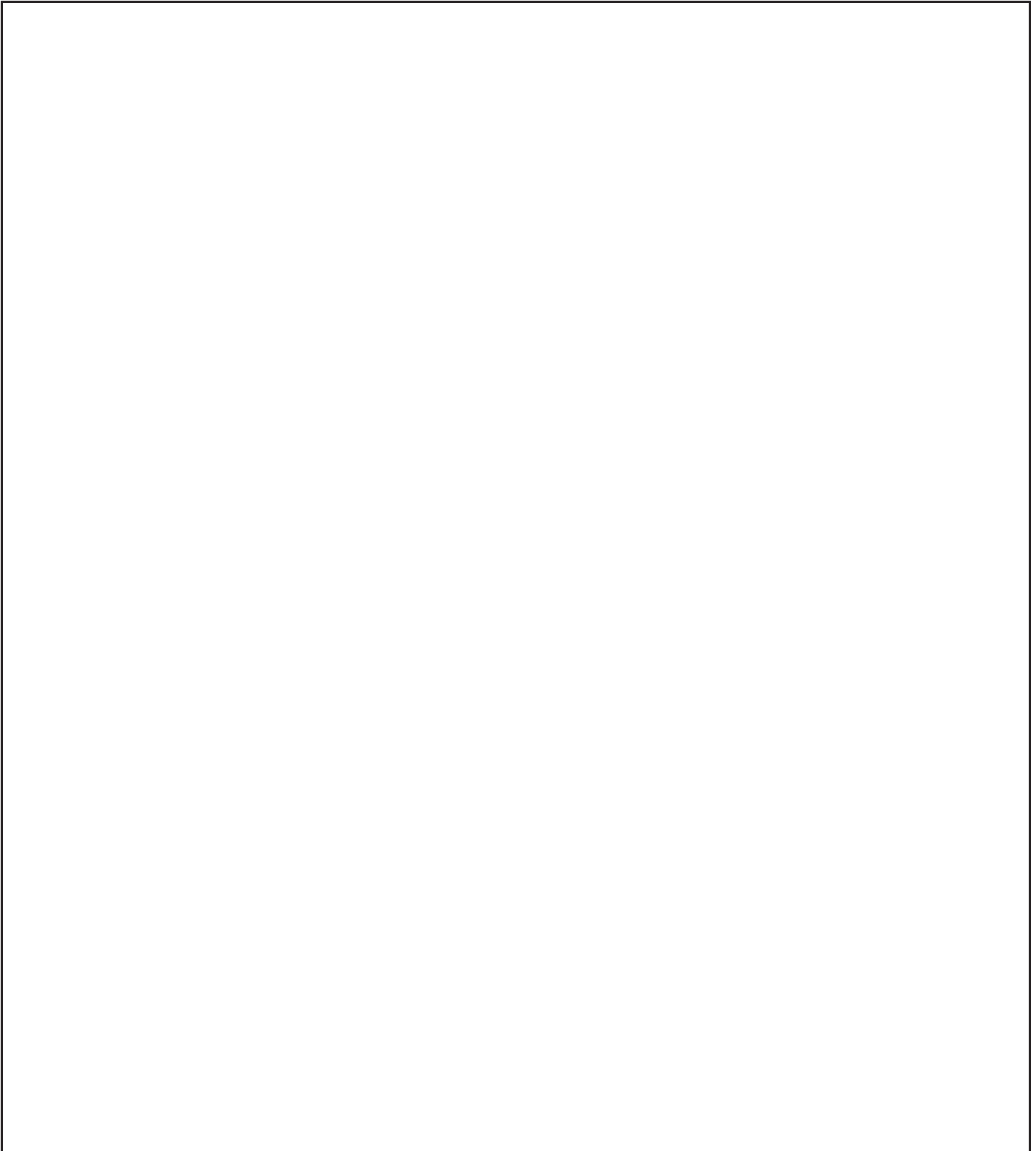
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



SIGNAL DESCRIPTION

[illegible]

ADDENDUM A

The trail 310 ft long at the Southwest ¼ of the Southeast ¼ of the Southwest 8 section 6, Township 97 South, Range 19 East, Town Ship 453 feet across together with the Road 453 feet from the Northwest ¼ of the Southeast ¼ of the Township 14, near the Section 35 far corner County Road and less than the full 350 ft, foot and less than the full 190 feet of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ of said Section 6, Township 27 North, Range 19 East, Williamson County, Florida. [Official Records Book 24-Page 145]

SURVEY ON:

GETTING WITH

In the Southwest 14 of the Southeast 14 of Section 8,
approximately 27 South Range 19 East, Hillsborough County, Florida, close
to 450,000 feet thereon, also has the first 31 mag foot thereof and lost the
en 30 so foot thereof for red assessment or right-of-way. (Official Records Book
12, Page 110 [forward A])

DETERMINE WITH

* East 115.40 feet of the West 300.20 foot of the North 120.00 foot of the South 473.00 foot of the Southwest 14 of the Southeast 14 of the Southwest 14 Section 8, Township 27 South, Range 29 East, Illinois County, Indiana. (Official Records Book 6613, Page 114 of 120)

EDITOR WITTI

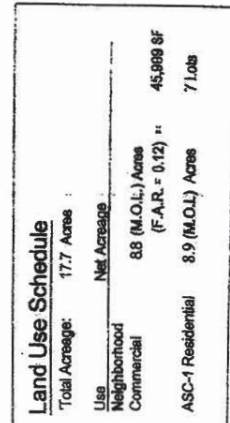
North 900.000 feet of the South 335.000 feet of the East 200.400 feet of the West 320.400 feet of the Southwest 400 feet of the Southeast 14 of the Southwest 14 Section 2, Township 37 South, Range 19 East, Tillamook County, Oregon. (Official Records Book 4612, Page 1: 1897-1901 C)

STUDY WITH

North 120 feet of the South 533 feet of the West 208 feet of the Southwest 14 of the Southeast 14 of the Northwest 14 of Section 8, Township 10 South, Range 29 East, Winnebago County, Florida less the West 90 feet thereof for right-of-way for Livingston Avenue. (Official Records 33-375, Page 246)

A right-of-way as shown on Right-of-way Map Project No. 50-1878, by the Abitah County Surveying and Mapping Department, Dated 1-1-08.

Proposed Minor Modification
To 88-142NW



 **Site Plan** MM 05-0791
Scale: 1" = 100'

Developer:
Architect:
Engineers:

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/25/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: 25-0866

-
- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |
-

CONDITIONS OF APPROVAL

New Conditions

1. Concurrent with the next increment of development, the project's internal private roadway shall be designed as a Shared Access Facility with the adjacent parcel under Folio No. 33448.0000 for the purpose of providing access onto Livingston Ave.

Revised Conditions

12. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County ~~Planning and Growth Management~~ [Development Services](#) Department. Final design, if approved by Hillsborough County ~~Planning and Growth Management~~ [Development Services](#) Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development 88-0142, which was most recently modified by PRS 05-0791. With this modification, the applicant is requesting to modify the language of existing condition of approval no. 5 which governs the northern-most parcel under Folio No. 33446.0000

of the overall Planned Development that is currently zoned for seven (7) one-acre residential lots. The future land use is Residential -1 (R-1).

Existing condition of approval no. 5 states “*The developer shall provide a minimum 15 foot wide landscape buffer strip between the road right-of-way and the parking area/single-family lots along Livingston Avenue. The developer shall provide a 20 foot buffer around the existing single-family residence in the residential portion of the project as shown on the general site plan. Said buffer area shall not be platted as part of the individual lots. The developer shall be permitted to provide access through the project for the adjacent single-family residence. No buffer shall be required between the residential and the commercial portions of the project. However, screen shall be provided in accordance with the LDC.*” To include “shall be platted as part of the individual lot”.

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, Staff has prepared a study of the trip’s generation under the existing designation within the modification area only, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 7 Units	88	7	8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on Livingston Ave, a 2-lane, divided, substandard county-maintained, rural arterial roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of right of way. Pursuant to the Hillsborough County corridor preservation plan Livingston Ave is designated for a future two lane enhancement. As displayed on the PD site plan, the amount of right of way being preserved to accommodate this expansion was identified by county review staff concurrent with the approval of the existing PD consistent with Typical

Section – 7 of the Hillsborough County Transportation Technical Manual. This application does not request any modifications to the amount of right-of-way being preserved.

SITE ACCESS

The existing Planned Development is approved for two full access connections onto Livingston Ave. and one full access connection onto Sunset Lane. This application does not propose any modifications to the approved access connections.

As stated in the above conditions of approval, concurrent with the next increment of development, the developer will be required to design the private internal roadway for the residential development within the overall PD as a Shared Access Facility to stub out to the adjacent parcel under Folio No. 33448.0000 for the purpose of connecting to Livingston Ave. Upon the future development of the adjacent parcel under Folio No. 33448.0000, the adjacent parcel will be required to take its sole access connection to Livingston Ave. through this Shared Access Facility.

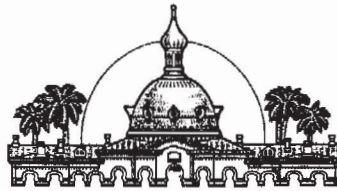
ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) for Livingston Ave. and Sunset Lane is reported below for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Livingston Ave.	Sunset Lane	Pasco County	E	F
Sunset Lane	US Hwy 41	Livingston Ave.	C	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

May 23, 2006

Reference: MM 05-0791 LU

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
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Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Larry Brindley
607 South Brevard Avenue
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled public meeting on May 23, 2006, the Board of County Commissioners granted your request for a Major Modification to PD-C, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all conditions, within 90 days of approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact our office at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

ps

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0791 LU (88-142)
BOCC MEETING DATE: May 23, 2006
DATE TYPED: June 1, 2006

Approval - Approval, subject to the conditions listed below, is based on site plan received March 3, 2005.

1. The development shall include a maximum of 45,999 square feet of neighborhood commercial uses, including any outparcel development, and 7 one acre residential lots. The commercial portion of the project shall be development in accordance with the CG zoning district standards and the residential portion of the project shall be development in accordance with the ASC-1 zoning district standards, unless otherwise specified herein, and the Lutz Rural Area Development Standards, unless otherwise specified herein..

The minimum front yard setback for the residential lots shall be 25 feet.

2. If warranted by the County, the developer shall pay for the design, purchase and installation of a traffic signal located at the intersection of Livingston Avenue and Sunset Lane, including interconnecting the signal to adjacent intersections. The installations shall comply with Hillsborough County standards and specifications.
3. The rear of the shopping center shall be architecturally finished, (i.e. stucco and paint).
4. All mechanical equipment including roof-top equipment, shall be screened from the surrounding properties.
5. The developer shall provide a minimum 15 foot wide landscape buffer strip between the road right-of-way and the parking area/single-family lots along Livingston Avenue. The developer shall provide a 20 foot buffer around the existing single-family residence in the residential portion of the project as shown on the general site plan. Said buffer area shall not be platted as part of the individual lots. The developer shall be permitted to provide access through the project for the adjacent single-family residence. No buffer shall be required between the residential and the commercial portions of the project. However, screening shall be provided in accordance with the LDC.
6. The developer shall provide a minimum 15 foot wide landscape buffer strip between the road right-of-way and the parking area along Sunset Lane. The buffer shall extend from the intersection of Livingston Avenue East to the project entry.
7. The developer shall provide a minimum 100 foot building setback from the eastern boundary line, except as provided below.
8. In areas where the building encroaches into the 100 foot setback along the eastern boundary, the trees planted shall be increased to a height of 10 feet.
9. Retention, mitigation, parking, service drives, covered loading areas, and dumpsters, if screened, may be constructed within the 100 foot setback along the eastern boundary.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0791 LU (88-142)
BOCC MEETING DATE: May 23, 2006
DATE TYPED: June 1, 2006

10. Prior to Construction Plan approval, the Developer shall dedicate one-half (1/2) of the right-of-way along Sinclair Hills Road to bring the substandard right-of-way up to Transportation Technical Manual Standards for a collector roadway. Right-of-way shall be measured from the centerline of the roadway. No right-of-way data was provided on the General Development Plan, therefore Staff could not determine the amount of additional right-of-way would be required of the project.
11. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
12. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
13. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
14. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.
15. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 - 1500 trip ends per day), LDC 6.04.01.E . Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system.
16. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. Where applicable, the developer will need to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0791 LU (88-142)
BOCC MEETING DATE: May 23, 2006
DATE TYPED: June 1, 2006

results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.

17. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ05-1232), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Livingston Avenue, to accommodate for the right-of-way as needed for a four lane collector. This shall be up to 29 feet from the existing right-of-way.
18. The driveway on Sunset Lane shall be located a minimum of 115 feet east of Livingston Avenue. This distance is measured from the near edge of pavement on Livingston Avenue to the near edge of pavement of the drive.
19. Prior to Issuance of commercial site plan approval, the developer shall agree, in writing, to provide the Hillsborough Area Regional Transit Authority (HART) with reasonably located and dimensioned free access and pickup and dropoff points within the project boundaries.
20. Access to and internal road geometries for the pickup and dropoff points in the parcel shall accommodate a 96 inch wide by 40 foot long advance design coach.
21. The developer shall provide a reasonably located transit schedule information display. The display location and specifications as well as locations of pickup and dropoff points shall be reviewed by HART prior to detailed site plan approval and any disputes as to appropriate location shall be resolved by the Department of Development Review,
22. A maximum height of 35 feet or 2 stories, whichever is more restrictive, shall be permitted.
23. Along the project boundaries, for the commercial portion of the project, all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the minimum yards and minimum buffers required elsewhere in the Hillsborough County Land Development Code and these conditions, whichever is greater.
24. An area equal to at least .20 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be Improved and maintained accordingly. One or a combination of the following shall be provided landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped area shall be composed of permeable paving blocks.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0791 LU (88-142)
BOCC MEETING DATE: May 23, 2006
DATE TYPED: June 1, 2006

25. The developer shall provide, prior to Construction Plan Approval, sidewalks external to the project in the right-of-way area of the major roadway(s) bordering that portion of the project (i.e., Livingston Avenue and Sunset Lane). The exact location of said sidewalks shall be determined during Detailed Site Development review.
26. Prior to the issuance of any building permits or land alteration permits or other development, the wetlands line must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line". The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
27. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the EPC approval/permits necessary for the development as proposed will be issued, does not serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental permits. The design of the residential portion of the project shall be permitted to be modified if required by EPC to avoid wetland impacts.
28. All new structures and/or impervious area on site shall be set back a minimum of 30 feet from the boundaries of the on-site conservation areas and any adjacent conservation areas contiguous to any property boundary of the site, except as specifically approved as provided for in the Hillsborough County Land Development Code.
29. During construction, hay bales or other erosion-prevention control devices must be staked within the setback areas around each wet-land to prevent soil erosion into the wetlands.
30. Drainage plans and calculations must be submitted to Hillsborough County Environmental Protection Commission through Department of Development Review prior to final approval, or commercial site plan approval. The developer must submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management District stormwater permit or exemption for the project.
31. Prior to commercial site plan approval, the hydroperiods of the wetlands must be established by the EPC, and maintained by the developer during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
32. The required front yard shall be 30 feet in the PD-C project proposed.
33. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code, except as provided herein along the eastern boundary.
34. The development in the PD-C project shall be limited to the use list under PD-C(N) .
35. All outparcels shall have internal access only.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0791 LU (88-142)
BOCC MEETING DATE: May 23, 2006
DATE TYPED: June 1, 2006

36. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
37. 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.
38. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.
- The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.
39. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
40. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0791 LU (88-142)
BOCC MEETING DATE: May 23, 2006
DATE TYPED: June 1, 2006

41. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/25/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: 25-0866

-
- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |
-

CONDITIONS OF APPROVAL

New Conditions

1. Concurrent with the next increment of development, the project's internal private roadway shall be designed as a Shared Access Facility with the adjacent parcel under Folio No. 33448.0000 for the purpose of providing access onto Livingston Ave.

Revised Conditions

12. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County ~~Planning and Growth Management~~ [Development Services](#) Department. Final design, if approved by Hillsborough County ~~Planning and Growth Management~~ [Development Services](#) Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development 88-0142, which was most recently modified by PRS 05-0791. With this modification, the applicant is requesting to modify the language of existing condition of approval no. 5 which governs the northern-most parcel under Folio No. 33446.0000

of the overall Planned Development that is currently zoned for seven (7) one-acre residential lots. The future land use is Residential -1 (R-1).

Existing condition of approval no. 5 states “*The developer shall provide a minimum 15 foot wide landscape buffer strip between the road right-of-way and the parking area/single-family lots along Livingston Avenue. The developer shall provide a 20 foot buffer around the existing single-family residence in the residential portion of the project as shown on the general site plan. Said buffer area shall not be platted as part of the individual lots. The developer shall be permitted to provide access through the project for the adjacent single-family residence. No buffer shall be required between the residential and the commercial portions of the project. However, screen shall be provided in accordance with the LDC.*” To include “shall be platted as part of the individual lot”.

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, Staff has prepared a study of the trip’s generation under the existing designation within the modification area only, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 7 Units	88	7	8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on Livingston Ave, a 2-lane, divided, substandard county-maintained, rural arterial roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of right of way. Pursuant to the Hillsborough County corridor preservation plan Livingston Ave is designated for a future two lane enhancement. As displayed on the PD site plan, the amount of right of way being preserved to accommodate this expansion was identified by county review staff concurrent with the approval of the existing PD consistent with Typical

Section – 7 of the Hillsborough County Transportation Technical Manual. This application does not request any modifications to the amount of right-of-way being preserved.

SITE ACCESS

The existing Planned Development is approved for two full access connections onto Livingston Ave. and one full access connection onto Sunset Lane. This application does not propose any modifications to the approved access connections.

As stated in the above conditions of approval, concurrent with the next increment of development, the developer will be required to design the private internal roadway for the residential development within the overall PD as a Shared Access Facility to stub out to the adjacent parcel under Folio No. 33448.0000 for the purpose of connecting to Livingston Ave. Upon the future development of the adjacent parcel under Folio No. 33448.0000, the adjacent parcel will be required to take its sole access connection to Livingston Ave. through this Shared Access Facility.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) for Livingston Ave. and Sunset Lane is reported below for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Livingston Ave.	Sunset Lane	Pasco County	E	F
Sunset Lane	US Hwy 41	Livingston Ave.	C	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

COMMISSION

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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 12, 2025 PETITION NO.: 25-0866 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 x1101 EMAIL: weeksa@epchc.org	COMMENT DATE: July 10, 2025 PROPERTY ADDRESS: Livingston Ave, Lutz, FL 33559 FOLIO #: 033446.0000 STR: 08-27S-19E
REQUESTED ZONING: PRS to existing PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Valid to November 2, 2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands appear to be accurately depicted on site plan.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

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

mc / aow

ec: mattaburich@gmail.com
nnicholson@nicholson-engineering.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 07/10/2025

Agency: Natural Resources **Petition #:** 25-0866

- ☒ (X) This agency has **no comment**
- ☐ () This agency has **no objections**
- ☐ () This agency has **no objections, subject to listed or attached conditions**
- ☐ () This agency **objects, based on the listed or attached issues.**



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 6/9/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/16/2025

PROPERTY OWNER: DCH Model, LLC **PID:** 25-0866

APPLICANT: Matt A. Burich

LOCATION: Livingston Ave. Lutz, FL 33559

FOLIO NO.: 33446.0000

AGENCY REVIEW COMMENTS:

Summary of Applicant's Request

Requesting a PRS application to change a condition of approval #5, associated with single family residential, to change to " Shall be platted as part of the individual lot."

EVSDs Review

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Potable Water Wellfield Protection Area (PWWPA) due one Non-Transient Noncommunity drinking water system located within 300-feet of the folios. Based on the information provided in the application, there do not appear to be any restricted or prohibited activities proposed.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Surface Water Resource Protection Area (SWRPA) and/or Wellhead Resource Protection Area (WRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, EVSD has no objections to the applicant's request.

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

PETITION NO.: PRS 25-0866

REVIEWED BY: Clay Walker, E.I. DATE: 6/10/2025

FOLIO NO.: 33446.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ____ inch water main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ____ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .



PARTY OF RECORD

Rivas, Keshia

From: Hearings
Sent: Thursday, July 10, 2025 3:45 PM
To: Vazquez, Bianca; Peddle, Carolanne; Rivas, Keshia
Subject: FW: Appl #PRS 25-0866

-----Original Message-----

From: Beth&Ben's Email <bnevel@tampabay.rr.com>
Sent: Monday, June 30, 2025 3:31 PM
To: Hearings <Hearings@hcfi.gov>
Subject: Appl #PRS 25-0866

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

Good Afternoon,

I received a Personal Appearance Letter of Notice on the above application based on the fact that I own the property at 18512 North 30th Street, Lutz, FL 33559.

However, I sold that property 4/15/2025 therefore I have no interest in this application.

It also means that the current owner has not been notified.

The information on the Property Appraiser's website is correct at this time so I'm guessing they pulled the information early.

Please feel free to call me if you have any questions. 813-690-9508

Sincerely,

Elizabeth L. Nevel
Sent from my iPhone