

Rezoning Application: PD 26-0560**Zoning Hearing Master Date:** May 26, 2026**BOCC Land Use Meeting Date:** July 21, 2026**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Meritage Homes**FLU Category:** RES-4**Service Area:** Tampa**Site Acreage:** Approximately 45.89 acres**Community
Plan Area:** Lutz**Overlay:** None**Introduction Summary:**

The applicant seeks to develop an approximately 45.89-acre unified development from ASC-1, RSC-2, and PD 19-0083 to Planned Development (PD) for development of 86 single-family detached homes resulting in a density of 1.9 dwelling units per acre.

There is an associated PRS 26-0632, requesting the removal of folio 33717.0002 from PD 19-0083 which bisects the middle of the proposed development.

Zoning:		Existing		Proposed
District(s)	ASC-1	RSC-2	PD 19-0083	PD 26-0560
Typical General Use(s)	Single-Family Residential/Agricultural	Proposed Emergency Connection	Area within PD designated as walking path.	Single family residential
Acreage	45.69 acres	0.2 ac.	0.5 ac.	45.89 acres
Density/Intensity	1 unit per 1 acre	NA	NA	1.9 du/ac. 86 units
Mathematical Maximum*	45 SF	0	0	4 du /ac 183 units

*number represents a pre-development approximation

Development Standards:		Existing		Proposed
District(s)	ASC-1	RSC-2	PD 19-0083	PD
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 25' Side: 10' Rear: 25'	NA: Area is designated walking path proposed to be removed per PRS.	Front: 20' Side: 5' Rear: 15'
Height	35'	35'	NA	35'
Additional Information:				

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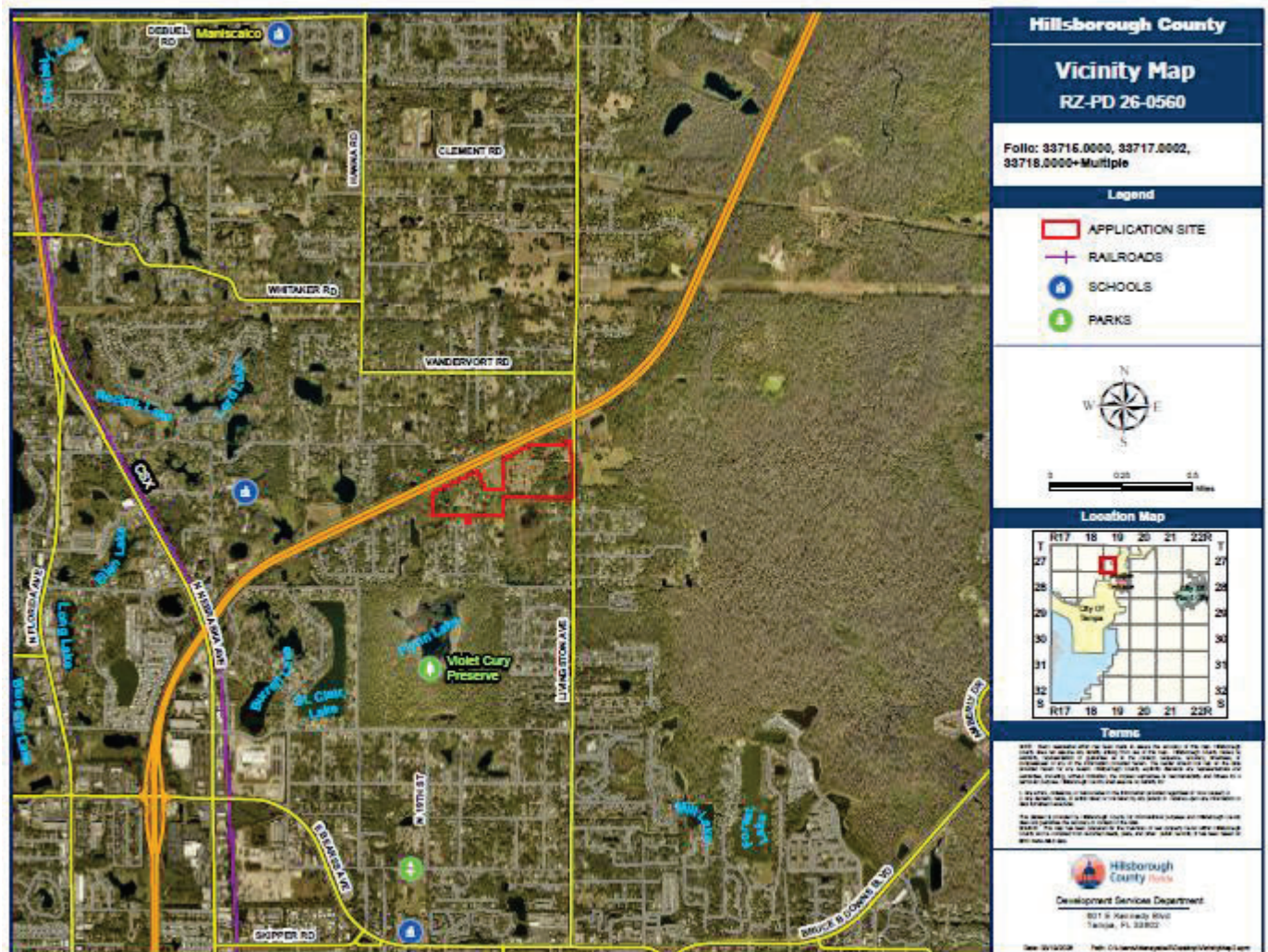
Case Reviewer: Tim Lampkin, AICP

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: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



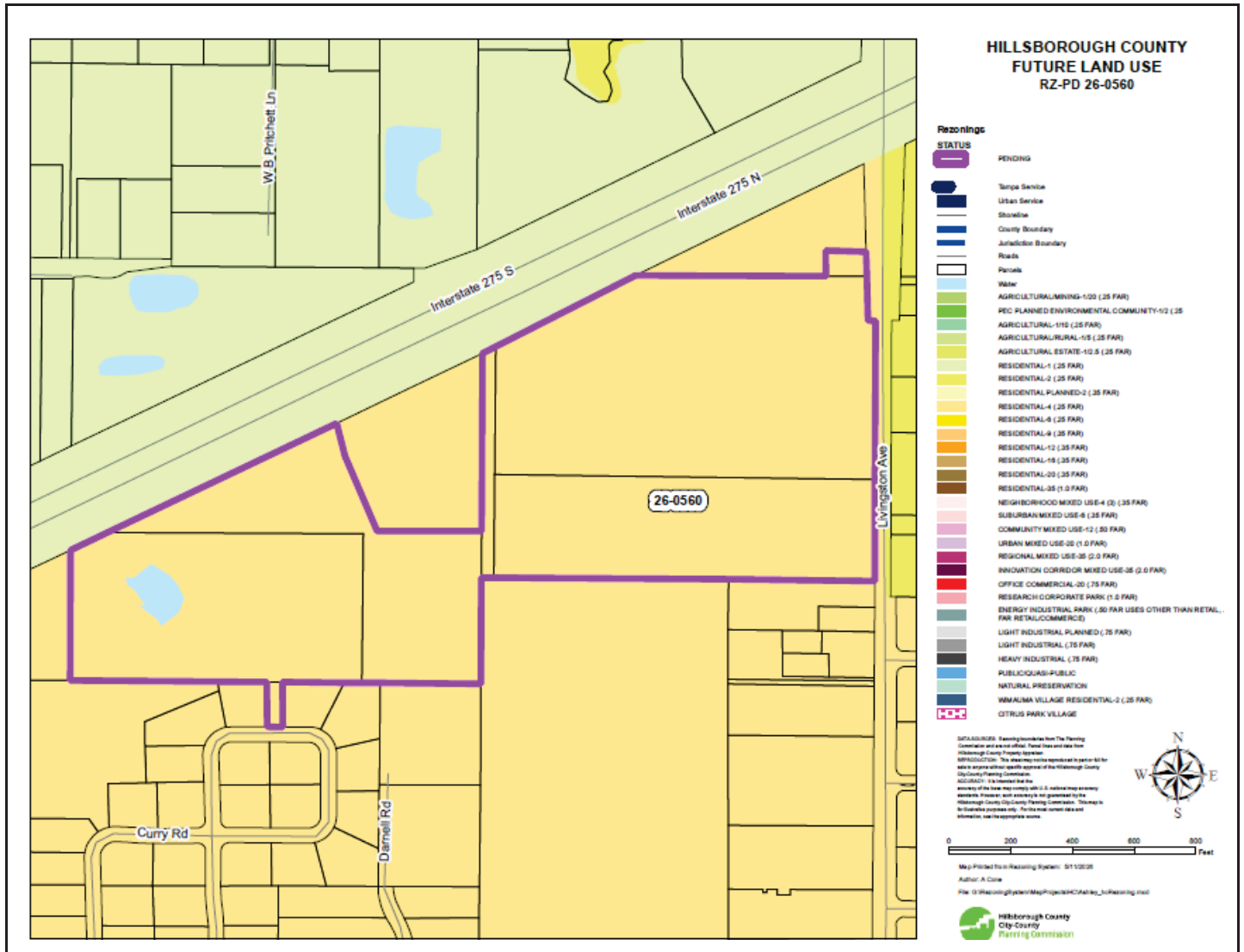
Context of Surrounding Area:

The subject property is located +/-1,350 feet south of the Interstate 275 (I-275) overpass at Livingston Avenue.

The site is located in an area comprised of predominantly single-family residential development and vacant parcels zoned for residential development. Immediately north of the subject site is Interstate 1-275. Further south is Violet Cury Nature Preserve located +/-1,500 feet south.

2.0 LAND USE MAP SET AND SUMMARY DATA

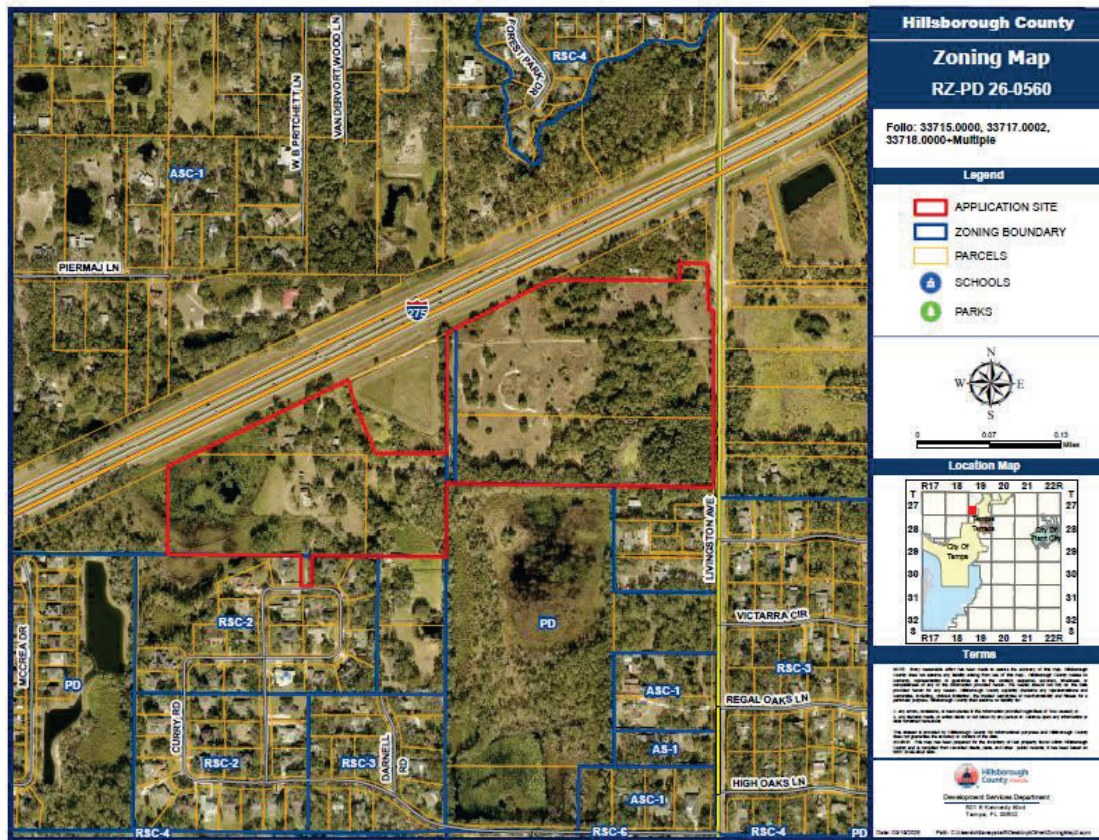
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	Residential: 4 du/acre Maximum FAR: 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

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	I-275	NA	NA	NA
	ASC-1	1 DU/AC.	Agricultural / SF	Single Family
East	Livingston Ave.	NA	NA	NA
	ASC-1	1 DU/AC.	Agricultural / SF	Currently Vacant
South	PD 19-0083	0.30 du/ac.	SF	Currently Vacant
	ASC-1	1 DU/AC.	Agricultural / SF	Single Family
	RSC-2	2 DU/AC.	Single family	Single family residential
West	ASC-1	1 DU/AC.	Agricultural / SF	Vacant

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

Road Name	Classification	Current Conditions	Select Future Improvements
Livingston Avenue	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Curry Road	County Local - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	621	35	45
Proposed	959	63	84
Difference (+/-)	+ 338	+28	+39

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North		None	None	Meets LDC
South		Gated Emergency	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Livingston Avenue/Substandard Road	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat (Upland Wildlife Habitat Area) ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☒ Adjacent to ELAPP property ☐ Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☐ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 45.89-acre unified development of 86 single family detached homes located +/-1,350 feet south of the Interstate 275 (I-275) overpass at Livingston Avenue and directly south of interstate 275.

The applicant proposes a maximum building height of 35 feet, consistent with the height permitted for the adjacent RSC-2 development located to the southwest of the subject site, and less than the 50-foot maximum allowable height within the ASC-1 zoning district property located to the east. To further compatibility, the applicant proposes a condition requiring a 5-foot-wide vertical buffer and screening easement adjacent to the homes located to the immediate southwest located off Curry Road.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.06 Buffering and Screening; nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

Prior to site plan certification, the applicant shall complete the following:

1. Revise "150' Zoning Offset" to "150' Study Area".
2. Provide a +/-14-foot-wide strip of land along the Livingston Ave frontage of the northern +/-515 feet of folio 34020.0000 labeling it "+/-14 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan."
3. Revise the 25-foot-wide right of way dedication along Livingston Ave to provide 20 feet of right of way conveyance and 10 feet of right of way preservation, in accordance with the Design Exception found to be approvable.
4. Label the 10-foot-wide Corridor Preservation Area as "+/-10 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan."
5. Label the 20-foot-wide dedication area as "+/-20 Feet of Right-of-Way Foot Right-of-Way Conveyance Area - See Conditions of Approval."
6. Revise the Site Plan Project Data Table from "Total Dwelling...: 130 units" to "Total Dwelling...: 86 units".
7. Revise Gross Density from "2.8 du/acre" to "1.9 du/acre".
8. Revise the Single Family Detached Lot inset map to increase the lot width to 60'.
9. Revise the Single Family Detached Lot Standards table "Min. Lot Width: 40'" to "Min. Lot Width: 60'".
10. Revise the Single Family Detached Lot Standards table "Min. Lot Size 4,400sf" to "Min. Lot Size 6,000 sf".

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan stamped May 5, 2025.

1. The project shall be limited to a maximum of 86 single-family detached homes, in general conformance with the Site Plan, stamped May 5, 2026.
2. The development shall comply with the following development standards.

a. Maximum Building Coverage:	75 percent
b. Maximum Building Height:	35 feet
c. Minimum Lot Size:	6,000 sf
d. Minimum Lot Width:	60 feet
e. Minimum Lot Depth:	100 feet
f. Minimum Front setback:	20 feet*
g. Minimum Side setback:	5 feet
h. Minimum Front Yard Functioning as a Side yard setback:	10 feet**
i. Minimum Rear setback:	15 feet

*Garages will be set back an additional 5 feet.
 **20' When side yard is used for access
3. The project shall comply with the following, as shown on the site plan:
 - A 5-foot-wide easement and screening where depicted on the site plan shall meet the standards of LDC 6.06.06.C.3 (Screening Standard Type "A"). The easement shall be dedicated to the HOA or similar entity for the purpose of screening installation and maintenance.
 - An eight-foot-high concrete wall along the northern boundary adjacent to Interstate 275.
4. The project shall be served by one (1) full access connection to Livingston Ave and one (1) gated emergency access connection to Curry Rd.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.

6. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Livingston Ave frontage such that a minimum of 14 feet of right of way is preserved along the northern 515 feet of folio 33715.0000 and 10 feet of right of way is preserved along the remainder of the PD's Livingston Ave frontage. 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. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.
8. If PD 26-0560 is approved, the County Engineer will approve a Design Exception request (dated April 3, 2026, revised May 1, 2026) which was found approvable approved by the County Engineer (on May 14, 2026) for the Livingston Ave substandard road improvements. As Livingston Ave is a substandard collector roadway, the developer will be required to make certain improvements to Livingston Ave consistent with the Design Exception. Specifically,
 - The developer shall provide an 11-foot-wide northbound left turn lane; and
 - The developer shall provide a 5-foot-wide paved shoulders on both sides of the roadway in place of the 7-foot-wide buffered bike lanes; and
 - The developer shall provide an open ditch section between the paved shoulder and sidewalk on the west side of the roadway, and the paved shoulder and right of way line on the east side of the roadway in place of the 5-foot-wide grass strip; and
 - The developer shall provide a 5-foot-wide sidewalk on the west side of the roadway outside of the FDOT Limited Access Right of Way which shall be 2 feet from the dedicated right of way line; and
 - The developer shall dedicate and convey to Hillsborough County +/- 20 feet of right of way along the project frontage outside of the FDOT Limited Access Right of Way in addition to the 10 feet of right of way preservation referenced in condition 7.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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 Certified Site Plan to avoid tree removal.

14. 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.
15. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
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 correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
18. 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, unless otherwise stated herein.
19. 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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBORO UGH 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.

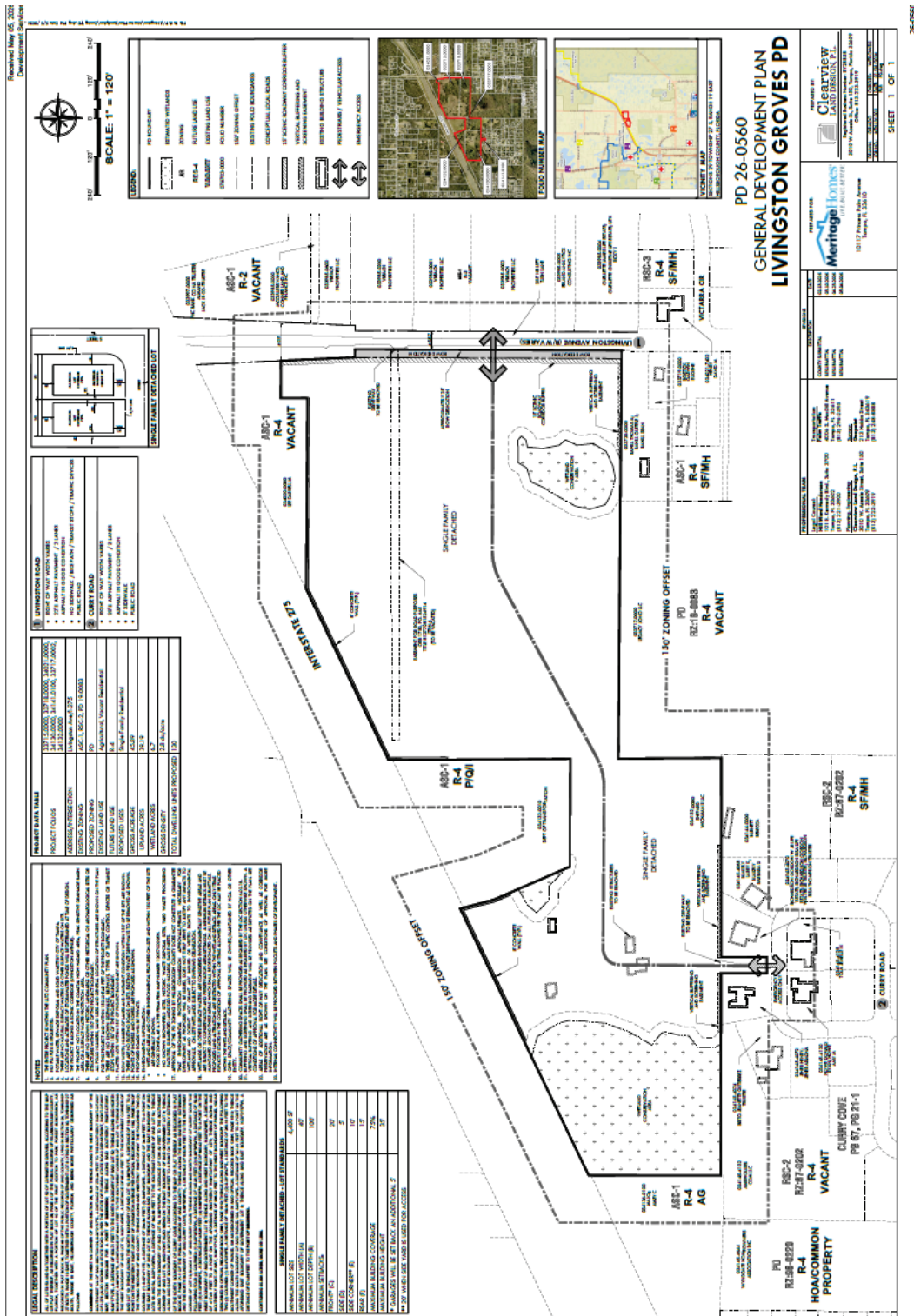
7.0 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/15/2026

REVISED: 5/20/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: PD 26-0560

- ☐ 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

- The project shall be served by one (1) full access connection to Livingston Ave and one (1) gated emergency access connection to Curry Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Livingston Ave frontage such that a minimum of 14 feet of right of way is preserved along the northern 515 feet of folio 33715.0000 and 10 feet of right of way is preserved along the remainder of the PD's Livingston Ave frontage. 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. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.
- If PD 26-0560 is approved, the County Engineer will approve a Design Exception request (dated April 3, 2026, revised May 1, 2026) which was found approvable approved by the County Engineer (on May 14, 2026) for the Livingston Ave substandard road improvements. As Livingston Ave is a substandard collector roadway, the developer will be required to make certain improvements to Livingston Ave consistent with the Design Exception. Specifically,
 - The developer shall provide an 11-foot-wide northbound left turn lane; and
 - The developer shall provide a 5-foot-wide paved shoulders on both sides of the roadway in place of the 7-foot-wide buffered bike lanes; and
 - The developer shall provide an open ditch section between the paved shoulder and sidewalk on the west side of the roadway, and the paved shoulder and right of way line on the east side of the roadway in place of the 5-foot-wide grass strip; and
 - The developer shall provide a 5-foot-wide sidewalk on the west side of the roadway outside of the FDOT Limited Access Right of Way which shall be 2 feet from the dedicated right of way line; and
 - The developer shall dedicate and convey to Hillsborough County +/- 20 feet of right of way along the project frontage outside of the FDOT Limited Access Right of Way in addition to the 10 feet of right of way preservation referenced in **condition**.

Other Conditions:

- Prior to PD Site Plan certification, the PD Site Plan shall be revised as follows:
 - Provide a +/-14-foot-wide strip of land along the Livingston Ave frontage of the northern +/-515 feet of folio 34020.0000 labeling it “+/-14 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan.”
 - Revise the 25-foot-wide right of way dedication along Livingston Ave to provide 20 feet of right of way conveyance and 10 feet of right of way preservation, in accordance with the Design Exception found to be approvable.
 - Label the 10-foot-wide Corridor Preservation Area as “+/-10 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan.”
 - Label the 20-foot-wide dedication area as “+/-20 Feet of Right-of-Way Foot Right-of-Way Conveyance Area - See Conditions of Approval.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 45.89-acre site from Agricultural, Single-Family Conventional (ASC-1), Residential, Single-Family Conventional (RSC-2), and Planned Development (PD 19-0083) to Planned Development (PD). The applicant is proposing a maximum of 86 single-family detached units. The site's Future Land Use designation is Residential-4 (R-4).

The PD (19-0083) portion of the site is 0.69 acres and is approved for a fitness/walking trail. A minor modification (PRS 26-0632) has been filed to remove the area, incorporating it within this requested PD.

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Existing Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, ASC-1 & RSC-2, 44 Single-Family Detached Units (ITE LUC 210)	621	35	45

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 86 Single-Family Detached Units (ITE LUC 210)	959	63	84

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 338	+ 28	+ 39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Livingston Ave and Curry Rd.

Livingston Ave is a 2-lane, undivided, collector rural roadway. The roadway is characterized by +/- 11-foot-wide lanes in average condition, no bike lanes or sidewalks on either side of the roadway and lies within a +/- 82-foot-wide right of way.

Along the project's frontage, Livingston Ave is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The typical section for a 4-lane, divided, collector urban roadway is TS-6 of the Hillsborough County Transportation Technical Manual, which requires a minimum of 110 feet of right of way. The site will be required to preserve sufficient right of way to provide 55 feet as measured from the centerline of Livingston Ave, except along the northern 515 feet of folio 34020.0000, where 14 feet shall be provided as measured from the current right of way line. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The right of way preservation areas shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

Curry Rd is a 2-lane, local urban roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, +/- 5-foot-wide sidewalks on both sides of the roadway and lies within a +/- 50-foot-wide right of way.

SITE ACCESS

The PD proposes one (1) full access connection to Livingston Ave and one (1) gated emergency access connection to Curry Rd.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project meets warrants for a northbound left turn lane at the project entrance on Livingston Ave. The applicant is proposing to construct the necessary turn lane in addition to other off-site improvements, as part of the proposed Design Exception for substandard roadway improvements.

No improvements to Curry Rd are proposed or required as the proposed access to this roadway will be gated and used for emergency access.

DESIGN EXCEPTION REQUEST – SUBSTANDARD ROAD: Livingston Ave

As Livingston Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Livingston Ave, April 3, 2026, and revised May 1, 2026, to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 14, 2026). The developer will be required to make certain improvements to Livingston Ave consistent with the Design Exception including:

- provide an 11-foot-wide northbound left turn lane; and
- provide a 5-foot-wide paved shoulders on both sides of the roadway; and
- provide an open ditch section between the paved shoulder and sidewalk on the west side of the roadway, and the paved shoulder and right of way line on the east side of the roadway; and
- provide a 5-foot-wide sidewalk on the west side of the roadway outside of the FDOT Limited Access Right of Way
- provide 2 feet between the back of the sidewalk and the dedicated right of way line; and
- dedicate +/- 20 feet of right of way along the project frontage outside of the FDOT Limited Access Right of Way; and
- preserve 10 feet of right of way in addition to the above noted dedication.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not have LOS information for the segment of Livingston Ave fronting the project site (from Sinclair Hills Dr to I-275) The LOS information for Livingston Ave for segments north and south of the subject site are provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Livingston Ave (North)	Bearss Rd	Sinclair Hills Dr	D	F
Livingston Ave (South)	I-275	Vandervort Rd	D	F

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



FW: RZ-PD 26-0560 - Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>

Date Thu 5/14/2026 8:56 AM

To Vicki Castro <vcastro@palmtraffic.com>; Michael Yates <myates@palmtraffic.com>

Cc Kami Corbett <kami.corbett@hwhlaw.com>; kayla.witkowski@clearviewland.com
<kayla.witkowski@clearviewland.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica
<KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon,
Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

 1 attachment (2 MB)

26-0560 DEAdd 05-04-26.pdf;

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 26-0560 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

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E: Williamsm@HillsboroughCounty.org

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Hillsborough County

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-

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, May 13, 2026 5:16 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 26-0560 - Design Exception Review

Hello Mike,

The attached Administrative Variance is Approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
myates@palmtraffic.com
kami.corbett@hwhlaw.com
kayla.witkowski@clearviewland.com
lampkint@hcfl.gov
kowalj@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. DE-Substandard Rd - Livingston Avenue ☐ 4. ☐ 2. revised to address staff comments ☐ 5. ☐ 3. ☐ 6.
Important: 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.	
Project Name/ Phase	Livingston Groves PD
Important: 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.	
Folio Number(s)	33715.0000, 33718.0000, 34021.0000, 34130.0000, 34141.0100, 33717.0002, 34132.0000
☒ Check This Box If There Are More Than Five Folio Numbers	
Important: 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").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	ASC-1, RSC-2, PD 19-0083
Important: 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 https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	26-0560
Important: If a rezoning application is pending, enter the application number proceeded 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.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: 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".	



Revised May 01, 2026
April 03, 2026

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Livingston Groves PD (26-0560)
Folios: 33715.0000, 33718.0000, 34021.0000, 34130.0000, 34141.0100, 33717.0002, 34132.0000
Design Exception Request – Livingston Avenue
Palm Traffic Project No. T26014

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed project located west of Livingston Avenue and south of I-275 in Hillsborough County, as shown in Figure 1. This request is made based on our virtual meeting on March 12, 2026, with Hillsborough County staff.

The approximately 44.8-acre property is currently occupied by several single-family residences. This request is to rezone the property to allow for up to 130 single-family detached dwelling units.

The access for the project will be as follows:

- One (1) full access to Livingston Avenue.

Livingston Avenue is identified in the Hillsborough County Comprehensive Plan as an arterial roadway and was identified during our meeting as a substandard road. Livingston Avenue has a posted speed limit of 40 mph with 11-foot travel lanes in approximately 58 feet of right of way. No sidewalks or bike lanes currently exist on either side of Livingston Avenue.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Livingston Avenue along the property frontage. The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The TS-4 includes 11-foot travel lanes. The request is to provide the 11-foot travel lanes and an 11-foot northbound left turn lane. According to the Florida Green Book, on a suburban roadway where the speed limit is between 40 and 45 mph, 11-foot travel and auxiliary lanes may be used. The post speed limit on Livingston Avenue is 40 mph.
2. The TS-4 includes a 7-foot buffered bike lane. The request is to provide a 5-foot paved shoulder in lieu of the buffered bike lane on both sides of the roadway along the property frontage outside the FDOT Limited Access ROW. The paved shoulder can serve as a bicycle lane.

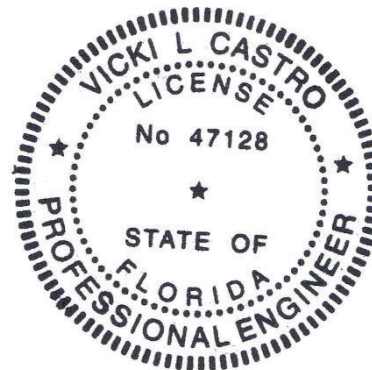
3. The TS-4 incorporates an F type curb. Given this section of Livingston Avenue does not have an F type curb within the immediate area, it is requested to maintain the existing section without an F type curb.
4. The TS-4 section includes a 5-foot grass strip between the sidewalk and the curb. The request is to provide an open ditch section between the paved shoulder and the sidewalk/ROW line. The side slopes on the ditch will be a maximum of 1:4. Additionally, the ditch depth will not exceed 3.5 feet.
5. The TS-4 section includes a 5-foot sidewalk on both sides of the roadway. The request is to provide a 5-foot sidewalk on the west side of the roadway along the property frontage outside the FDOT Limited Access ROW.
6. The TS-4 includes 2 feet from back of sidewalk to the right of way line. This will be provided along the western side of the roadway.
7. The TS-7 requires a minimum of 64 feet of ROW. The existing ROW adjacent to the project is approximately 58 feet. Based on the proposed improvements, the request is to provide a dedication of approximately 20 feet of ROW along the project frontage, with an additional 10 feet of ROW preservation.

The proposed site plan is shown in Figure 2.

Sincerely,

**Vicki L
Castro** Digitally signed
by Vicki L Castro
Date: 2026.05.01
14:56:14 -04'00'

Vicki L Castro, P.E.
Principal



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.

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 L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

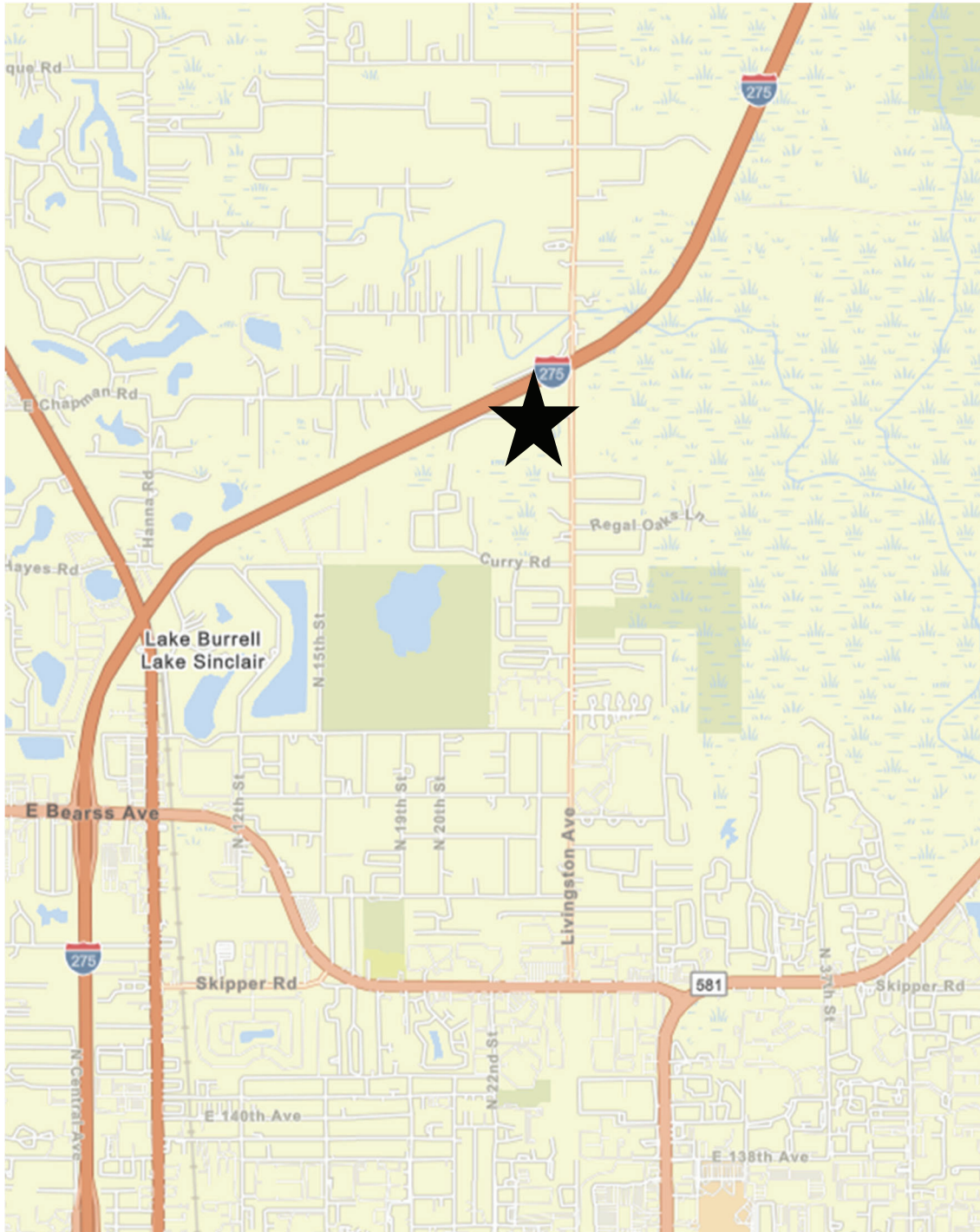


Figure 2: Site Plan

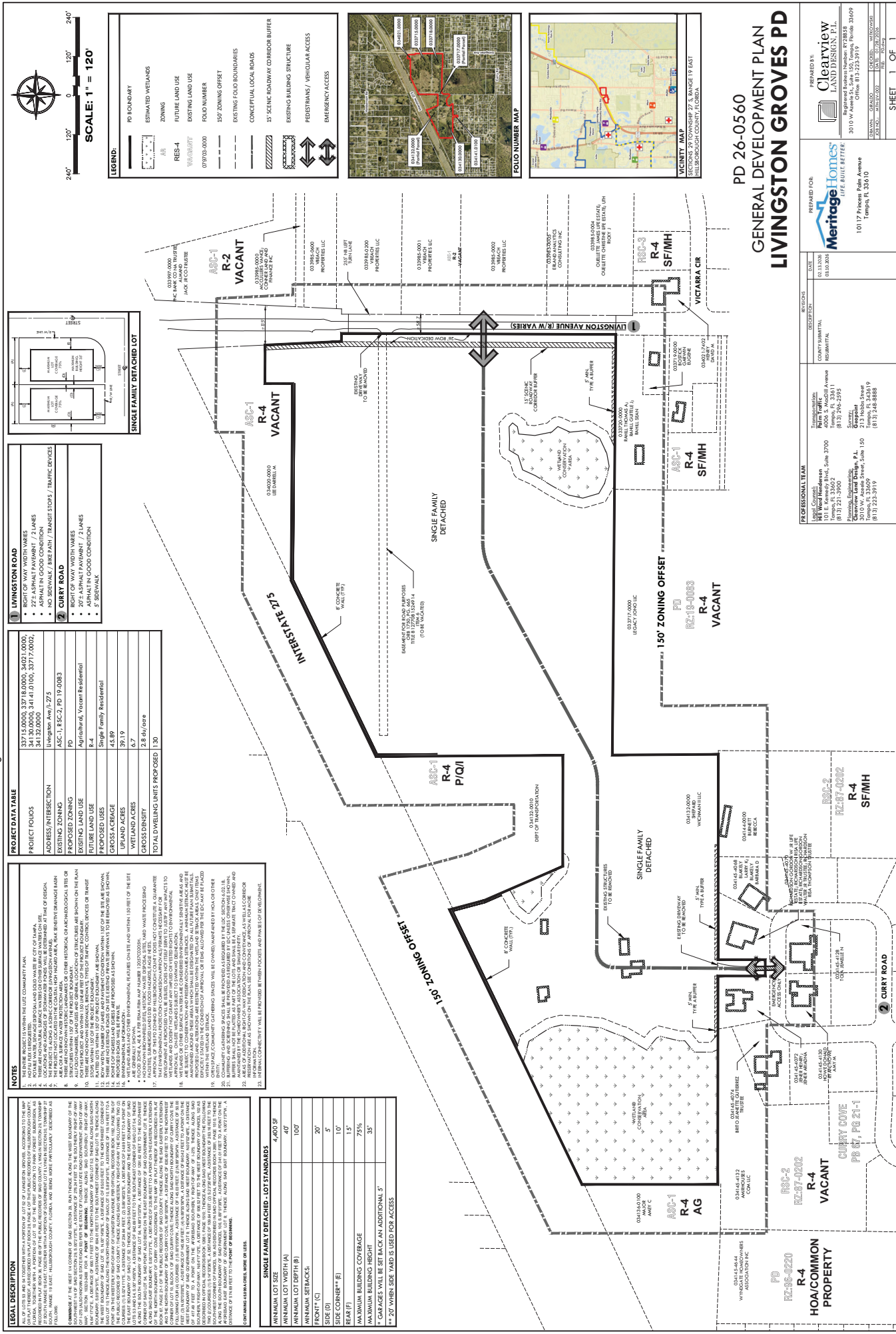
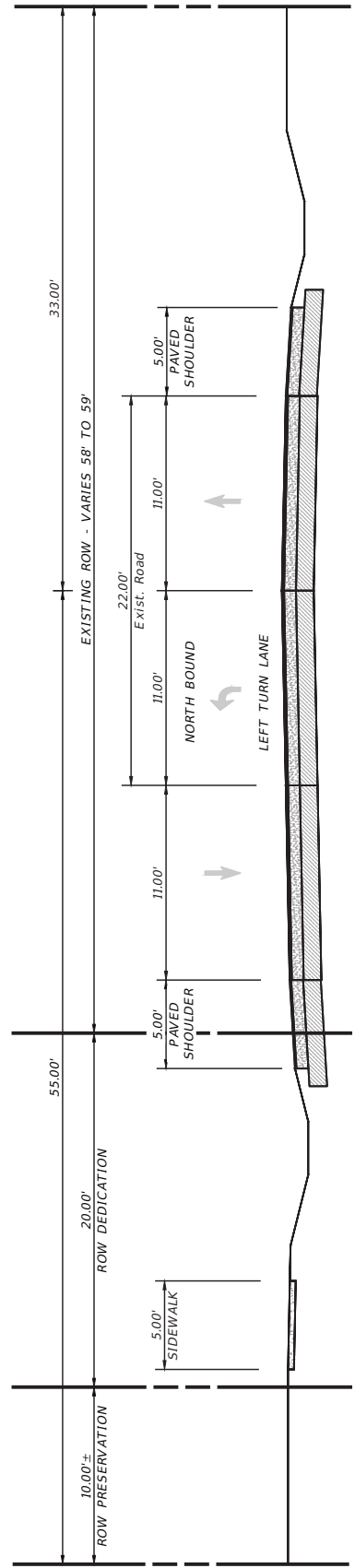
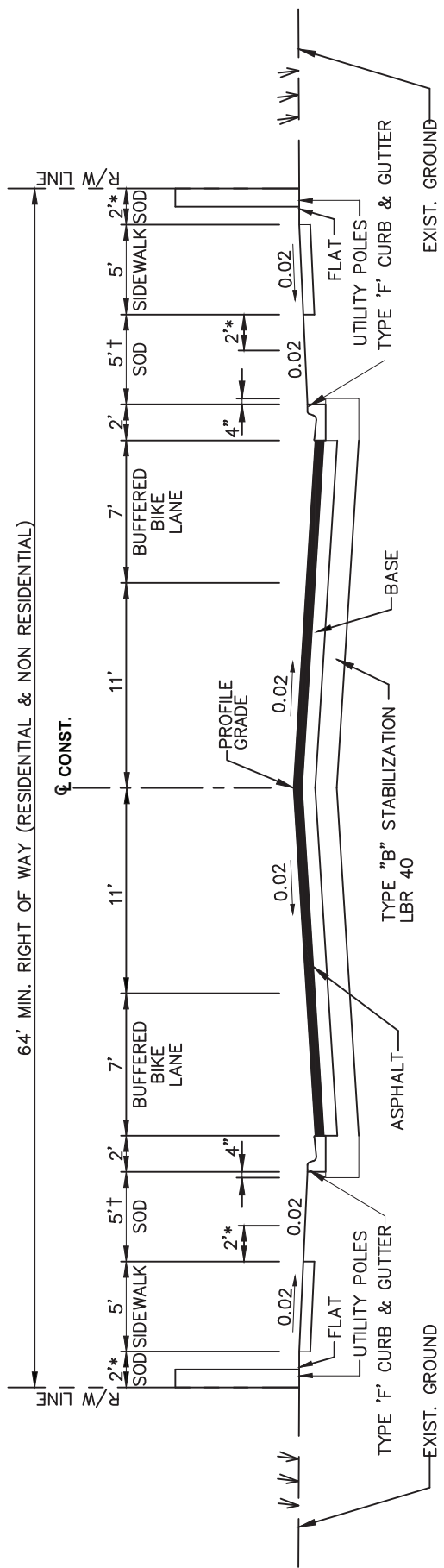


Figure 3: Proposed Typical Section



TYPICAL SECTION
LIVINGSTON AVE

SCALE 1"=10'
*THE RIGHT-OF WAY TO BE PRESERVED/DEDICATED
WITHIN THE LIMITS OF THE PROPERTY OWNED BY THE DEVELOPER



TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 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. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION	
			DRAWING NO. TS-4	SHEET NO. 1 OF 1

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification	Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
	Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
	25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1 Natural	11	11	12	11	11	12	N/A	
C2 Rural	11	11	12	11	11	12		
C2T Rural Town	11	11	12	11	11	12	12	12
C3 Suburban	10	11	12	10	11	12	11	12
C4 Urban General	10	11	12	10	11	12	11	12
C5 Urban Center	10	11	12	10	11	12	11	12
C6 Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0560
DATE OF HEARING:	May 26, 2026
APPLICANT:	Meritage Homes
PETITION REQUEST:	PD
LOCATION:	West side of Livingston Avenue, 450 ft. north of the Livingston/Victarra Circle intersection
SIZE OF PROPERTY:	45.89 acres
EXISTING ZONING:	ASC-1, RSC-2 and PD 19-0083
FUTURE LAND USE CATEGORY:	R-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Lutz

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 45.89-acre parcel located on the west side of Livingston Avenue, approximately 1.5 miles north of the Bearss Avenue/Livingston Avenue intersection in the Lutz area of Hillsborough County. The subject site also is located in part, along the south side of I-75 near the I-75/Livingston Avenue overpass.

The request is a Planned Development for a maximum of 86 single family lots. The minimum lot width is 60 ft. and the minimum lot size is 6,000 sq. ft.

The subject site has a FLUE Map designation of R-4.

The property is located within the limits of the Lutz Community Plan.

The property is located within the Urban Service Area.

The property is located within the City of Tampa water and wastewater service area.

SUMMARY OF HEARING

The applicant representatives, Kami Corbett, attorney, Kayla Witkowski, land planner and Michael Yates, transportation planner provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum of 86 single family lots, a minimum of 60 ft. wide and 6,000 sq. ft. in size at a density of 1.8 units/acre.

It was stated that there are single family home subdivisions located all along the Livingston Avenue corridor.

The following data was presented on the single family and multi-family developments that are located along the Livingston Avenue corridor:

Single Family Subdivisions:

Curry Cove: 1.38 units/acre

Wyndgate: 1.6 units per acre

Silver Forest: 3.73 units/acre

Sutton Estates: 1.6 units/acre

Livingston Oaks: 1.6 units/acre

Attached/Multi-family Developments

Fiddlers Cove: 6.6 units/acre

Villas at Deer Park: 10.5 units/acre

The Livingston: 187.6 units/acre

Forest Lake Student Housing: 7.6 units/acre

It was pointed out that the property is located within the R-4 FLUE category and is located within the Urban Service Area.

It was pointed out that the subject site is largely isolated from surrounding residential land uses. The property is bound by I-75 to the north, Livingston Avenue to the west, wetlands and a few single-family lots to the south and wetlands/open space to the west.

It was stated that the Comprehensive Plan defines compatibility as characteristics of different uses or activities or design which allow the uses to be located near each other in harmony. It does not mean “the same as”. In this case what is proposed is single family adjacent to single family. Specific lot size differences, may be addressed through site plan design measures.

It was stated that the parcel is located within the Lutz Community Plan and the Plan allows for the clustering for parcels that are greater than 30 acres in size to allow for the preservation of open space.

May 26, 2026

The associated site plan is designed in a manner that clusters the single-family lots, avoids the wetlands and provides for recreational areas/open space. The site plan is designed in a manner that conceptually places the projects stormwater ponds along the south side of the property substantially separating the proposed single family home community from the adjacent existing single family home communities located to the south.

The site plan proposes additional buffering and screening in a few specific locations where the proposed single family home community comes closest to the adjacent existing single family home communities to the south.

The site plan main entrance is to Livingston Avenue. An emergency locked gate connection is proposed to Curry Road. This connection is controlled by Fire/Sheriff/EMS emergency related personnel. All traffic is designed to utilize the Livingston Avenue connection.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Lutz Community Plan and the Comprehensive Plan.

No one spoke in support of the application.

The following people spoke in opposition:

Alan Vernick, 2110 Curry Road

Valerie Ribecky, 16103 Darnell Road

Maria Elena D'Amico, 1610 Darnell Road

Arianda Jener, 1808 Curry Road

Amy Howe, 1807 Curry Road

Donald Miller, 2415 Forrest Crest Circle

It was stated that the lot sizes in the area are in the one-half acre to 2-acre range. That there is no precedent for 6,000 sq. ft. lots in this area. It was stated that the proposed development is not compatible and does not represent the Lutz community development pattern.

It was stated that the surrounding homes are on well and septic tanks. That the homes in the Curry Cove community are in the ½ acre to 1 acre range. There is a concern that the emergency access to Curry Road will eventually be converted to a full unrestricted full access.

It was stated that Livingston Avenue is a congested roadway.

It was stated that the proposed development is suburban in scale not semi-rural. It was stated that east Lutz is rural, west Lutz is suburban.

It was stated that the proposed rezoning does not follow the Lutz Community Plan. Need larger lots in the ½ acre range and larger.

It was stated that the proposed development will set a precedent for further suburban developments.

It was state that the proposed development will add more traffic to an already congested Livingston Avenue.

It was stated that there is a concern for site visibility for the proposed access connection of the community to Livingston Avenue given the close proximity to the Livingston/I-75 overpass.

In rebuttal it was reiterated that the subject parcel is located within an area of the Lutz Community Plan that is designated R-4 and is located within the USA. That the subject parcel is envisioned by the Comp Plan to be developed at a suburban scale. Per the Lutz Community Plan, which allows for clustering, the proposed development clusters lots and sets aside environmental lands and provides for open space.

It was stated that the main entrance at Livingston will include a northbound left turn lane into the community. That the intersection has no site visibility issues with the Livingston/I-75 overpass. It was noted that there is sufficient capacity on Livingston Avenue to accommodate project traffic and maintain an acceptable level of service.

EVIDENCE SUBMITTED

The applicant/representative, Kami Corbett, and the applicants project team provided oral testimony and graphics supplementing the file on record.

The people who spoke in opposition provided oral testimony and graphics.

It was noted that, to be recognized, approximately 50 people stood up in opposition at the hearing.

FINDINGS OF FACT

The subject 45.89-acre site is located on the west side of Livingston Avenue, approximately 1.5 miles north of the Bearss Avenue/Livingston Avenue intersection and just south of the Livingston Avenue/I-75 overpass in the Lutz area of Hillsborough County.

The Planned Development request is for a maximum of 86 single family dwelling units on minimum 60 ft wide, minimum 6,000 sq. ft. lots.

The property is designated R-4 and is within the USA. The property is located within the boundary of the Lutz Community Plan.

The subject site is substantially isolated from surrounding residential communities. The site is bound by I-75 to the north, Livingston Avenue to the east, wetlands/open space and approximately 4 single family lots along the southern boundary and wetlands/open space to the west.

The southern boundary of the subject site is approximately 3,000 ft. long.

There is a single-family home subdivision that abuts approximately 750 feet of the southern boundary near the southwest corner of the site. There are three single family lots that abut the boundary of the subject parcel in this location.

The single family lots located in this single-family community to the south of the subject site are in the ½ acre to 1 acre size range.

The are single family lots located further to the southwest, approximately 500 ft to the southwest, that are in the 1/3-acre range.

The Lutz Community Plan Liveable Communities policy language envisions semi-rural development. The language envisions one acre lots and larger.

However, the Lutz Community Plan does allow for exceptions to this envisioned one-acre lot size goal. The Lutz Community Plan allows for the clustering of lots for parcels greater than 30 acres in size to set aside land for environmental protection and open space.

The language in the Lutz Community Plan states the following:

Semi-rural, Single-family Residential Community Character

Residents desire to maintain Lutz as a low density, semi-rural, single-family community offering a variety of housing styles, lot sizes, configurations, and setbacks; while ensuring quality of life and sustainability. To do so residents want to

- ensure modular homes have the appearance of being site built;
- retain native vegetation and utilize drought tolerant and preferably native plantings in landscaping plans which will attract wildlife (encourage the removal of exotic plants);
- maintain lot sizes of one acre or greater, using clustering only in projects with a minimum acreage of 30 acres or more to allow for the preservation of open space, and to restore a semi-rural environment;
- support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide;
- require new subdivisions to face existing local roads or as new residential areas are developed, create inter-connected roadways to link the community together;
- address situations where densities have been permitted greater than 1 du/1ga, to:
 1. allow for the transfer of those development rights for both residential and commercial development to areas inside the USA;
 2. permit development to cluster on larger acreage's to achieve meaningful open space and agricultural lands;

3. on lots smaller than 2 acres, develop building square footage to lot ratios or other tools to create compatible development between older, smaller lot development and new development;
4. require minimum open space and varied setbacks for rural residential lots; and,
5. eliminate the 'flex' provision within and into the community boundaries.

The Plan language strives to maintain low density and specifically allows for clustering and envisions a variety of lot sizes on parcels greater than 30 acres in order to achieve this result. It is noted that the Lutz Community Plan language regarding clustering, does not set a minimum lot size.

The Lutz Community Plan covers a large area, in general from the Pasco/Hillsborough County line to the north, I-75 to the east, the Veterans Expressway to the west and an irregular shaped southern boundary generally following an east/west line at the location of the Nebraska/Florida apex. This is a large area, exceeding 20,000 acres. Those areas designated R-4 are limited. Approximately 10% of this total area is designated R-4. Approximately 75% of those areas designated R-4 within the boundary of the Lutz Community Plan are also located within the Urban Service Area.

A review of the underlying zoning in the scattered areas designated R-4, it is found that these areas include a mix of RSC-6, RSC-4, RSC-2, and PDs for suburban scale minimum 14,000 to 5,000 sq. ft. lots.

It is found that being designed R-4 and being located within the USA within the boundaries of the Lutz Community Plan establishes a distinct subset planning area within the Lutz Community Plan. These areas as described above are largely developed at lot sizes smaller than one acre.

It is found that a substantial precedent has been established for smaller lots for master planned communities greater than 30 acres that cluster and preserve environmental feature and open space.

It is found that the Lutz Community Plan language allows for clustering of residential units on parcels greater than 30 acres in order to set aside

environmentally sensitive lands and open space, specifically envisions 'low density' and allows for a variety of lot sizes (without setting a minimum lot size).

The proposed development proposes a maximum density of approximately 1.8 units per acre. This density is similar to the density of residential communities adjacent to the subject site. This proposed density is found to be semi-rural in character.

It is found that the subject site is largely isolated from the surrounding single family residential communities. The isolation of the subject site largely mitigates any differences in lots sizes between the proposed lots sizes and larger lot sizes found to the south.

To further address the compatibility of the proposed single-family residential community with respect to lot size differences, the site plan associated with the PD application is designed in such a manner that the majority of the project's stormwater ponds are conceptually located along the southern border of the subject site. Given that I-75 is to the north and single-family development in this area is located to the south, the location of the ponds creates an additional substantial separation of the majority of the proposed single-family lots from the existing residential communities to the south/southwest. To ensure that this site plan approach is implemented moving forward a condition will be recommended requiring stormwater ponds be located along the southern property boundary in the locations as generally depicted on the conceptual site plan presented at the zoning hearing.

To further address the differences in lot sizes the site plan associated with the PD application provides for buffering and screening in a few specific locations along the southern boundary of the site where single family home sites are nearer/abut the southern property boundary.

The associated site plan provides for a minimum 15 ft. wide landscape buffer along Livingston Avenue buffering/screening the proposed development from the roadway.

May 26, 2026

It is found that the proposed development, for a maximum of 86 single family homes on minimum 6,000 sq. ft. lots as designed and conditioned by Development Services staff is compatible with the adjacent single family detached home communities located to the south and southwest of the subject site; and is compatible with the land use pattern along the adjacent Livingston Avenue corridor.

It is found that the emergency access connection to Curry Road is not open to the public except in emergency situations related to the blocking off of the main entrance to the proposed community at Livingston Avenue. The decision as to its use is controlled by Fire/Sheriff/EMS type personnel.

It is found that the proposed development is consistent with the R-4 FLUE designation on the property.

It is found that the proposed development is consistent with the Lutz Community Plan.

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

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning as conditioned is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department and subject to the following additional condition:

- Along the southern property line, stormwater ponds shall be located in the locations as generally depicted on the conceptual site plan presented at the zoning hearing. The exact size, length and width of the stormwater ponds along the southern boundary shall be subject to final design and permitting.

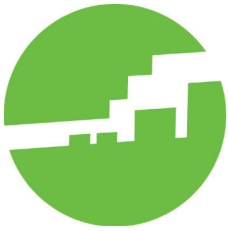
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0560 Folio(s): 33715.0000, 33717.0002, 33718.0000, 34021.0000, 34141.0100, 34130.0000, and a portion of 34132.0000 General Location: South of Interstate-275 and west of Livingston Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Lutz
Rezoning Request	Agricultural Single Family Conventional-1 (ASC-1) and Planned Development (PD 06-0459) to Planned Development (PD) for 130 Single-family Family Homes
Parcel Size	44.5 ± acres
Street Functional Classification	Interstate-275 – State Principal Arterial Livingston Avenue – County Arterial
Commercial Locational Criteria	N/A

Evacuation Area	N/A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	ASC-1 + PD (06-0459)	Agricultural + Vacant
North	Residential-1	ASC-1 + RSC-3 + RSC-4	Single Family + Agricultural + Vacant
South	Residential-4	PD + ASC-1 + AS-1 + RSC-2 + RSC-3 + RSC-4 + RSC-6	Single Family + Public/Quasi-Public/Institutional
East	Residential-1 + Residential-2	PD + ASC-1 + AS-1 + RSC-3	Vacant + Single Family + Public/Quasi-Public/Institutional
West	Residential-4	PD + ASC-1 + RSC-2 + RSC-4	Single Family + Public/Quasi-Public/Institutional + Agricultural

Staff Analysis of Goals, Objectives and Policies:

The 44.5 ± acre subject site is south of Interstate-275 and west of Livingston Avenue. The subject site is in the Urban Service Area (USA) and is within the limits of the Lutz Community Plan. The applicant is requesting a rezoning from Agricultural Single-family Conventional-1 (ASC-1) and Planned Development (PD 06-0459) to a Planned Development (PD) for 130 single-family homes.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County's anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that "compatibility does not mean 'the same as,' but rather refers to the sensitivity of development proposals in preserving the character of existing development." The subject property currently consists of vacant land with some agricultural uses. The surrounding areas are largely characterized by single family residential development with some agricultural uses north of Interstate-275 in the Rural Area and Public/Quasipublic/Institutional uses to the south and east of the site within the Urban Service Area. Considered collectively, this mix of surrounding land uses establishes a development pattern that supports the proposed single family residential use, especially as it is located within the Urban Service Area adjacent

to existing single family residential uses. Accordingly, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 (RES-4) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The RES-4 Future Land Use designation allows for a maximum of 4 dwelling units per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR). With 44.5 acres, the subject site may be considered for a maximum of 178 dwelling units ($44.5 \text{ acres} \times 4 \text{ du/acre} = 178 \text{ dwelling units}$). The proposed Planned Development will have a maximum of 130 dwelling units, which is well under the maximum allowable density on the site, and the uses are appropriate with the RES-4 category; therefore, the request is consistent with FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Environmental and Sustainability Section (ESS) Objective 3.5 and Policy 3.5.2 sets standards for Planning Commission staff to apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with the Environmental Protection Commission (EPC), and to collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions. A portion of the site contains wetlands and is within a Surface Water Protection Area (SWRPA). The site contains some wetlands and was reviewed by EPC. EPC did not require a resubmittal based on the current site plan configuration; therefore, the proposal is consistent with ESS Objectives 3.5 and Policy 3.5.2.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The surrounding areas are largely characterized by single family residential development with some agricultural uses north of Interstate-275 in the Rural Area and Public/Quasipublic/Institutional uses to the south and east of the site within the Urban Service Area. The proposed Planned Development adheres to the compatibility criteria by restricting the entrance along Curry Road to Emergency Access only and orients the main access to the site off of Livingston Avenue. This design will keep any additional traffic from the proposed development on Livingston Avenue, which is a County Arterial roadway, rather than Curry Road, which is a local road that services an existing residential area. Additionally, there is a 5', Type A vertical buffering and screening proposed on the southern portion of the property where the site is adjacent to existing single-family homes to provide additional mitigation measures for existing residents within the area. Accordingly, the proposal is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Lutz Community

Plan. The Semi-rural, Single-family Residential Community Character Strategy of the plan seeks to maintain Lutz as a low-density, semi-rural, single-family community offering a variety of housing styles, lot sizes, configurations, and setbacks, while ensuring quality of life and sustainability. Some of the strategies include preserving natural vegetation and areas, clustering development on projects 30 acres or larger, and retaining natural areas in residential development. The subject site is within the Urban Service Area and allowed a maximum of 4 units per gross acre; however, the applicant has proposed a density of 2.8 units per gross acre with clustering and preservation of existing wetlands on site. The proposed Planned Development meets the intent of the Semi-rural, Single-family Residential Community Character Strategy by maintaining a semi-rural character with sensitivity to existing environmental features. Additionally, the Streetscape/Roadway Strategy calls for an interconnected shaded streetscape/roadway system, which visually enhances its corridors. The proposed Planned Development includes a 15' Scenic Corridor Buffer along the project's frontage to protect the special visual character of the area, as Livingston Avenue has been identified by the County as a Suburban Scenic Roadway. The proposed Planned Development is consistent with the intent of the Lutz Community Plan and the Livable Communities Element.

Overall, staff finds that the proposed Planned Development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Lutz Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

ENVIRONMENTAL AND SUSTAINABILITY SECTION

Objective 3.5: *Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions*

LIVABLE COMMUNITIES ELEMENT: LUTZ COMMUNITY PLAN

Semi-rural, Single-family Residential Community Character

Residents desire to maintain Lutz as a low density, semi-rural, single family community offering a variety of housing styles, lot sizes, configurations, and setbacks; while ensuring quality of life and sustainability. To do so residents want to:

- *ensure modular homes have the appearance of being site built;*
- *retain native vegetation and utilize drought tolerant and preferably native plantings in landscaping plans which will attract wildlife (encourage the removal of exotic plants);*
- *maintain lot sizes of one acre or greater, using clustering only in projects with a minimum acreage of 30 acres or more to allow for the preservation of open space, and to restore a semi-rural environment;*
- *support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide;*
- *require new subdivisions to face existing local roads or as new residential areas are developed, create inter-connected roadways to link the community together;*
- *address situations where densities have been permitted greater than 1 du/1ga, to:*
 1. *allow for the transfer of those development rights for both residential and commercial development to areas inside the USA;*
 2. *permit development to cluster on larger acreage's to achieve meaningful open space and agricultural lands;*
 3. *on lots smaller than 2 acres, develop building square footage to lot ratios or other tools to create compatible development between older, smaller lot development and new development;*
 4. *require minimum open space and varied setbacks for rural residential lots; and,*
 5. *eliminate the 'flex' provision within and into the community boundaries.*

Lutz Rural Area Development Standards have been created which will implement the Lutz Community Plan goal of retaining the semi-rural residential character of Lutz. These standards have been incorporated into the County's land development code. These guidelines are meant to:

- *achieve compatibility between new and existing uses;*
- *protect the area from suburban and urban sprawl;*
- *maintain ecological balance;*
- *improve design aesthetics to make the physical development of the community more attractive and provide for individual expression;*
- *protect natural resources by clustering development i.e., having somewhat smaller lots (1/2 acre) and leaving useable open space;*
- *retain natural areas in residential lot development;*
- *vary lot size and setbacks;*
- *encourage use of native landscape materials and xeriscape principals;*
- *preserve and encourage connection of open spaces; and*
- *provide for the development of paths and trails.*

Streetscapes/Roadways

Residents of Lutz want an interconnected shaded streetscape/roadway system, which visually enhances its corridors. To do so:

- *roadways designated as scenic corridors will be protected;*
- *if a fence or wall is located along a designated scenic corridor/roadway, the setback of the fence or wall should be determined by whether it is in the Rural or Urban Service Area, and not by the underlying land use designation. The Land Development Code will be updated to implement this requirement .*
- *planting programs of drought tolerant, preferably native trees and/or vegetation along roadways identified as scenic corridors and/or greenway trails will be undertaken to create a sense of place, and to improve or preserve specific views;*
- *Gateways, located to create a sense of arrival through a change in character from the surrounding landscape have identified. These gateways, when developed with local community participation, are intended to create a lasting impression through:*
 - *the selection of signage;*
 - *location of structures;*
 - *proximity of shrubbery or other vegetation; and*
 - *roadway layout/configuration.*
- *the County will work with local agencies to develop a mobility plan which will:*
 - *study the placement of future rural roadways designed to provide intermodal connections rather than widening existing roadways;*
 - *determine appropriate locations for the placement of sidewalks for schools, parks and other public uses; and*
 - *provide for pedestrian paths and trails to interconnect the community.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 26-0560

Rezoning
STATUS



PENDING



Tampa Service



Urban Service



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Water



AGRICULTURAL MINING-1/20 (25 FAR)



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



AGRICULTURAL-1/10 (25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (25 FAR)



RESIDENTIAL-1 (25 FAR)



RESIDENTIAL-2 (25 FAR)



RESIDENTIAL PLANNED-2 (35 FAR)



RESIDENTIAL-4 (25 FAR)



RESIDENTIAL-6 (25 FAR)



RESIDENTIAL-9 (35 FAR)



RESIDENTIAL-12 (35 FAR)



RESIDENTIAL-16 (35 FAR)



RESIDENTIAL-20 (35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (75 FAR)



LIGHT INDUSTRIAL (75 FAR)



HEAVY INDUSTRIAL (75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



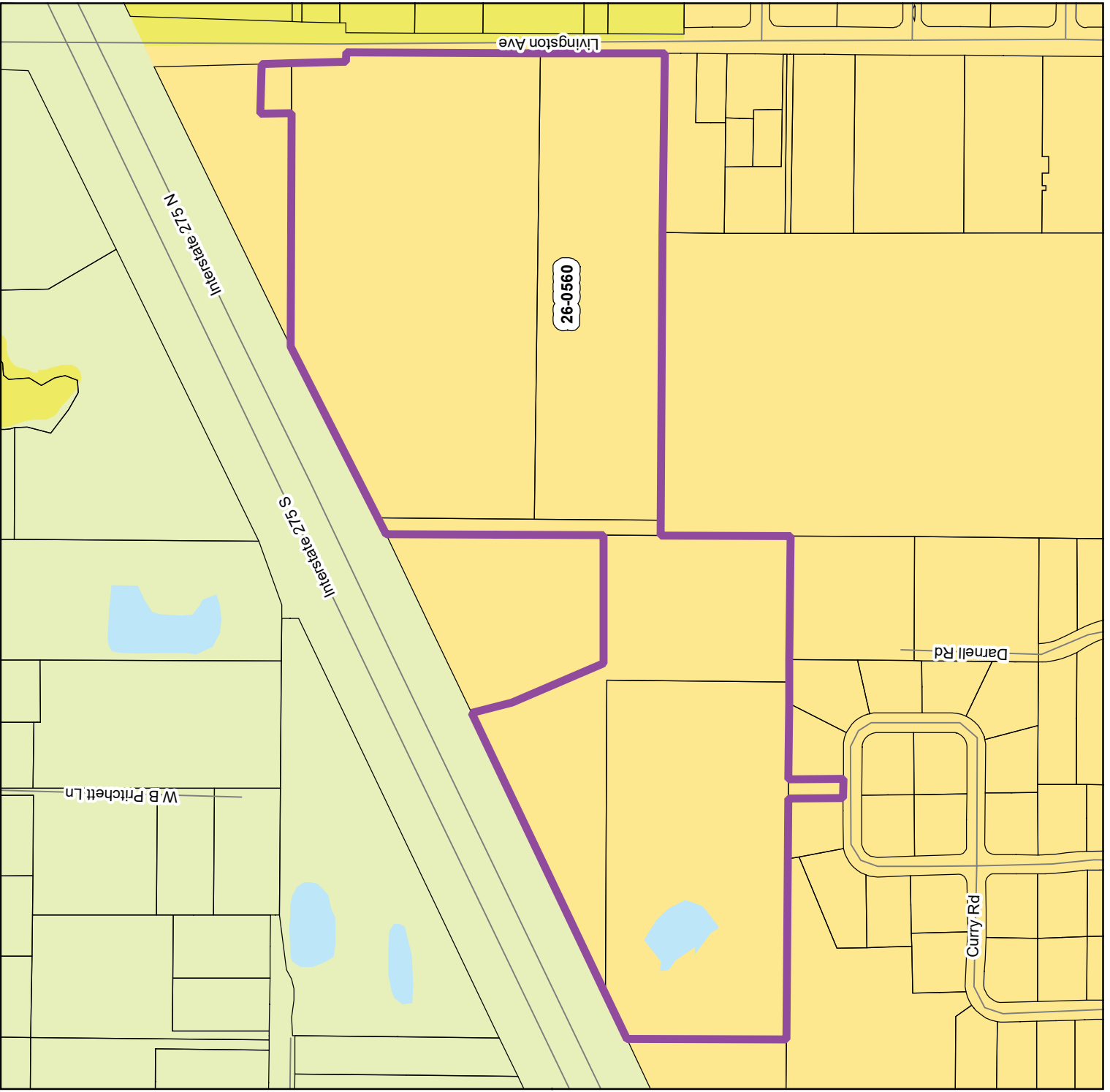
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/11/2026

Author: A. Cone

File: G:\Rezoning\System\MapProjecta\HCU\HCU Rezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Livingston Groves

Zoning File: PD 26-0560 Modification: NONE

Atlas Page: NONE Submitted: 07/13/26

To Planner for Review: 07/13/26 Date Due: ASAP

Contact Person: Kayla Witkowski Phone: 813-223-3919

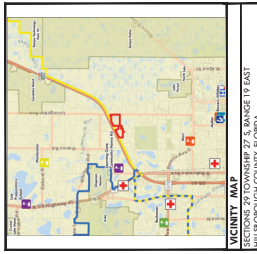
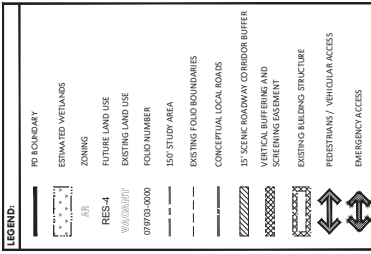
Right-Of-Way or Land Required for Dedication: Yes ☒ No ☐

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 07-13-2026

Date Agent/Owner notified of Disapproval: _____



DATE: 11/20/2016

TIME: 1:10:20 PM

PRINTED FOR: **Meritage Homes®**
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10117 Princeton Pointe Avenue
Tempe, AZ 85310

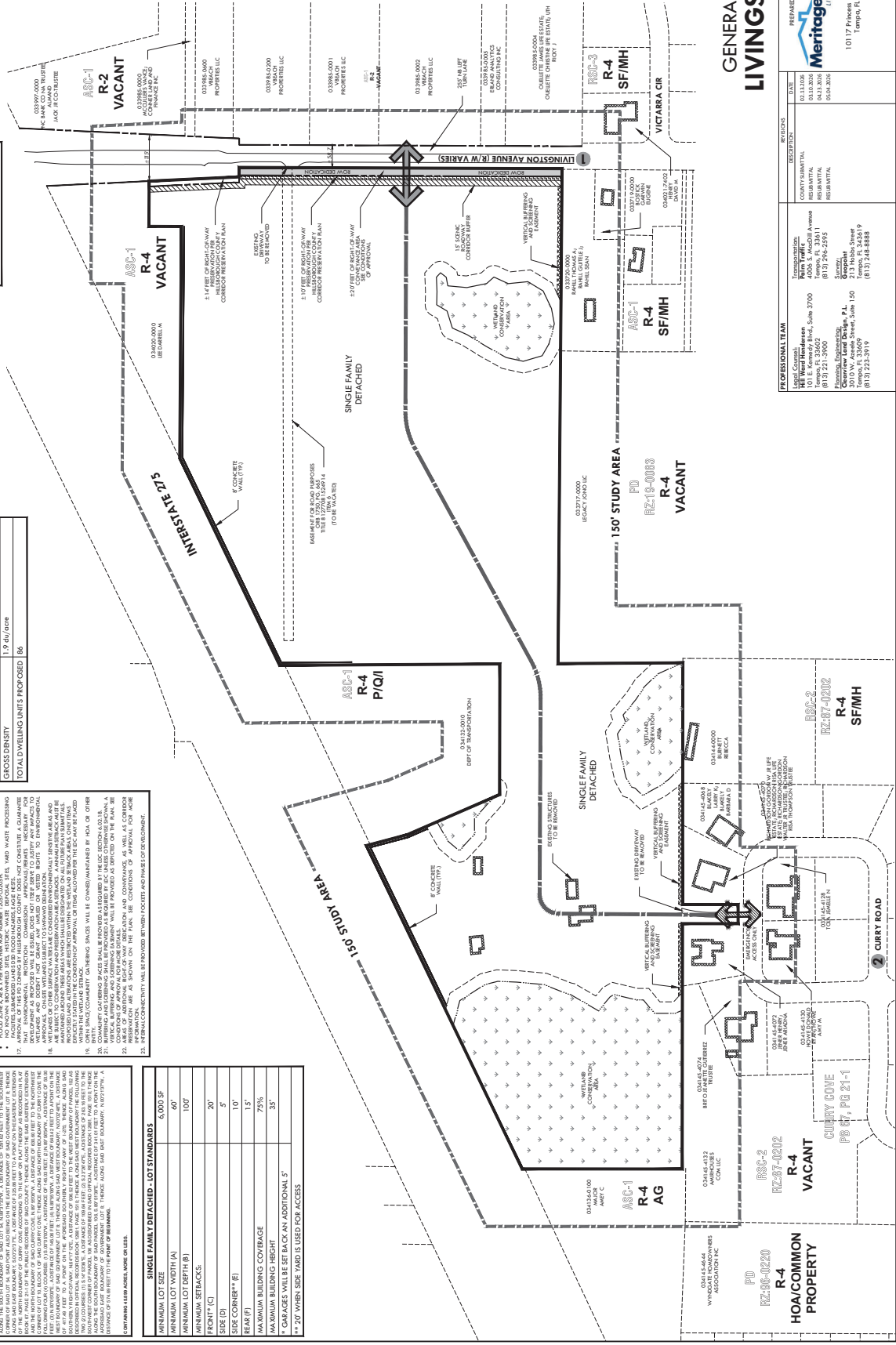
PREPARED BY: **Clearview**
LAND DESIGN, P.L.
We Acquired Business Number: 87-08-28
3010 W. Granddunes Avenue, Suite 100
Phoenix, AZ 85029
Office: 817-223-3916

PROJECT: 10117 PRINCETON POINTE
SHEET: 01 OF 28
DATE: 01/28/2016
FOR N/A
REV: N/A
FILE: 10117-002
PLOT: 1 OF 1

PROJECT DATA TABLE	
PROJECT POLDS	
ADDRESS/INTERSECTION	
EXISTING ZONING	337 15.0000, 337 18.0000, 3402 1.0000,
PROPOSED ZONING	341 30.0000, 341 41.0100, 3371 7.0002,
EXISTING LAND USE	341 32.0000
PROPOSED LAND USE	Livingston Ave/7275
FUTURE LAND USE	ASC 1, JSC-2, PD 19.0083
PROPOSED USES	PD
GROSS ACREAGE	Agricultural, Vacant Residential
UPLAND ACRES	8-4
WETLAND ACRES	Single Family Residential
	45.89
	39.19
	6.7

[illegible]

SINGLE FAMILY DETACHED - LOT STANDARDS	
MINIMUM LOT WIDTH (A)	60'
MINIMUM LOT DEPTH (B)	160'
MINIMUM SETBACKS:	
FRONT (C)	20'
SIDE (D)	5'
REAR (E)	10'
MINIMUM BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	75%
** GARAGES WILL BE SET BACK AN ADDITIONAL 5'	35'
** 2' WHEN SIDE YARD IS USED FOR ACCESS	





LIVINGSTON

CONCEPTUAL SITE PLAN



CLEARVIEW
LAND DESIGN, P.L.

Registered Business Number: RY28858
3010 W Azeele Street, Suite 150, Tampa, Florida 33609
Office: 813-223-3919



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/15/2026

REVISED: 5/20/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: PD 26-0560

- ☐ 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

- The project shall be served by one (1) full access connection to Livingston Ave and one (1) gated emergency access connection to Curry Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Livingston Ave frontage such that a minimum of 14 feet of right of way is preserved along the northern 515 feet of folio 33715.0000 and 10 feet of right of way is preserved along the remainder of the PD's Livingston Ave frontage. 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. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.
- If PD 26-0560 is approved, the County Engineer will approve a Design Exception request (dated April 3, 2026, revised May 1, 2026) which was found approvable approved by the County Engineer (on May 14, 2026) for the Livingston Ave substandard road improvements. As Livingston Ave is a substandard collector roadway, the developer will be required to make certain improvements to Livingston Ave consistent with the Design Exception. Specifically,
 - The developer shall provide an 11-foot-wide northbound left turn lane; and
 - The developer shall provide a 5-foot-wide paved shoulders on both sides of the roadway in place of the 7-foot-wide buffered bike lanes; and
 - The developer shall provide an open ditch section between the paved shoulder and sidewalk on the west side of the roadway, and the paved shoulder and right of way line on the east side of the roadway in place of the 5-foot-wide grass strip; and
 - The developer shall provide a 5-foot-wide sidewalk on the west side of the roadway outside of the FDOT Limited Access Right of Way which shall be 2 feet from the dedicated right of way line; and
 - The developer shall dedicate and convey to Hillsborough County +/- 20 feet of right of way along the project frontage outside of the FDOT Limited Access Right of Way in addition to the 10 feet of right of way preservation referenced in **condition**.

Other Conditions:

- Prior to PD Site Plan certification, the PD Site Plan shall be revised as follows:
 - Provide a +/-14-foot-wide strip of land along the Livingston Ave frontage of the northern +/-515 feet of folio 34020.0000 labeling it “+/-14 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan.”
 - Revise the 25-foot-wide right of way dedication along Livingston Ave to provide 20 feet of right of way conveyance and 10 feet of right of way preservation, in accordance with the Design Exception found to be approvable.
 - Label the 10-foot-wide Corridor Preservation Area as “+/-10 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan.”
 - Label the 20-foot-wide dedication area as “+/-20 Feet of Right-of-Way Foot Right-of-Way Conveyance Area - See Conditions of Approval.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 45.89-acre site from Agricultural, Single-Family Conventional (ASC-1), Residential, Single-Family Conventional (RSC-2), and Planned Development (PD 19-0083) to Planned Development (PD). The applicant is proposing a maximum of 86 single-family detached units. The site's Future Land Use designation is Residential-4 (R-4).

The PD (19-0083) portion of the site is 0.69 acres and is approved for a fitness/walking trail. A minor modification (PRS 26-0632) has been filed to remove the area, incorporating it within this requested PD.

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Existing Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, ASC-1 & RSC-2, 44 Single-Family Detached Units (ITE LUC 210)	621	35	45

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 86 Single-Family Detached Units (ITE LUC 210)	959	63	84

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 338	+ 28	+ 39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Livingston Ave and Curry Rd.

Livingston Ave is a 2-lane, undivided, collector rural roadway. The roadway is characterized by +/- 11-foot-wide lanes in average condition, no bike lanes or sidewalks on either side of the roadway and lies within a +/- 82-foot-wide right of way.

Along the project's frontage, Livingston Ave is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The typical section for a 4-lane, divided, collector urban roadway is TS-6 of the Hillsborough County Transportation Technical Manual, which requires a minimum of 110 feet of right of way. The site will be required to preserve sufficient right of way to provide 55 feet as measured from the centerline of Livingston Ave, except along the northern 515 feet of folio 34020.0000, where 14 feet shall be provided as measured from the current right of way line. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The right of way preservation areas shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

Curry Rd is a 2-lane, local urban roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, +/- 5-foot-wide sidewalks on both sides of the roadway and lies within a +/- 50-foot-wide right of way.

SITE ACCESS

The PD proposes one (1) full access connection to Livingston Ave and one (1) gated emergency access connection to Curry Rd.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project meets warrants for a northbound left turn lane at the project entrance on Livingston Ave. The applicant is proposing to construct the necessary turn lane in addition to other off-site improvements, as part of the proposed Design Exception for substandard roadway improvements.

No improvements to Curry Rd are proposed or required as the proposed access to this roadway will be gated and used for emergency access.

DESIGN EXCEPTION REQUEST – SUBSTANDARD ROAD: Livingston Ave

As Livingston Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Livingston Ave, April 3, 2026, and revised May 1, 2026, to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 14, 2026). The developer will be required to make certain improvements to Livingston Ave consistent with the Design Exception including:

- provide an 11-foot-wide northbound left turn lane; and
- provide a 5-foot-wide paved shoulders on both sides of the roadway; and
- provide an open ditch section between the paved shoulder and sidewalk on the west side of the roadway, and the paved shoulder and right of way line on the east side of the roadway; and
- provide a 5-foot-wide sidewalk on the west side of the roadway outside of the FDOT Limited Access Right of Way
- provide 2 feet between the back of the sidewalk and the dedicated right of way line; and
- dedicate +/- 20 feet of right of way along the project frontage outside of the FDOT Limited Access Right of Way; and
- preserve 10 feet of right of way in addition to the above noted dedication.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not have LOS information for the segment of Livingston Ave fronting the project site (from Sinclair Hills Dr to I-275) The LOS information for Livingston Ave for segments north and south of the subject site are provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Livingston Ave (North)	Bearss Rd	Sinclair Hills Dr	D	F
Livingston Ave (South)	I-275	Vandervort Rd	D	F

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



FW: RZ-PD 26-0560 - Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>

Date Thu 5/14/2026 8:56 AM

To Vicki Castro <vcastro@palmtraffic.com>; Michael Yates <myates@palmtraffic.com>

Cc Kami Corbett <kami.corbett@hwhlaw.com>; kayla.witkowski@clearviewland.com
<kayla.witkowski@clearviewland.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica
<KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon,
Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

 1 attachment (2 MB)

26-0560 DEAdd 05-04-26.pdf;

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 26-0560 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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-

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, May 13, 2026 5:16 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 26-0560 - Design Exception Review

Hello Mike,

The attached Administrative Variance is Approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
myates@palmtraffic.com
kami.corbett@hwhlaw.com
kayla.witkowski@clearviewland.com
lampkint@hcfl.gov
kowalj@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](https://www.hcfl.gov)

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. DE-Substandard Rd - Livingston Avenue ☐ 4. ☐ 2. revised to address staff comments ☐ 5. ☐ 3. ☐ 6.
Important: 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.	
Project Name/ Phase	Livingston Groves PD
Important: 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.	
Folio Number(s)	33715.0000, 33718.0000, 34021.0000, 34130.0000, 34141.0100, 33717.0002, 34132.0000
☒ Check This Box If There Are More Than Five Folio Numbers	
Important: 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").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	ASC-1, RSC-2, PD 19-0083
Important: 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 https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	26-0560
Important: If a rezoning application is pending, enter the application number proceeded 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.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: 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".	



Revised May 01, 2026
April 03, 2026

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Livingston Groves PD (26-0560)
Folios: 33715.0000, 33718.0000, 34021.0000, 34130.0000, 34141.0100, 33717.0002, 34132.0000
Design Exception Request – Livingston Avenue
Palm Traffic Project No. T26014

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed project located west of Livingston Avenue and south of I-275 in Hillsborough County, as shown in Figure 1. This request is made based on our virtual meeting on March 12, 2026, with Hillsborough County staff.

The approximately 44.8-acre property is currently occupied by several single-family residences. This request is to rezone the property to allow for up to 130 single-family detached dwelling units.

The access for the project will be as follows:

- One (1) full access to Livingston Avenue.

Livingston Avenue is identified in the Hillsborough County Comprehensive Plan as an arterial roadway and was identified during our meeting as a substandard road. Livingston Avenue has a posted speed limit of 40 mph with 11-foot travel lanes in approximately 58 feet of right of way. No sidewalks or bike lanes currently exist on either side of Livingston Avenue.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Livingston Avenue along the property frontage. The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The TS-4 includes 11-foot travel lanes. The request is to provide the 11-foot travel lanes and an 11-foot northbound left turn lane. According to the Florida Green Book, on a suburban roadway where the speed limit is between 40 and 45 mph, 11-foot travel and auxiliary lanes may be used. The posted speed limit on Livingston Avenue is 40 mph.
2. The TS-4 includes a 7-foot buffered bike lane. The request is to provide a 5-foot paved shoulder in lieu of the buffered bike lane on both sides of the roadway along the property frontage outside the FDOT Limited Access ROW. The paved shoulder can serve as a bicycle lane.

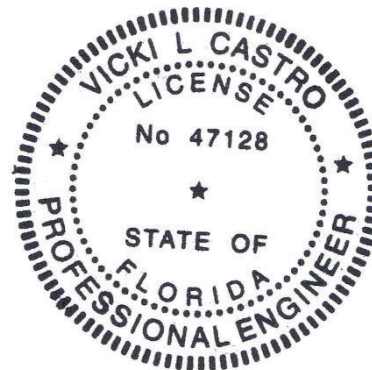
3. The TS-4 incorporates an F type curb. Given this section of Livingston Avenue does not have an F type curb within the immediate area, it is requested to maintain the existing section without an F type curb.
4. The TS-4 section includes a 5-foot grass strip between the sidewalk and the curb. The request is to provide an open ditch section between the paved shoulder and the sidewalk/ROW line. The side slopes on the ditch will be a maximum of 1:4. Additionally, the ditch depth will not exceed 3.5 feet.
5. The TS-4 section includes a 5-foot sidewalk on both sides of the roadway. The request is to provide a 5-foot sidewalk on the west side of the roadway along the property frontage outside the FDOT Limited Access ROW.
6. The TS-4 includes 2 feet from back of sidewalk to the right of way line. This will be provided along the western side of the roadway.
7. The TS-7 requires a minimum of 64 feet of ROW. The existing ROW adjacent to the project is approximately 58 feet. Based on the proposed improvements, the request is to provide a dedication of approximately 20 feet of ROW along the project frontage, with an additional 10 feet of ROW preservation.

The proposed site plan is shown in Figure 2.

Sincerely,

**Vicki L
Castro** Digitally signed
by Vicki L Castro
Date: 2026.05.01
14:56:14 -04'00'

Vicki L Castro, P.E.
Principal



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.

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 L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

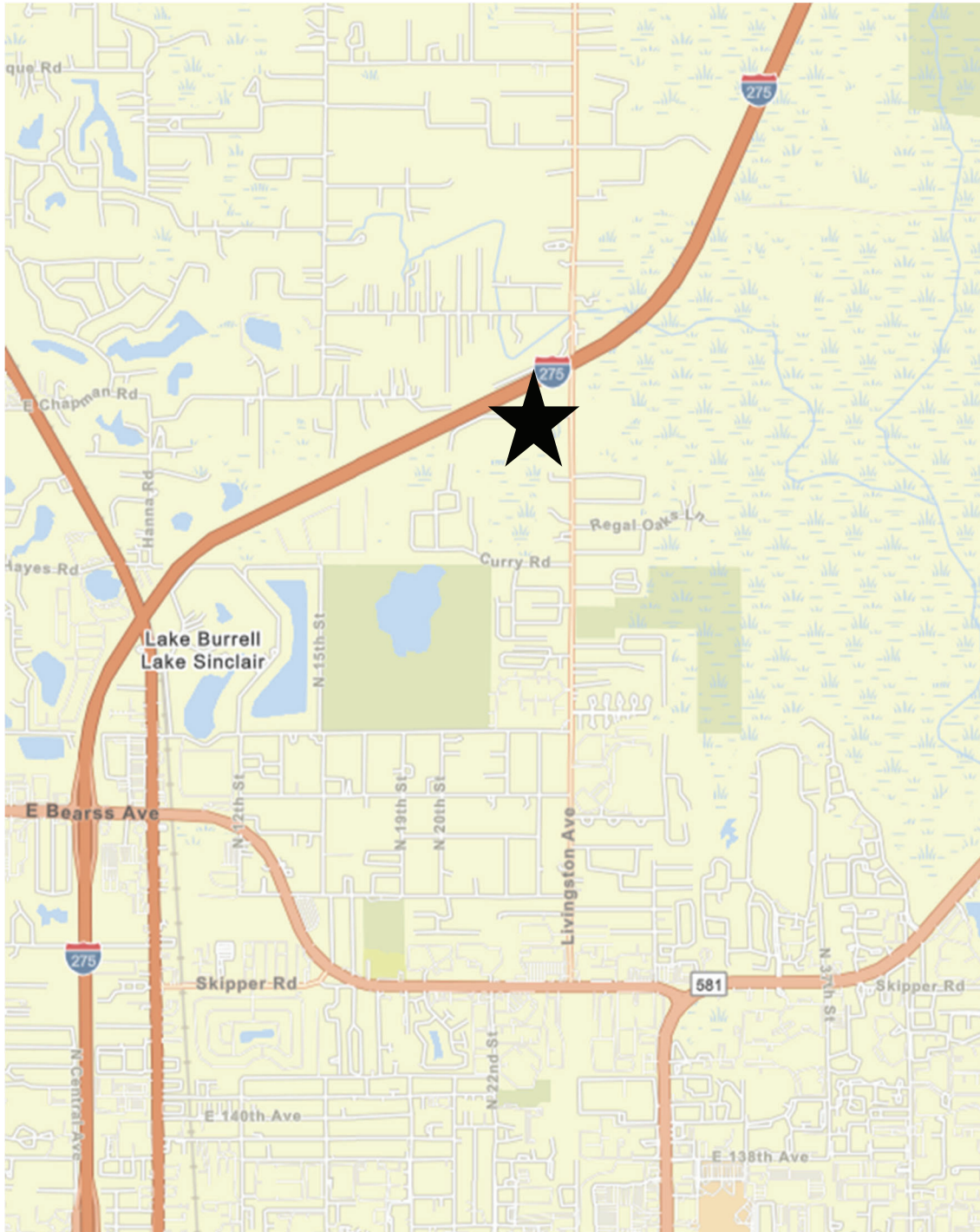


Figure 2: Site Plan

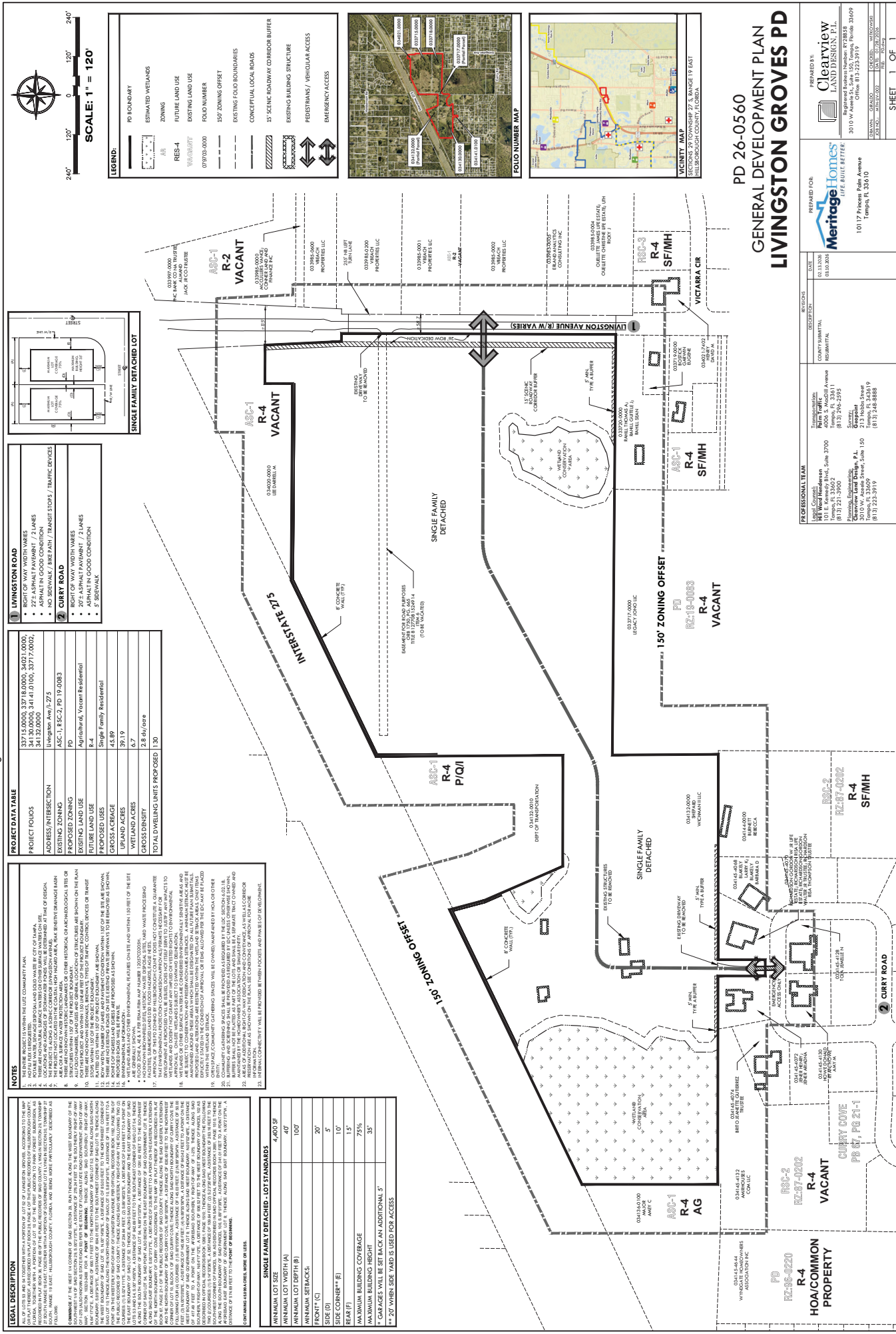
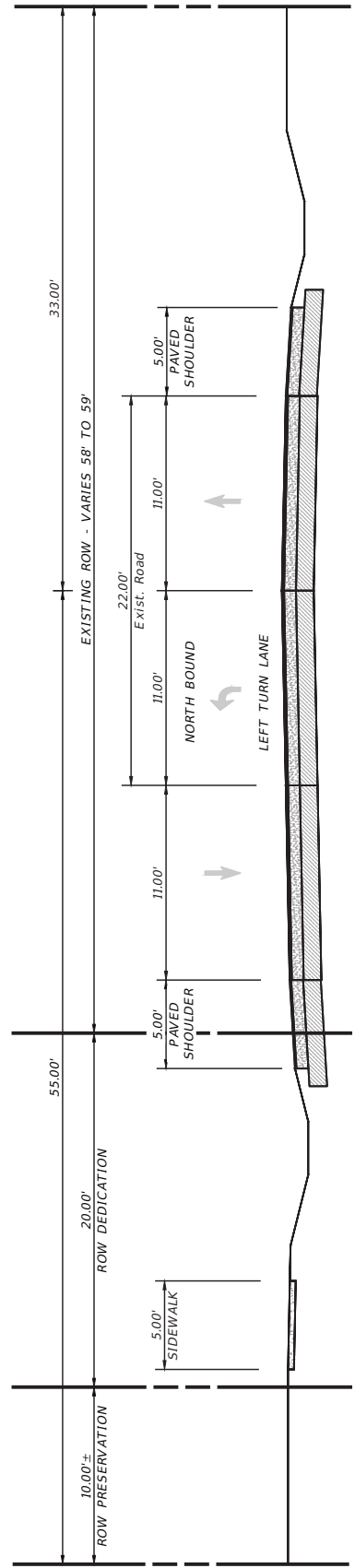
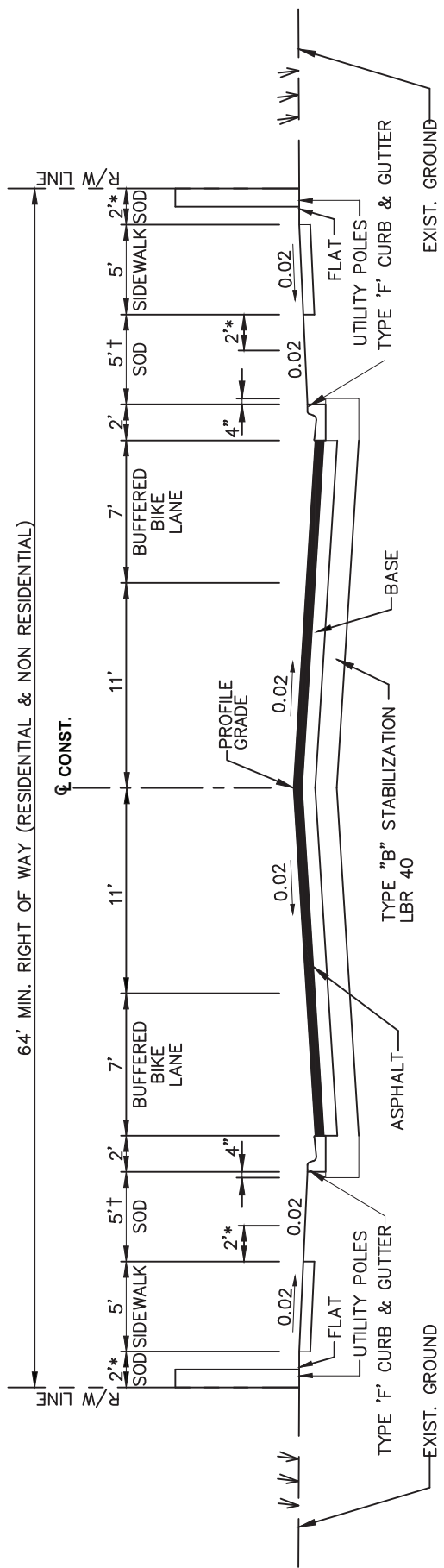


Figure 3: Proposed Typical Section



TYPICAL SECTION
LIVINGSTON AVE

SCALE 1"=10'
*THE RIGHT-OF WAY TO BE PRESERVED/DEDICATED
WITHIN THE LIMITS OF THE PROPERTY OWNED BY THE DEVELOPER



TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 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. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION	
			DRAWING NO. TS-4	SHEET NO. 1 OF 1

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification	Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
	Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
	25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1 Natural	11	11	12	11	11	12	N/A	
C2 Rural	11	11	12	11	11	12		
C2T Rural Town	11	11	12	11	11	12	12	12
C3 Suburban	10	11	12	10	11	12	11	12
C4 Urban General	10	11	12	10	11	12	11	12
C5 Urban Center	10	11	12	10	11	12	11	12
C6 Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

COMMISSION

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Harry Cohen VICE-CHAIR
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Donna Cameron Cepeda
Ken Hagan
Christine Miller
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 26, 2026	COMMENT DATE: March 25, 2026
PETITION NO.: 26-0560	PROPERTY ADDRESSES: 16414 Livingston Rd and 1810 Curry Rd, Lutz
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 33715.0000, 33717.0002, 33718.0000, 34021.0000, 34141.0100, 34130.0000 and 34132.0000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 30-27S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning from ASC-1, RSC-2, and PD to Planned Development (PD)	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are located generally throughout the area to be rezoned.
Please allow these comments to supersede and cancel the comments issued to Hillsborough County on March 10, 2026 in their entirety. The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. The current revision is the addition of the remaining portion of Folio # 34132.0000 to the application. It appears that a large portion of the folio consists of wetlands. This area must be delineated for wetlands and surveyed as described below. All other comments below apply to this newly added area. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.	

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

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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.

Kmh / app

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

ec: Kayla Witkowski, applicant - kayla.witkowski@clearviewland.com
Kami Corbett, applicant - kami.corbett@hwhlaw.com
Charles Phillips, HC Zoning -
Christina Bryant, EPC -



Adequate Facilities Analysis: Rezoning

Date: March 2, 2026

Acreage: ± 44.5 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 26-0560

Future Land Use: RES-4

HCPS #: RZ-754

Maximum Residential Units: 130

Address: Livingston Ave @ I-275

Residential Type: Single-family, detached

Parcel Folio Number(s): 034021.0000, et. al.

School Data	Chiles Elementary	Liberty Middle	Freedom High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	963	1,505	2,564
2025/26 Enrollment K-12 enrollment on 2025/26 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	756	782	1,825
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	79%	52%	71%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/19/2026	2	11	26
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	26	12	18
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	81%	53%	73%

Notes: Adequate capacity exists at Chiles Elementary, Liberty Middle and Freedom High Schools for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Renée M. Kamen, AICP, Manager, Planning & Siting
Growth Management Department, Operations
E: renee.kamen@hcps.net
P: 813-272-4083 / C: 813-394-0313



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 05/12/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Meritage Homes

PETITION NO: 26-0528

LOCATION: livingston Ave & I-275

FOLIO NO: 33715. 33718. 34021. 34130. 34132.0000

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183

Parks: \$2,145

School: \$8,227

Fire: \$335

Total per House: \$19,890

Project Summary/Description:

Urban Mobility, Northeast Parks, Northwest Fire - 130 single family home

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 3/12/2026**

Agency: Natural Resources **Petition #: 26-0560**

☐ 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.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Effort must be made to avoid the removal of and design the future site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. 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.
3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
4. 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.

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. 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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 26-0560 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/2/2026

FOLIO NO.: 33715.0000, 33717.0002, 33718.0000, 34021.0000, 34141.0100, 34130.0000,
portion of 34132.0000

WATER

- ☒ The property lies within the City of Tampa 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater force 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: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 03-02-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Kayla Witkowski

PETITION NO: 26-0560

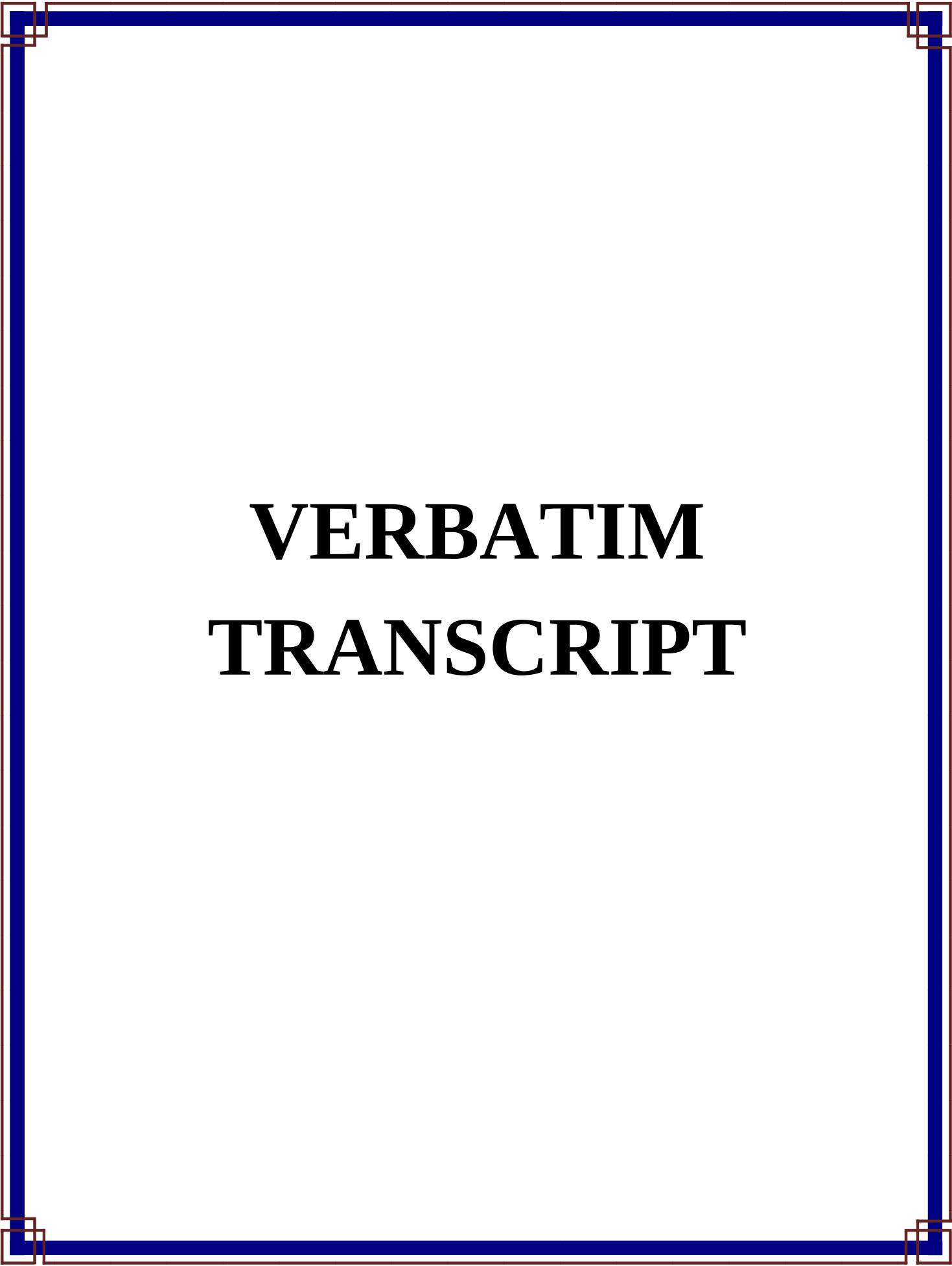
LOCATION: Clearview Land Design, Tampa

FOLIO NO: 33715.0000, 33717.0002, 33718.0000,
34021.0000, 34130.0000, 34132.0000

SEC: _____ **TWN:** _____ **RNG:** _____

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

7 ZONING HEARING MASTER MEETING
8 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
9

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: Our last item is item D.12,
2 PD 26-0560. The applicant is requesting to rezone property
3 that's currently zoned ASC-1, RSC-2, and planned development
4 to a new planned development. Tim Lampkin with Development
5 Services will provide staff findings after the applicant
6 presentation.

7 HEARING OFFICER: Applicant, please.

8 MS. CORBETT: Good evening. Kami Corbett with the
9 law firm of Hill Ward and Henderson. I'm here representing
10 the applicant Meritage Homes. Subject property is just under
11 46 acres. It's directly south of I-275, and it's within the
12 urban service area, and the Lutz Community Plan. What we're
13 requesting this evening is 86 single-family homes, which is a
14 change from the staff reports that were filed.

15 We originally were requesting 40-foot lots and a
16 maximum of 130 lots. We did let staff know that we were
17 changing that request, in response, we had some conversations
18 with community leaders who had concerns about lot sizes and
19 particularly 40-foot lot sizes. So we were able to talk with
20 Meritage and talk about this being a move-up location for
21 them, and we would be able to accommodate the larger lots.
22 So it would be a minimum 60-foot lot and a 6,000 square foot
23 lot for minimum lot sizes. So 86 single-family homes. So
24 less than what is --

25 HEARING OFFICER: Did you say it was minimum 7,000

1 square foot lot?

2 MS. CORBETT: 6,000.

3 HEARING OFFICER: 6,000.

4 MS. CORBETT: Yeah. Meritage Homes they're one of
5 the largest home builders in the country. They are a
6 industry leader with energy efficient construction, and the
7 target buyers, like I said, for this community are their
8 first move-up oriented buyers. So it's not a starter home.
9 It's the next level up. They are contributing members to the
10 community, and again, they are leaders in energy efficiency
11 one of the few builders that's -- is still doing that and
12 leading the way in that regard.

13 This is the product type that we are going to be
14 using with this development. This is the 50-foot product
15 that would go on the 60-foot lots, and we just wanted to show
16 that for the terms of the quality and care that they put into
17 the design of this development. This is also a conceptual
18 layout, and you'll see that the site has natural features
19 that buffer the development from the adjacent property owners
20 in the surrounding area. On the left you have the previous
21 layout of a 130 units, and on the right you have the revised
22 layout, and you can see that we are able to make the ponds
23 bigger, and, you know, make sure that we're not impacting
24 wetlands, and overall, we have very little external impact in
25 terms of visual impact to the surrounding lot owners.

1 We are providing additional buffering and screening
2 when it's not required by the code in two locations where we
3 are abutting a residential property. You can see that in the
4 purple, the five-foot vertical buffering and screening
5 easement. We are not asking for any PD variations for this
6 request, and at this time, I'd like to ask our planner to
7 come up and make a brief presentation regarding
8 compatibility.

9 MS. WITKOWSKI: Kayla Witkowski with Clearview Land
10 Design, 3010 West Azeele Street. The subject property has a
11 future land use of residential 4, which would allow for up to
12 183 units. This area slowly transitions from Res 1 and Res 2
13 north of the interstate to Res 4 directly south of the
14 interstate with higher density residential closer to Bearss.
15 This request is for the development of up to 86 units, which
16 would result in a density of 1.8 units per acre, which is
17 less than half of what the comp plan would allow for.

18 Future land use objective 2.3 and policy 2.3.1 of
19 the comprehensive plan encourage development within the urban
20 service area to utilize the allowable density of the land use
21 category in order to maximize utilization of infrastructure
22 and the efficient use of land. However, future land use
23 objective 3.1 and policy 3.1.3 also emphasize the importance
24 of compatibility with surrounding development. This request
25 balances both objectives by respecting the existing

1 development pattern, while also thoughtfully utilizing the
2 land.

3 The subject property is within the Lutz Community
4 Plan area, which includes areas both within and outside of
5 the urban service area. The distinction between these two
6 areas is very important because each has been developed with
7 a different character and development pattern. The portion
8 of Lutz within the urban service area is depicted in yellow,
9 and is made up of suburban style development with communities
10 such as Cheval, Heritage Harbor, Stonebriar, and the area
11 depicted in blue is within the rural area and is largely
12 developed as semi-rural large lot development.

13 The interstate just serves as a dividing line
14 between the rural area and the suburban area, and this site
15 is directly to the south of that line within the urban
16 service area. With a semi-rural density of less than two
17 units per acre and the inclusion of thoughtful buffering, we
18 believe that this request provides an appropriate transition
19 between the character of the areas to the north and the
20 higher density residential to the south. With respect to
21 compatibility, this graphic shows the density of other
22 residential developments within a mile of the site.

23 You have multi-family, including apartments,
24 student housing, villas. There is a mobile home park and a
25 condominium association. Immediately adjacent to the site,

1 there are larger lot residential developments that are of
2 similar density to what we are proposing here. This
3 development serves as a rational transition between the lower
4 density to the north and the higher density to the south.
5 It's important to note that the comprehensive plan defines
6 compatibility as being sensitive and maintaining the
7 character of an existing development, and this proposal does
8 just that.

9 This map illustrates the site's relationship to
10 surrounding public facilities and community infrastructure.
11 As shown, the property is centrally located within an
12 established urbanized area, and is well served by existing
13 public services and utilities. From a school capacity
14 standpoint, this site is located within proximity to several
15 schools, and the school district has confirmed that there is
16 adequate capacity to serve the proposed development. This
17 map also demonstrates the availability of emergency services
18 with two fire stations within approximately two miles
19 supporting public safety coverage for the area, and in
20 addition, this site is also located within close proximity to
21 a public library and other civic resources. The site will be
22 served by the City of Tampa for utilities.

23 In conclusion, this request aligns with the goals,
24 objectives, and policies of the comprehensive plan is
25 consistent with the land development code with no variations

1 or waivers requested. Has been found to be consistent with
2 the comprehensive plan by both planning commission and
3 development services staff, and with that, we respectfully
4 request a recommendation of approval.

5 MS. CORBETT: And do you have any additional
6 questions?

7 HEARING OFFICER: No. Not right now. Thank you.

8 MS. CORBETT: Okay. I'd like to possibly reserve
9 the additional time we have remaining for rebuttal depending
10 if it's needed.

11 HEARING OFFICER: Yeah.

12 MS. CORBETT: If it's not needed then --

13 HEARING OFFICER: All right. The court reporter
14 would like to talk for about seven and a half minutes.

15 Okay. All right. Development Services staff?

16 MR. LAMPKIN: Good evening. Tim Lampkin,
17 Development Services. As the applicant noted, they revised
18 the request, and there was a revised report submitted.
19 They're seeking to develop on approximately 45.89-acre
20 unified development of 86 single-family detached homes
21 located approximately 1350 feet south of the Interstate 275
22 overpass at Livingston Avenue and directly south of
23 Interstate 275, and they're proposing to rezone it from
24 ASC-1, RSC-2, and PD 19-0083 Planned Development to allow the
25 development of the 86 single detached.

1 The applicant proposes a maximum height of 35 feet
2 consistent with the height permitted for the adjacent RSC-2
3 development located to the southwest of the subject site, and
4 less than the 50-foot maximum allowed height within the ASC-1
5 zoning district property located to the east. To further
6 compatibility as the applicant already presented, they're
7 proposing a condition requiring a five-foot vertical
8 buffering screening easement adjacent to the homes located to
9 the immediate southwest and southeast. The applicant has not
10 requested any variations of Land Development Code. Based on
11 the above considerations. Staff, finds the request
12 supportable subject to conditions.

13 HEARING OFFICER: Okay. Thank you.

14 Planning Commission staff?

15 MR. ROYAL: Good evening. Tyrek Royal, Planning
16 Commission staff. Site's currently designated as Residential
17 4, which permits up to four dwelling units per gross acre,
18 which is approximately 178 dwelling units. Surrounding area
19 is primarily characterized by single-family residential
20 development, some agricultural uses to the north, and beyond
21 I-275, public, quasi-public, and institutional uses to the
22 south and east, creating a generally low-density residential
23 transition context.

24 Proposal is consistent with FLU objective 1.1,
25 Policy 3.1.3 as it introduces residential development that

1 aligns with the surrounding single-family pattern and remains
2 within the allowable density for the Residential 4
3 designation, while clustering development and preserving
4 environmentally sensitive areas including wetlands.

5 Compatibility is further supported under FLU
6 objective 4.4 of Policy 4.4.1, through the site design
7 elements such as access management primary access directed to
8 Livingston Avenue and emergency access only from Curry Road
9 as well as buffering along residential edges. The proposal
10 is consistent with the Lutz Community Plan as it supports
11 semi-rural residential character through lower density
12 clustering preservation of natural features and scenic
13 roadway buffering along Livingston Avenue. Overall, staff
14 finds the plan of development is compatible with the
15 surrounding area and consistent with the comprehensive plan.
16 Thank you.

17 HEARING OFFICER: Okay. Thank you. At this point
18 in time, is there anyone in the audience that wishes to speak
19 in support of the application? No one responding. Anyone in
20 the audience wish to speak in opposition to the application?
21 Okay. I see a lot of hands up. I don't -- yeah, and let the
22 record reflect that there's probably -- I don't know your
23 guess is as good as mine -- 50 people standing up in
24 opposition. I don't know if y'all want to -- okay. Got it.
25 I don't know if you have a spokesperson for your group or

1 not, but -- okay.

2 MR. VERNICK: Hi, I'm Alan Vernick, 2110 Curry
3 Road, Lutz, Florida 33549. The proposal, as they said, is
4 for 86 homes on 6,000 square foot lots. While the total
5 parcel is about 45 acres wetland and storm water requirements
6 along the outside perimeter significantly reduce the
7 buildable area. As a result the homes are clustered in very
8 tightly, with minimal side yards and compact suburban layout.
9 The applicant claims that this area is already physically and
10 functionally separate from the rural Lutz community and
11 preserves the character of existing development, and that's
12 simply not accurate.

13 I will also say that they're planning an eight-foot
14 cement wall along I-275 that will, in fact, isolate us from
15 the rest of Lutz. So this is the neighborhoods directly
16 surrounding the site, Curry Cove, Finchwalk Country,
17 Livingston Acres, and others, and they represent the actual
18 development pattern along Livingston Avenue. These are
19 low-density communities. Typical lot sizes are about half an
20 acre to over two acres with custom or semi-custom homes,
21 significant spacing, mature trees, and an open rural
22 character. This is the existing condition immediately
23 adjacent to the proposed development.

24 The applicant points to Cheval, Calusa Trace, and
25 Heritage Harbor as comparable communities, but even those

1 neighborhoods have larger lots generally 7500 to 10,000
2 square feet, and often much larger. More importantly, they
3 are miles away and not adjacent to this site. There is no
4 precedent in this immediate area for 6,000 square foot lots
5 or this level of density, which is 4 to 20 times the density
6 of the surrounding homes.

7 So this is not compatible, and it is not
8 transitional. It is within the Lutz Community Plan, so the
9 Lutz Community Plan should take precedent. It does not
10 reflect the established Lutz development pattern, and, for
11 these reasons, I respectfully ask that this request be
12 denied.

13 HEARING OFFICER: Okay. Thank you, sir.

14 MS. RIBECKY: Thank you. My name is
15 Valerie Ribecky, and I live at 16103 Darnell Road in Lutz,
16 Florida 33549. I live in the community that is directly
17 south of this proposed development, and I've been there for
18 26 years. I'm very opposed to the planned development. It
19 is not in line with the Lutz community plan. We may be on
20 the edge of the Lutz community plan, but that does not mean
21 the developer can just ignore it. In their project narrative
22 in the section on background context, he admits, or she
23 admits that it is in the Lutz community planning area.

24 Then in the very next sentence states that, "It is
25 also located within the Tampa service area, which makes it

1 effectively a part of the countywide urban service area." I
2 doubt he or she is correct, given that our neighborhood is
3 directly south and adjacent to the back half of the property
4 they wish to develop, and none of us here are on city water
5 nor sewer service. Hillsborough County, not City of Tampa,
6 provides our trash service. All the rest of us have our own
7 well for water, and we have a septic tank for sewage, and we
8 want it to stay that way.

9 The developer goes on in the next paragraph to
10 describe the surrounding area by stating, "To the south there
11 are single-family developments of various lot sizes, student
12 housing, and multi-family housing, as well as some
13 neighborhoods serving commercial. To the north the property
14 abuts the interstate which separates the project from
15 semi-rural large lot residential development." He is not
16 completely being honest there. Directly to the south are
17 large lots averaging one half to one acre or more in size.
18 Most are somewhere in between. Mine is a little over
19 three-quarters of an acre.

20 The next neighborhood south of us are houses on
21 about one-third to one-half acres. Then south of there is
22 out of the Lutz community planning area, which are some
23 mobile homes. Then south of those begins the multi-family
24 housing with apartments and duplex. Then still further
25 south, well out of the Lutz community planning area, are the

1 student housing. The Violet Curry Preserve and the Cypress
2 Creek Preserve act as a buffer between the Lutz community
3 planning area and the denser urban area. The property
4 developer is wanting to develop is most certainly not in the
5 urban service area. The only existing public utility would
6 be electric and telephone internet service.

7 There is no water nor sewer in that area as he
8 seems to think can easily be obtained there. He states that
9 the interstate to the north, "separates the project from
10 semi-rural large lot residential development," but he is not
11 admitting that directly adjacent to the south of this project
12 are also semi-rural large lot residential development. I
13 believe he's trying to fool you into thinking that we are
14 single-family developments of various lot sizes, student
15 housing, and multi-family housing. Please come drive through
16 our neighborhood on Curry Road and Darnell Road, and you will
17 see that what he's saying is not true.

18 Lastly, I see that the developer has planned for a
19 "emergency access on Curry Road." I fear that many other
20 residents in that development would use the access for a
21 shortcut out of their neighborhood into our neighborhood.
22 That will make much more traffic in our neighborhood. Our
23 Curry Road is the one and only access road for our whole
24 neighborhood for all of those who live on Curry Road and
25 Darnell Road. Also, I am concerned the amount of traffic on

1 Livingston Avenue will significantly increase. He states
2 that there are future plans to widen Livingston Avenue to
3 four lanes, however, provides no proof that it is going to be
4 done.

5 I have lived here for 26 years now and have not
6 heard of any plans to widen that road. It's hard enough to
7 make a left-hand turn onto Livingston Avenue from Curry Road.
8 I cannot imagine what it would be like when that many homes
9 are added just north of us, and in addition to this
10 application, there are two other applications that are going
11 to affect traffic on Livingston Avenue. Those are PRS
12 26-0632 and RZ-PD 26-0281. I hope you are taking these other
13 plan development applications into consideration when you are
14 deciding whether or not to approve this application. Please,
15 deny it. Thank you.

16 HEARING OFFICER: Thank you, ma'am.

17 Next speaker, please. Good evening.

18 MS. D'AMICO: Good evening. My name is
19 Maria Elena D'Amico. I live at 16105 Darnell Road, Lutz. My
20 neighbors. I appear in opposition to the zoning request.
21 While the applicant has reduced the number of homes from 130
22 to 86, the fundamental issue has not changed. This is still
23 a suburban subdivision, now with 60-foot wide lots being
24 introduced into a community that is clearly semi-rural. The
25 1.9 units per acre is based on the gross acreage not the net

1 usable land. The Lutz community plan is very clear in its
2 intent. It calls for maintaining a low-density, semi-rural
3 character with lot sizes typically around one acre, and even
4 where clustering is used it contemplates lot sizes of at
5 least one half an acre. What is being proposed here, 60-foot
6 lots that are a fraction of that size, does not reflect the
7 vision.

8 The plan goes even further. On page 2 of the Lutz
9 community plan, it distinguishes between different parts of
10 the community, describing East Lutz as maintaining a
11 semi-rural character with large lot residential development
12 and natural features, while more suburban planned
13 subdivisions are concentrated to the west. This property is
14 in East Lutz. So while suburban-style development may exist
15 to Lutz, the plan specifically contemplates that this area
16 remains semi-rural in character. This proposal does not
17 follow the framework. It contradicts it, and even the
18 applicant acknowledges that the Lutz community plan applies
19 here.

20 In their own revised submittal titled The
21 Livingston PD Rezone Project Narrative, dated April 22nd,
22 2026, page 4, they state that this property is located in the
23 Lutz Community Planning Area. So there is no disagreement
24 that the plan applies here. The question is whether the
25 proposal actually follows it, and based on the lot sizes the

1 developmental pattern and the overall character being
2 proposed, the answer is no. Staff recommendation relies
3 heavily on the idea that compatibility does not mean the
4 same, but the Lutz community plan goes even further.

5 It defines the character this community is supposed
6 to maintain, and a subdivision of 60-foot lots is not
7 compatible with the extension of that character. There's a
8 fundamentally different development pattern. The planning
9 commission recommended approval based on consistency with the
10 unincorporated Hillsborough County Plan, not the Lutz
11 Community Plan, and we already have acknowledged that this is
12 clearly part of the Lutz Community Plan. We also hear that
13 the project is under the maximum allowed density. But the
14 comprehensive plan makes it clear that not every allowable
15 use or density is appropriate in every location.

16 Being under a maximum density does not make it
17 consistent. Even with the reduction to 86 homes, the core
18 issue remains unchanged. The lot sizes, the layout, and the
19 overall character are still suburban in nature. There is no
20 meaningful transition being proposed. A buffer or a wall
21 does not create compatibility; it simply hides the contrast.
22 True compatibility would require a change in developmental
23 pattern not just a reduction in unit count.

24 The traffic and infrastructure are also serious
25 concerns. According to the traffic study for this project,

1 the community is expected to add nearly 700 new daily trips
2 to the area with significant increases during peak hours, and
3 at the same time, Livingston Avenue the primary access point,
4 is already a substandard two-lane roadway. It is a failed
5 road. Now, we're being asked to accept not only that
6 additional traffic, but the extension of water and sewer
7 infrastructure along the same corridor, and the addition of a
8 250-foot turn lane into the development.

9 This means construction disruption, added
10 congestion, and long-term strain on a road that has already
11 failed, and while the applicant suggests traffic will remain
12 on Livingston, we all know how this works in real life. When
13 congestion increases, drivers look for alternatives. Even
14 with the so-called emergency exit access point, the proposal
15 creates something that does not exist today, a second
16 connection into Curry Road at the back of an established
17 neighborhood. Right now Curry Road, has a single access
18 point to Livingston Avenue, functions as a contained
19 residential street. This proposal changes that.

20 It introduces a new connection point that has a
21 potential to turn Curry Road into a pass-through for
22 cut-through traffic, especially as congestion increases on
23 Livingston Avenue, and once that connection exists, there's
24 no guarantee that it will remain emergency only. We do not
25 want traffic coming through Curry Road, period, and finally,

1 this does not stop with this project. Approving this request
2 will set a precedent. It signals that high-density,
3 suburban-style development is acceptable on the east side of
4 Lutz despite what the community plan calls for, and once that
5 door is opened it becomes much harder to close.

6 The community was promised no density as high or
7 higher than Deer Park Preserve, which was rezoning 02-0063.
8 We fought hard for that, and we were able to limit that to 60
9 and 70-foot lots. Now, I don't know if anybody remembers
10 that, probably not, but we were promised at that time it
11 would not be any higher up the road. What will follow are
12 more applications just like this one, pointing back to this
13 approval as justification, and over time this is how the
14 character of the community will change. One decision at a
15 time. This proposal, even at 86 homes, does not preserve the
16 semi-rural character of Lutz. It changes it, and for that
17 reason I respectfully ask that this request be denied. Thank
18 you.

19 HEARING OFFICER: Thank you, ma'am.

20 Is there anyone else that wishes to speak in
21 opposition? I've got one person coming up to the podium
22 right now in the room, and I've got somebody who just said
23 something online.

24 MS. HOWE: Yes, correct.

25 HEARING OFFICER: All right. Well --

1 MS. HOWE: Do you need me to wait?

2 HEARING OFFICER: -- we'll let the person online
3 speak --

4 MS. HOWE: Okay.

5 HEARING OFFICER: -- and then you can speak.

6 MS. HOWE: All right.

7 HEARING OFFICER: I just want the folks that are
8 here in opposition that you, in total, are getting 15 minutes
9 to speak in opposition, and you've used about 13 minutes so
10 far. I mean, in certain special circumstances where there's
11 a lot of people here in the audience that want to speak, and
12 I have some latitude to give a little bit more time. But
13 let's try to keep -- recognize how much time we should be
14 allocating, which is 15 minutes. We'll take it speaker by
15 speaker and play it by ear. All right. With that said, all
16 right. The person who's online, please go ahead.

17 MS. JENER: Good evening. My name is Ariadna
18 Jener -- Florida 33549, and I live in the neighborhood
19 directly adjacent to the proposed development. I'm formally
20 objecting to the proposed rezoning as well as the request to
21 reduce the required 150-foot zoning offset between this
22 development and existing low-density residential homes. This
23 proposal represents a significant increase in land use
24 intensity that is not consistent with the comprehensive plan
25 or FLU policy 3.1.3, which requires comparability based on

1 scale, traffic buffering, and neighborhood character at the
2 point of adjacency.

3 The property is currently zoned for low-density
4 residential use. The requests are for zoning places higher
5 intensity development directly adjacent to half-acre
6 residential lots without a meaningful transition or buffer.
7 The applicant cites urban service areas and master-planned
8 communities. However, those developments are fully planned
9 and engineered with infrastructure and transition on the
10 site. That is not the case here. In addition, the proposal
11 reduces the required 150-foot zoning offset, which is a
12 specifically intended to provide separation between adjacent
13 residential intensities and protect neighborhood character.

14 The applicant's proposed tree plantings along the
15 property edge are not a substitute for the required 150-foot
16 zoning offset, and they also create safety hazards during
17 severe weather events. This is a known issue due to the soil
18 in that area. The plan also includes a proposed
19 interconnection or an emergency exit into our neighborhood,
20 which will function as a permanent access point and introduce
21 additional traffic into already low-capacity residential
22 streets impacting safety and quality of life.

23 Finally, our neighborhood relies on private well
24 water, and the subject property includes wetlands, raising
25 concerns about runoff, drainage, and long-term groundwater

1 impacts. For these reasons, I respectfully request that the
2 board deny the rezoning, deny the reduction of the 150-foot
3 zoning offset, deny the proposed interconnection to the
4 existing neighborhood, require full compliance with the
5 comprehensive plan, and ensure full environmental traffic and
6 infrastructure review. Thank you for your time and
7 consideration.

8 HEARING OFFICER: Thank you, ma'am.

9 The person that walked up to the podium a minute
10 ago.

11 MS. HOWE: Okay. All right. My name is Amy Howe.
12 I live at 1807 Curry Road, Lutz, Florida 33549. A lot of my
13 points were already hit on. Obviously, it's been stated
14 several times it doesn't abide by the Lutz Community Plan or
15 the homes in the community in the nearby neighborhoods. I
16 did want to call out just a couple of items. I know the
17 traffic impact analysis report was put together and provided
18 on page 7. What I wanted to identify is, although they've
19 reduced the number of homes proposed, the increase to the PM
20 peak hours is an 87 percent increase. So although they are
21 saying that 44 homes is what would match the community, what
22 they're proposing, although it is only, you know, double the
23 homes, is much more traffic in the surrounding areas
24 impacting our community, as well as 80 percent increase on
25 the AM peak hour trips.

1 So, again, I know the numbers look small, but as it
2 relates to the neighboring communities in an already
3 congested road of Livingston, it does have an impact. The
4 other thing I wanted to mention is the concern on design
5 exceptions, and I think it was mentioned, but the turn lane
6 and where the entrance would be is very close to that
7 overpass that goes over 275. So I have some safety concerns
8 about just visibility, and I think all of our community does.
9 We have, you know, tons of children in the neighborhood, lots
10 of families that are traveling to schools and work and all of
11 that and, you know, that's directly in the path to some of
12 the schools very close in our area, and so I think there's a
13 major safety concern with where the turn lane is. Last
14 point, or no?

15 HEARING OFFICER: Go ahead.

16 MS. HOWE: Okay. And last point, is I would love
17 to see where it is funded to actually expand Livingston and
18 bring the water and other facilities up Livingston Road. As
19 far as I know, there are no plans to do so currently. Thank
20 you.

21 HEARING OFFICER: All right. Thank you, ma'am.

22 Is there anyone else in the audience who wishes to
23 speak? I know time's up, but I'll give another five minutes.

24 MR. MILLER: I'll be really short.

25 HEARING OFFICER: Okay. All right.

1 MR. MILLER: Really short.

2 HEARING OFFICER: Okay.

3 MR. MILLER: Okay. My name is Donald Miller. I
4 live at 2415 Forest Crest Circle, Lutz, Florida 33549. I am
5 actually in this neighborhood located right here on the map
6 if you see my fat finger. All right. So they want to come
7 in through Curry Cove, but our neighborhood backs right up to
8 them. So that easement, when they come in Curry Road, which
9 is a very short, small two-lane road, when it gets backed up
10 to get out to Livingston during peak hours they're going to
11 come through our neighborhood. Our neighborhood is a circle.
12 We already have enough problems where people come flying in
13 off of Livingston through our neighborhood to avoid traffic,
14 number one.

15 Number two, as the builder said, you know, these
16 other developments on this land south of their proposed site,
17 my home was built in 1986. That neighborhood was 1986. Most
18 of these neighborhoods are old. They are not new
19 developments. Fiddler's Curry Cove across the street, Sutton
20 Estates, a lot of these are older subdivisions. We do not
21 need any more traffic on Livingston Avenue. It is a
22 thoroughfare from Pasco to Bearss Avenue. If you go down
23 that road anytime between 6:30 and 8:30 in the morning, you
24 can count on 45 minutes sitting on that road trying to get to
25 the light of Bearss Avenue. That's all I've got to say.

1 Thank you.

2 HEARING OFFICER: All right. Thank you, sir.

3 Okay.

4 That concludes, based on time, opposition, and let
5 the record reflect about 50 people did stand up and in
6 opposition. That's in the record.

7 At this point in time, staff anything further?

8 MS. HEINRICH: Michelle Heinrich, Development
9 Services. For zoning I would just emphasize one point, which
10 is that this is in the urban service area. They're required
11 to utilize county services. Well, and septic would not be
12 permitted, and I believe James Ratliff has some points to
13 speak to in regards to some of the comments you heard about
14 the condition of the roadway and emergency access.

15 HEARING OFFICER: All right. It's the City of
16 Tampa Public Water and Sewer --

17 MS. HEINRICH: They are the service area.

18 HEARING OFFICER: Right. So they would have to
19 talk to and apply for service from the City of Tampa.

20 MS. HEINRICH: Yes.

21 HEARING OFFICER: Right.

22 All right. And traffic?

23 MR. RATLIFF: Yes. For the record, James Ratliff.
24 So with respect to corridor preservation, we heard a citizen,
25 I think, questioning that. I can confirm that on the

1 corridor preservation plan, Livingston is planned as a future
2 four-lane road south of Vanderburg. North of that is what
3 they call two-lane enhanced. I think they expressed concern
4 about when that would be done, and we can't speak to that
5 issue. Those get programmed.

6 HEARING OFFICER: It's not in the CIP.

7 MR. RATLIFF: It's not in the CIP, right? So it
8 could be a future project. Can't say when, but it is
9 identified as land being preserved for that to be widened in
10 the future. With respect to the connection to Curry the Land
11 Development Code requires those kinds of emergency access
12 connections because God forbid, you know, something like a
13 sinkhole opened up, or a power line goes across, or a tree
14 goes across a road, and people are stuck. That works both
15 ways. This community will be able to benefit from that
16 secondary connection as well.

17 UNIDENTIFIED SPEAKER: What does that mean? What
18 does that mean? What does it mean by emergency connection?

19 MR. RATLIFF: So for emergency connection, it would
20 only permit pedestrian access. There would be a gate. It
21 doesn't specify the conditions, but if that's a gated access
22 with a Knox box, then the fire marshal would have a key.
23 This is not something that they will have the option of
24 opening whenever they want to. Traffic's bad, so I'm going
25 to open it up. Absolutely not. If that were to happen,

1 citizens could call code enforcement. That would certainly
2 be a violation of the zoning conditions. This is --

3 HEARING OFFICER: It's locked and only the fire
4 department has access because of the gate?

5 MR. RATLIFF: Correct. I mean, it could
6 also -- and, I mean, there could be other, you know,
7 officials that open it, but it's not the neighborhood
8 deciding that it opened. If there's traffic emergency this
9 is not a congestion thing. This is not a because I desire
10 the connection thing. So it's truly meant for emergencies.

11 HEARING OFFICER: Anything else?

12 MR. RATLIFF: That's all.

13 HEARING OFFICER: All right.

14 And now the applicant has an opportunity for
15 rebuttal.

16 UNIDENTIFIED SPEAKER: We should get his name. We
17 couldn't see it on the screen.

18 HEARING OFFICER: I'm sorry?

19 UNIDENTIFIED SPEAKER: Can we get that gentleman's
20 name? We couldn't see it on the screen.

21 HEARING OFFICER: Just need to announce your name.

22 MR. RATLIFF: Sure. For the record, that's
23 James Ratliff with the transportation review.

24 MS. CORBETT: For the record, excuse me, I'm going
25 to have Mike Yates come up and address traffic issues.

1 MR. YATES: Good evening. Michael Yates with Palm
2 Traffic, 4006 South McDill Avenue. Can we go to the screen?
3 Just want to go through a couple of the traffic questions
4 that were raised during the comments. We did do a traffic
5 study out there. We had used the 130 units, so obviously
6 it's been reduced down to 86 units, but we did look at the
7 capacity of Livingston. Based on the existing volumes that
8 were adjusted to peak season traffic, added in the 130 units,
9 there was sufficient capacity to accommodate the project.
10 Not by a lot, but there is capacity out there, but that is
11 not a requirement of the code. The county has obviously done
12 away with transportation concurrency, but just wanted to
13 provide that as informational. We did do intersection
14 analysis, which is part of the code and were able to show the
15 intersection would operate at an acceptable level of service.

16 HEARING OFFICER: Are you doing any improvements at
17 that intersection?

18 MR. YATES: We are, and it was really -- this is
19 the design exception request that has been reviewed and found
20 approvable, but we are providing a northbound left turn lane
21 into the project to access, and then we are also adding
22 five-foot paved shoulders along the project frontage for the
23 entire frontage on both sides of the road, and then we will
24 be providing a sidewalk along the west side of the property,
25 and so, in addition to that, you can see on the design

1 exception, there is a right-of-way dedication, and then there
2 is also the right-of-way preservation.

3 Those two, the dedication and the preservation
4 together, are the necessary right-of-way requirements for the
5 future four-laning of Livingston. So this provides the
6 right-of-way set aside for that future four laning, and then
7 what's on the screen is the corridor preservation that does
8 show it as a four-lane facility, and the conditions within
9 the transportation review do identify that dedication
10 preservation for that future four lanes. That was it unless
11 you had any other traffic questions.

12 HEARING OFFICER: If you know, are you aware of any
13 safety issues with the location of that proposed access
14 point?

15 MR. YATES: No. We have gone through that with the
16 county engineer. We placed the driveway to avoid those
17 safety issues. You know, we had originally looked at moving
18 it to the north, but providing the northbound left turn lane
19 we have to have transition areas, and there also is, because
20 it's an FDOT roadway to the north, there is a limited
21 right-of-way section to that north. So we have to be able to
22 provide the left turn lane and transition before we get to
23 that right-of-way that is protected by DOT. So we have
24 sufficient sight distance both to the north and south, and we
25 meet access connection spacing standards per the county code.

1 HEARING OFFICER: Okay. Thank you. No, sir.

2 Please.

3 MR. MILLER: One minute?

4 HEARING OFFICER: Please.

5 MR. MILLER: What's the --

6 HEARING OFFICER: Sir. Sir, please.

7 MS. WITKOWSKI: Kayla Witkowski, with Clearview
8 Land Design. I wanted to clarify a couple of points, the
9 concerns that were made by residents. First, the 150-foot
10 zoning offset that was referenced by one of the residents.
11 That is just a boundary along the perimeter of the project to
12 capture adjacent parcels, so that way we can show on the plan
13 the adjacent zoning land use and future land use of the
14 adjacent parcels. So we're not asking for any variations or
15 requests for that. It's really just informational.

16 As far as the Lutz Community plan, there are
17 requirements in the Lutz community plan for larger
18 residential lots, but that is only applicable to areas in the
19 rural service area. So the Lutz Community plan provides the
20 framework, and then within land development code, there's a
21 section about the Lutz rural development standards that are
22 only applicable to the areas that are not within the urban
23 service area, and to add on to that point, as was previously
24 mentioned, this site will be served by the City of Tampa
25 public utilities.

1 So even though it won't be served by unincorporated
2 Hillsborough County it is still a part of the countywide
3 urban service area, and I wanted to revisit this slide
4 because, even though some of these developments that are on
5 the screen are not within the Lutz community plan, they are
6 within a mile of the subject property, and the residential
7 developments that are directly adjacent to our site are very
8 similar in density to what we are proposing here. Thank you.

9 HEARING OFFICER: Okay. Thank you, ma'am.

10 MS. CORBETT: Kami Corbett, again, with the law
11 firm Hill Ward and Henderson, and I think we're about 1:48 in
12 our additional time, and so I'll try to wrap up as quickly as
13 possible, though. Yeah, I think this slide is important in
14 terms of what we're asking for. We're asking for 1.8
15 dwelling units per acre, and granted the 4 units to the acre
16 is not a guarantee when you're rezoning a property. We are
17 providing a semi-rural density. The community may not
18 appreciate the fact that the comprehensive plan actually
19 encourages clustering to eliminate impacts to wetlands, but
20 that is exactly what we're doing here.

21 We are preserving the wetlands, and we are
22 clustering, which Mr. Royal said in his testimony, you heard
23 that is something that is encouraged by the Lutz Community
24 Plan, and he reiterated as an expert, as our planner did as
25 well, that the Lutz Community Plan, and how it should be

1 interpreted, is what the community is asking for; is
2 essentially asking you to apply the rural standards to a
3 property that's within the urban service boundary, and this
4 is another map, and we're not comparing ourselves to Cheval
5 or Calusa Trace.

6 We were comparing ourselves within that map that
7 Ms. Witkowski put up on the screen with respect to what we
8 were in terms of compatible densities in the surrounding
9 area, and that is why we voluntarily reduced the number of
10 lots from 130 to 86 and increased the lot size from 40 to 60
11 because we recognize that when you are looking at the
12 surrounding area that is a little bit different and
13 it's -- it is appropriate to look at some reduction. But to
14 go to say it has to be a half-acre lot or one acre lot in a
15 location that's within the urban service area, where the
16 future land use is designated for R4 simply ignores the
17 property rights of this property owner, some of whom have
18 owned the property for a long time, who are seeking a
19 reasonable development right on their property, and the
20 expert testimony in the record with respect to compatibility
21 from the Planning Commission Development Services and our
22 expert on the matter --

23 HEARING OFFICER: Ms. Corbett, if you could wrap
24 up.

25 MS. CORBETT: Okay. Three seconds.

1 -- compatibility essentially. That's the expert
2 testimony in the record, and that's what you should rely on.
3 We respectfully request your approval.

4 HEARING OFFICER: Yeah. Thank you. Appreciate
5 everyone's patience tonight. That concludes this
6 application, and it concludes this evening's land zoning
7 hearing master hearing. We are adjourned. Thank you.

8 (Hearing adjourned at 10:55 p.m.)
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5-26, 2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCE

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0303	PLEASE PRINT NAME William Rie MAILING ADDRESS 142 131 ST Ave E CITY Madeira Beach STATE FL ZIP 33708 PHONE 813-267-4544
APPLICATION # RZ 26-0329	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 ND Ave S #45 CITY St. Pete STATE FL ZIP 33709 PHONE 727-860-1760
APPLICATION # RZ 26-0338	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd #3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION # RZ 26-0338	PLEASE PRINT NAME THERESA BAUER MAILING ADDRESS 1805 BRANDY WAY CITY BRANDON STATE FL ZIP 33572 PHONE 813-685-5031 unlisted
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME Chris MAILING ADDRESS 3011 Williams Road CITY Brandon STATE FL ZIP 33510 PHONE no camera / could not testify
APPLICATION # RZ 26-0339	PLEASE PRINT NAME Bentley MARK MAILING ADDRESS 400 N. ASHLBY DR. STE 3100 CITY TPA STATE FL ZIP PHONE 813-997-6693

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RTA 26-0339</u>	PLEASE PRINT NAME <u>RYAN MANASSIE</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 3100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W. Cleveland A. Ste. 201</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Spide II</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Wilson</u> MAILING ADDRESS <u>11413 Buster Bean Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-867-9101</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Thomas Roduda</u> MAILING ADDRESS <u>11219 Russell Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 415 8297</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Joe Goldberg</u> MAILING ADDRESS <u>1221 Buckell Avenue #1800</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33131</u> PHONE <u>559-4126</u> <u>559-4126</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 5/26/2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDEN ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 W. SAUNDERS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-9447</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 16114-0178</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0551	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>16102 E Lake Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 246-1544</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33628</u> PHONE <u>813 222 5052</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Steve Harky</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Peter Cowell</u> MAILING ADDRESS <u>3304 W. Wagoning Cir</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-244-5754</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Jonas Alday</u> MAILING ADDRESS <u>1400 N Gordon St</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>478-908-6359</u>

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribesky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2282
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

DATE/TIME 5-26-2026 6PM Hearing Master STEVE LUCE

Application # RZ 26-0560	NAME Amy Howe, PE MAILING ADDRESS 1807 Curry Rd CITY Lutz STATE FL ZIP 33549 PHONE 727-235-2558
Application # RZ 26-0560	NAME Donald Miller MAILING ADDRESS 2415 Forrest Crest Cir CITY Lutz STATE FL ZIP 33549 PHONE 813-417-8514
Application # RZ 26-0560	NAME Kayla Witkowski MAILING ADDRESS 3010 W Azelle St Suite #50 CITY Tampa STATE FL ZIP 33618 PHONE 813-223-3914
Application # RZ 26-0560	NAME Michael Yates MAILING ADDRESS Palm Traffic 4006 S. MacDill Ave CITY Tampa STATE FL ZIP 33611 PHONE 813-359-8391
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER (YES) OR NO
MM 26-0045	Matt Newton	1. Applicant Presentation Package - Thumb Drive	No
RZ 26-0217	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0217	Carolanne Peddle	2. Revised Staff Report	Yes (copy)
RZ 26-0217	Tyrek Royal	3. Revised Staff Report	Yes (copy)
RZ 26-0303	Tyrek Royal	1. Revised Staff Report	Yes (copy)
RZ 26-0303	Todd Pressman	2. Applicant Presentation Package - Thumb Drive	No
RZ 26-0329	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0338	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0339	Ryan Manasse	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0340	Tim Lampkin	1. Revised Staff Report	No
RZ 26-0426	Elise Batsel	1. Applicant Presentation Package - Thumb Drive	No
MM 26-0551	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0551	Chris Grandlienard	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Elise Batsel	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0555	Michelle Heinrich	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Todd Boggess	3. Opposition– Map	No
RZ 26-0560	Tyrek Royal;	1. Revised Staff Report	Yes (copy)
RZ 26-0560	Alan Vernick	2. Opposition- Thumb Drive	No
RZ 26-0560	Lisa Consentino	3. Opposition - Letter	No
RZ 26-0560	Kayla Witkowski	4. Applicant Presentation Package – Thumb Drive	No

MAY 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 26, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Todd Pressman, 26-0445 would be continued until July.

 Michelle Heinrich, DS, announced application RZ 26-0445 would be heard at the June 2026 ZHM.

 Steve Luce, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

 Michelle Heinrich, DS, called RZ-STD 26-0728.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0728.

 Michelle Heinrich, DS, advised a citizen requested to speak in opposition after the case was heard and closed, and the applicant was no longer present.

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

 Michelle Heinrich, DS, called RZ-STD 26-0740.

TUESDAY, MAY 26, 2026

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0740.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

 Michelle Heinrich, DS, called RZ-PD 26-0217.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0217.

D.3. RZ-PD 26-0303

 Michelle Heinrich, DS, called RZ-PD 26-0303.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0303.

D.4. RZ-PD 26-0329

 Michelle Heinrich, DS, called RZ-PD 26-0329.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0329.

D.5. RZ-PD 26-0338

 Michelle Heinrich, DS, called RZ-PD 26-0338.

 Testimony provided.

TUESDAY, MAY 26, 2026

 Chris, virtual speaker not permitted to testify without a camera.

 Steve Luce, ZHM, closed RZ-PD 26-0338.

D.6. RZ-PD 26-0339

 Michelle Heinrich, DS, called RZ-PD 26-0339.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0339.

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

 Michelle Heinrich, DS, called RZ-PD 26-0426.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0426.

D.9. RZ-PD 26-0528

 Michelle Heinrich, DS, called RZ-PD 26-0528.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0528.

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11.RZ-PD 26-0555

 Michelle Heinrich, DS, called RZ-PD 26-0555.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0555.

D.12.RZ-PD 26-0560

 Michelle Heinrich, DS, called RZ-PD 26-0560.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0560.

E. ZHM SPECIAL USE - **None**.

 ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 10:55 p.m.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0560 Folio(s): 33715.0000, 33717.0002, 33718.0000, 34021.0000, 34141.0100, 34130.0000, and a portion of 34132.0000 General Location: South of Interstate-275 and west of Livingston Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Lutz
Rezoning Request	Agricultural Single Family Conventional-1 (ASC-1) and Planned Development (PD 06-0459) to Planned Development (PD) for 86 Single-family Family Homes
Parcel Size	44.5 ± acres
Street Functional Classification	Interstate-275 – State Principal Arterial Livingston Avenue – County Arterial
Commercial Locational Criteria	N/A

Application No. 26-0560
Name: TYREK ROYAL
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5-26-2026

Evacuation Area	N/A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	ASC-1 + PD (06-0459)	Agricultural + Vacant
North	Residential-1	ASC-1 + RSC-3 + RSC-4	Single Family + Agricultural + Vacant
South	Residential-4	PD + ASC-1 + AS-1 + RSC-2 + RSC-3 + RSC-4 + RSC-6	Single Family + Public/Quasi-Public/Institutional
East	Residential-1 + Residential-2	PD + ASC-1 + AS-1 + RSC-3	Vacant + Single Family + Public/Quasi-Public/Institutional
West	Residential-4	PD + ASC-1 + RSC-2 + RSC-4	Single Family + Public/Quasi-Public/Institutional + Agricultural

Staff Analysis of Goals, Objectives and Policies:

The 44.5 ± acre subject site is south of Interstate-275 and west of Livingston Avenue. The subject site is in the Urban Service Area (USA) and is within the limits of the Lutz Community Plan. The applicant is requesting a rezoning from Agricultural Single-family Conventional-1 (ASC-1) and Planned Development (PD 06-0459) to a Planned Development (PD) for 86 single-family homes.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County's anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that "compatibility does not mean 'the same as,' but rather refers to the sensitivity of development proposals in preserving the character of existing development." The subject property currently consists of vacant land with some agricultural uses. The surrounding areas are largely characterized by single family residential development with some agricultural uses north of Interstate-275 in the Rural Area and Public/Quasipublic/Institutional uses to the south and east of the site within the Urban Service Area. Considered collectively, this mix of surrounding land uses establishes a development pattern that supports the proposed single family residential use, especially as it is located within the Urban Service Area adjacent

to existing single family residential uses. Accordingly, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 (RES-4) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The RES-4 Future Land Use designation allows for a maximum of 4 dwelling units per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR). With 44.5 acres, the subject site may be considered for a maximum of 178 dwelling units (44.5 acres x 4 du/acre = 178 dwelling units). The proposed Planned Development will have a maximum of 86 dwelling units, which is well under the maximum allowable density on the site, and the uses are appropriate with the RES-4 category; therefore, the request is consistent with FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Environmental and Sustainability Section (ESS) Objective 3.5 and Policy 3.5.2 sets standards for Planning Commission staff to apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with the Environmental Protection Commission (EPC), and to collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions. A portion of the site contains wetlands and is within a Surface Water Protection Area (SWRPA). The site contains some wetlands and was reviewed by EPC. EPC did not require a resubmittal based on the current site plan configuration; therefore, the proposal is consistent with ESS Objectives 3.5 and Policy 3.5.2.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The surrounding areas are largely characterized by single family residential development with some agricultural uses north of Interstate-275 in the Rural Area and Public/Quasipublic/Institutional uses to the south and east of the site within the Urban Service Area. The proposed Planned Development adheres to the compatibility criteria by restricting the entrance along Curry Road to Emergency Access only and orients the main access to the site off of Livingston Avenue. This design will keep any additional traffic from the proposed development on Livingston Avenue, which is a County Arterial roadway, rather than Curry Road, which is a local road that services an existing residential area. Additionally, there is a 5', Type A vertical buffering and screening proposed on the southern portion of the property where the site is adjacent to existing single-family homes to provide additional mitigation measures for existing residents within the area. Accordingly, the proposal is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Lutz Community

Plan. The Semi-rural, Single-family Residential Community Character Strategy of the plan seeks to maintain Lutz as a low-density, semi-rural, single-family community offering a variety of housing styles, lot sizes, configurations, and setbacks, while ensuring quality of life and sustainability. Some of the strategies include preserving natural vegetation and areas, clustering development on projects 30 acres or larger, and retaining natural areas in residential development. The subject site is within the Urban Service Area and allowed a maximum of 4 units per gross acre; however, the applicant has proposed a density of 2.8 units per gross acre with clustering and preservation of existing wetlands on site. The proposed Planned Development meets the intent of the Semi-rural, Single-family Residential Community Character Strategy by maintaining a semi-rural character with sensitivity to existing environmental features. Additionally, the Streetscape/Roadway Strategy calls for an interconnected shaded streetscape/roadway system, which visually enhances its corridors. The proposed Planned Development includes a 15' Scenic Corridor Buffer along the project's frontage to protect the special visual character of the area, as Livingston Avenue has been identified by the County as a Suburban Scenic Roadway. The proposed Planned Development is consistent with the intent of the Lutz Community Plan and the Livable Communities Element.

Overall, staff finds that the proposed Planned Development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Lutz Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

Compatibility

Policy 3.1.3: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

ENVIRONMENTAL AND SUSTAINABILITY SECTION

Objective 3.5: *Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions*

LIVABLE COMMUNITIES ELEMENT: LUTZ COMMUNITY PLAN

Semi-rural, Single-family Residential Community Character

Residents desire to maintain Lutz as a low density, semi-rural, single family community offering a variety of housing styles, lot sizes, configurations, and setbacks; while ensuring quality of life and sustainability. To do so residents want to:

- *ensure modular homes have the appearance of being site built;*
- *retain native vegetation and utilize drought tolerant and preferably native plantings in landscaping plans which will attract wildlife (encourage the removal of exotic plants);*
- *maintain lot sizes of one acre or greater, using clustering only in projects with a minimum acreage of 30 acres or more to allow for the preservation of open space, and to restore a semi-rural environment;*
- *support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide;*
- *require new subdivisions to face existing local roads or as new residential areas are developed, create inter-connected roadways to link the community together;*
- *address situations where densities have been permitted greater than 1 du/1ga, to:*
 1. *allow for the transfer of those development rights for both residential and commercial development to areas inside the USA;*
 2. *permit development to cluster on larger acreage's to achieve meaningful open space and agricultural lands;*
 3. *on lots smaller than 2 acres, develop building square footage to lot ratios or other tools to create compatible development between older, smaller lot development and new development;*
 4. *require minimum open space and varied setbacks for rural residential lots; and,*
 5. *eliminate the 'flex' provision within and into the community boundaries.*

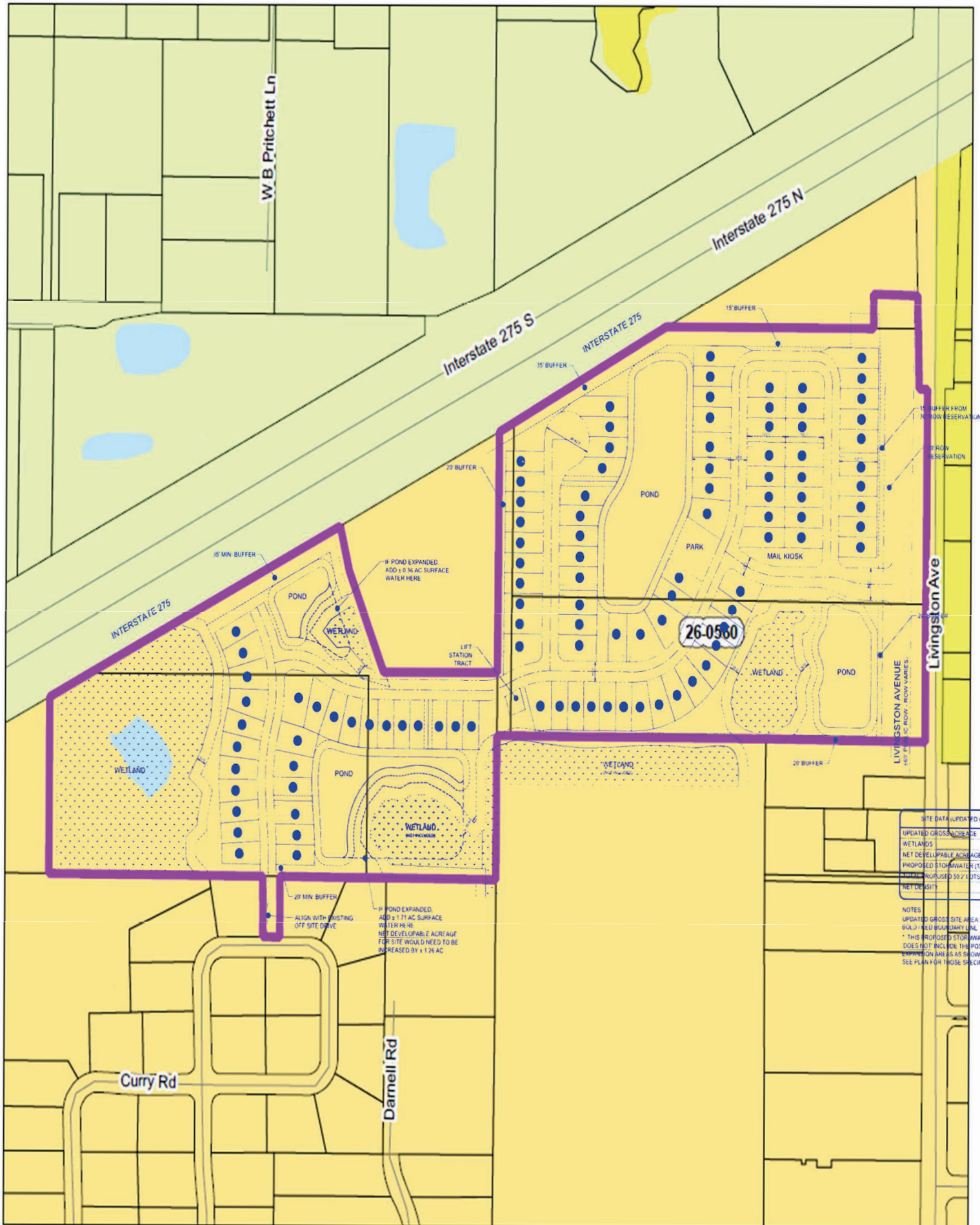
Lutz Rural Area Development Standards have been created which will implement the Lutz Community Plan goal of retaining the semi-rural residential character of Lutz. These standards have been incorporated into the County's land development code. These guidelines are meant to:

- *achieve compatibility between new and existing uses;*
- *protect the area from suburban and urban sprawl;*
- *maintain ecological balance;*
- *improve design aesthetics to make the physical development of the community more attractive and provide for individual expression;*
- *protect natural resources by clustering development i.e., having somewhat smaller lots (1/2 acre) and leaving useable open space;*
- *retain natural areas in residential lot development;*
- *vary lot size and setbacks;*
- *encourage use of native landscape materials and xeriscape principals;*
- *preserve and encourage connection of open spaces; and*
- *provide for the development of paths and trails.*

Streetscapes/Roadways

Residents of Lutz want an interconnected shaded streetscape/roadway system, which visually enhances its corridors. To do so:

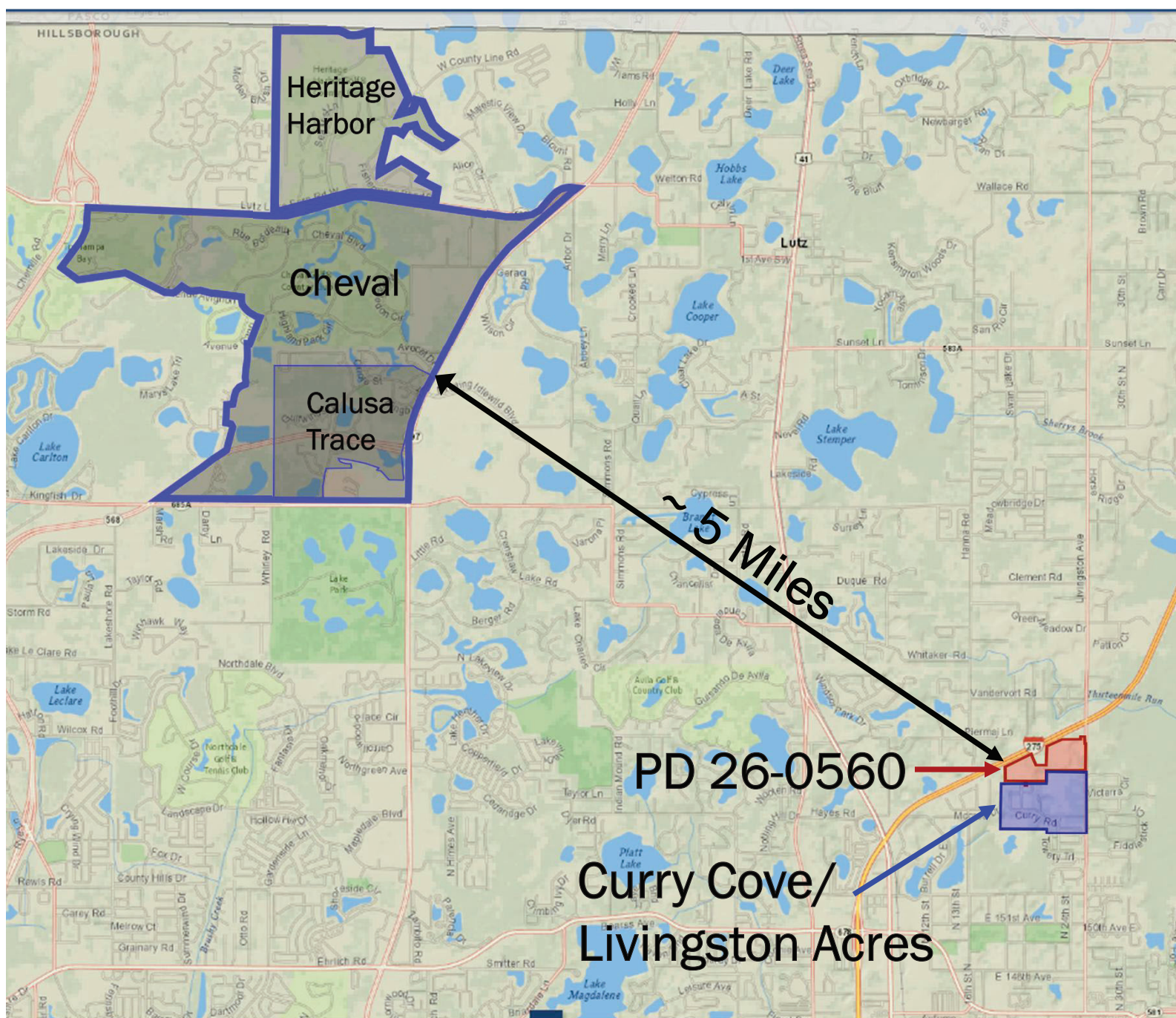
- *roadways designated as scenic corridors will be protected;*
- *if a fence or wall is located along a designated scenic corridor/roadway, the setback of the fence or wall should be determined by whether it is in the Rural or Urban Service Area, and not by the underlying land use designation. The Land Development Code will be updated to implement this requirement .*
- *planting programs of drought tolerant, preferably native trees and/or vegetation along roadways identified as scenic corridors and/or greenway trails will be undertaken to create a sense of place, and to improve or preserve specific views;*
- *Gateways, located to create a sense of arrival through a change in character from the surrounding landscape have identified. These gateways, when developed with local community participation, are intended to create a lasting impression through:*
 - *the selection of signage;*
 - *location of structures;*
 - *proximity of shrubbery or other vegetation; and*
 - *roadway layout/configuration.*
- *the County will work with local agencies to develop a mobility plan which will:*
 - *study the placement of future rural roadways designed to provide intermodal connections rather than widening existing roadways;*
 - *determine appropriate locations for the placement of sidewalks for schools, parks and other public uses; and*
 - *provide for pedestrian paths and trails to interconnect the community.*



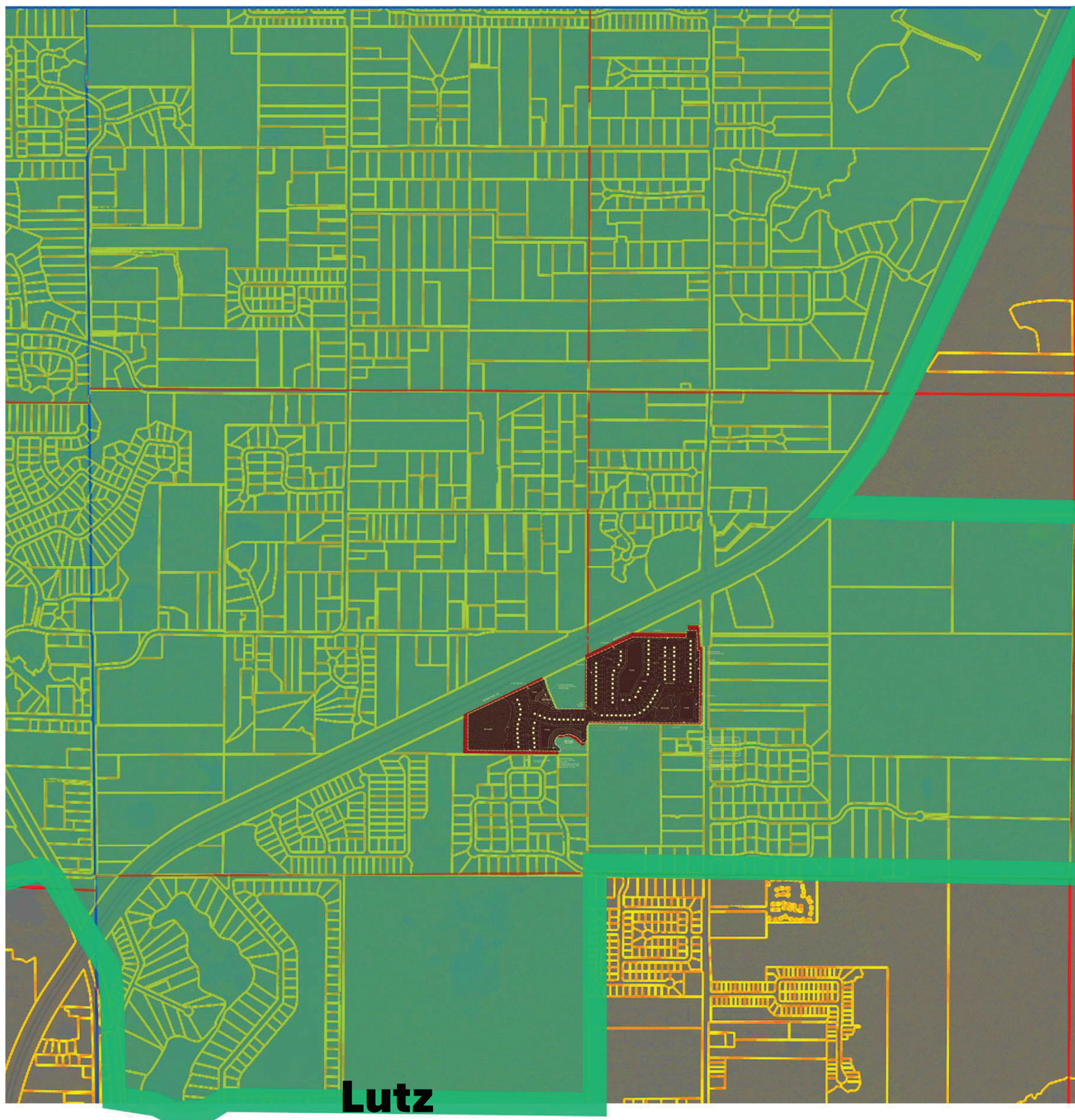
SITE DATA (UPDATED UN 18)
UPDATED GROSS ACREAGE
WETLANDS
NET DEVELOPPABLE ACREAGE
PROPOSED STORMWATER (12.3%)
STORMWATER CAPACITY (50.2 LOTS)
NET DENSITY
NOTES
UPDATED GROSS SITE AREA IS IDE
BUILD FIELD BOUNDARY LINE
* THIS PROPOSED STORMWATER1
DOES NOT INCLUDE THE POSSIBL
ENGINEERING AND IS AS SHOWN ON
SEE PLAN FOR THOSE SPECIFIC AF



Neighborhood	Typical Lot Size Pattern	Density Character
PD-26-0560	~ 0.1377 acres	High-density suburban; compact layout with small lots, minimal spacing, and repetitive subdivision pattern
Curry Cove	~0.5 to 0.8 acres	Very low density; estate/rural-residential character with large setbacks and open space
Fichenwald Country	~0.7 to 2.5 acres (estate-style parcels)	Very low density; semi-rural pattern with irregular parcel shapes and significant separation
Livingston Acres	~1.0 – 2.5+ acres	Low density; mixed pattern with larger lots and non-uniform subdivision layout
Sutton Estates	~0.5 – 1+ acre	Low density; estate-style homes with deep lots and limited internal street grid
Livingston Oaks	~0.5 acre+	Low-to-moderate density; larger suburban lots with tree canopy and spacing



Neighborhood	Typical Lot Size	Density Character
Heritage Harbor	~5,500–8,000 sq ft	Moderate-high (golf buffers offset density)
Cheval	~8,000 sq ft to 1+ acre	Low to moderate (large-lot, estate feel)
Calusa Trace	~7,500–10,000+ sq ft	Moderate suburban



Application No. RZ 26-0560
Name: LISA COSENTINO
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5-26-2026

5/26/26

Re: RZ-PD 26-0560 / Subdivision near Curry Cove

Hello,

I am writing to **OPPOSE** the proposed subdivision near Curry Cove in Lutz, FL. I live in this quiet, established neighborhood. If approved, this development will permanently impact neighborhood character, increase traffic on local streets, and set a precedent for similar high-density projects in the surrounding area. Livingston is a 2 lane road that already backs up during certain times of the day, and adding 150 households would significantly add to the congestion in the area.

This development is also INCONSISTENT WITH THE LUTZ COMMUNITY PLAN and the lots are NOT COMPATIBLE with the larger-lot, semi-rural character of the surrounding neighborhoods. The Lutz Community Plan prioritizes low-intensity development and neighborhood compatibility, which does not include tightly spaced, high density subdivisions. I also have concerns about the established wildlife in the area being pushed out and destroyed.

I feel like you would be very hard pressed to find ANYONE in the surrounding area that welcomes this development, the only people that want this are developers standing to profit.

Please REJECT this rezoning!

Thank you,

Lisa Cosentino,
Lutz resident

Livingston Groves

PD 26-0560

Unincorporated Hillsborough County

Zoning Hearing Master

May 26, 2026



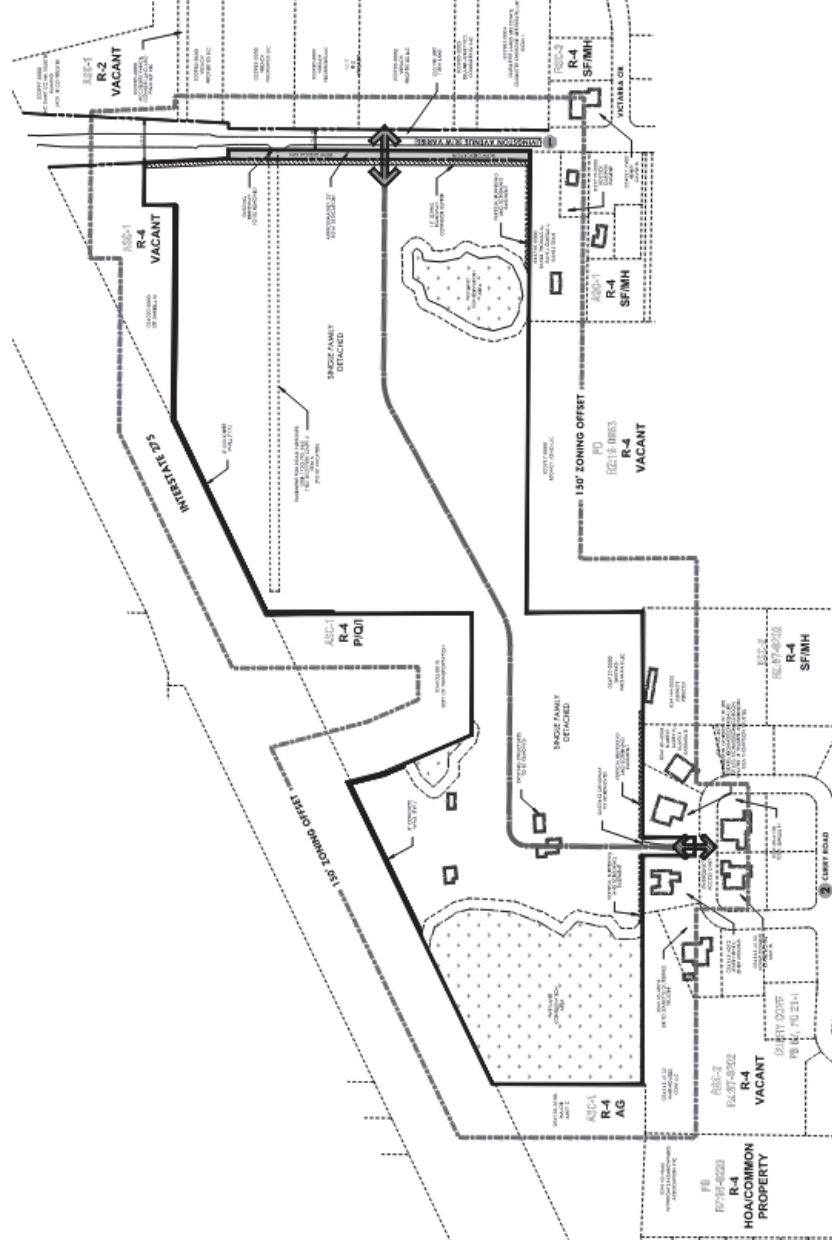
GENERAL SITE LOCATION

- 45.89 ± acres
- Directly south of Interstate 275
- Within the Urban Service Area and Lutz Community Plan Area



REQUEST

Rezone from ASC-1, RSC-2, and PD 19-0083 to Planned Development (PD) for development of 86 single family homes.



PD 26-0560
GENERAL DEVELOPMENT PLAN
LIVINGSTON GROVES PD

About Meritage Homes

- 5th largest homebuilder in the U.S. by volume (2026)
- Over 190,000 homes delivered since 1985.
- Industry leader in energy efficient construction.
- Target Buyers are first move-up oriented.



Setting the standard
for energy-efficient homes™



LIFE. BUILT. BETTER.®

Meritage Homes Operation Homefront

- For over 12-years we have been in partnership with Operation Homefront to provide mortgage-free homes to veteran families through the Permanent Homes for Veterans program.
- We've donated 22 homes and countless moments of hope. Because every hero deserves a place to thrive.



Meritage Homes Energy Efficiency

- **11x ENERGY STAR® Partner of the Year – Sustained Excellence**
Recognized for building homes that meet and exceed ENERGY STAR® standards across multiple years.

- **EPA Indoor airPLUS® Leader Award**
Awarded for advancing healthier indoor air quality and low-emission building practices.

- **Green Builder® Sustainability Awards**
Honored for leadership in green construction and sustainable design.

- **ENERGY STAR® Certified Homes Market Leader Award**
Celebrated for consistently delivering thousands of ENERGY STAR® certified homes each year.



LIFE. BUILT. BETTER.®

PRODUCT TYPE



CONCEPTUAL LAYOUT



Previous Layout (130 units)



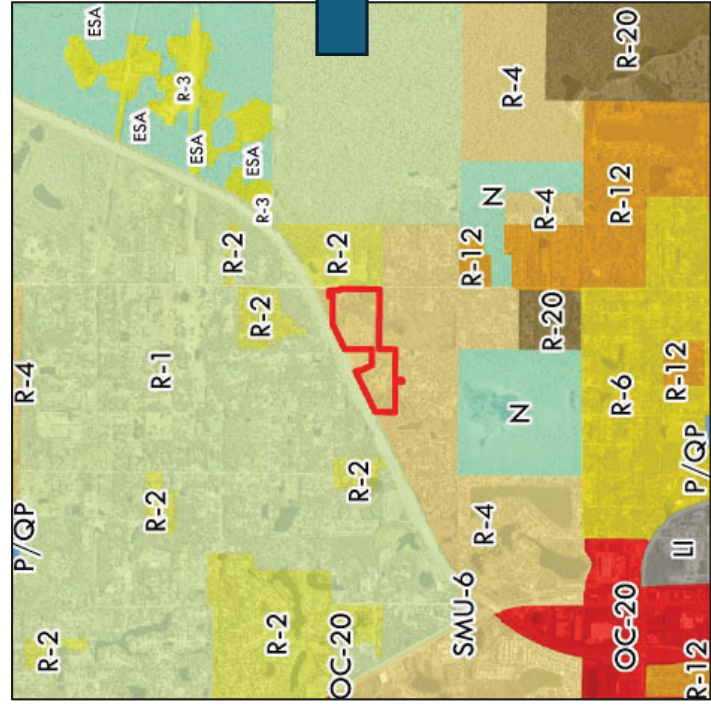
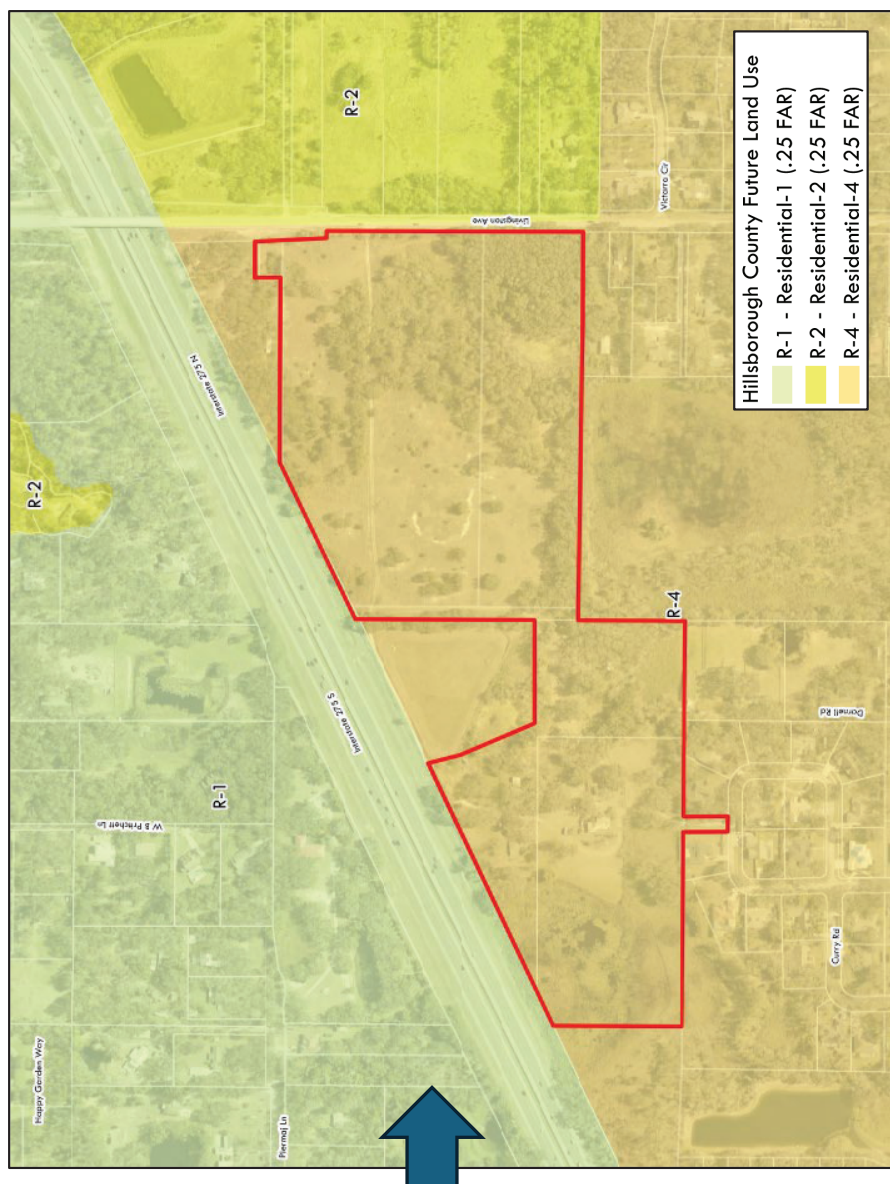
Revised Layout (86 units)

BUFFERING AND SCREENING

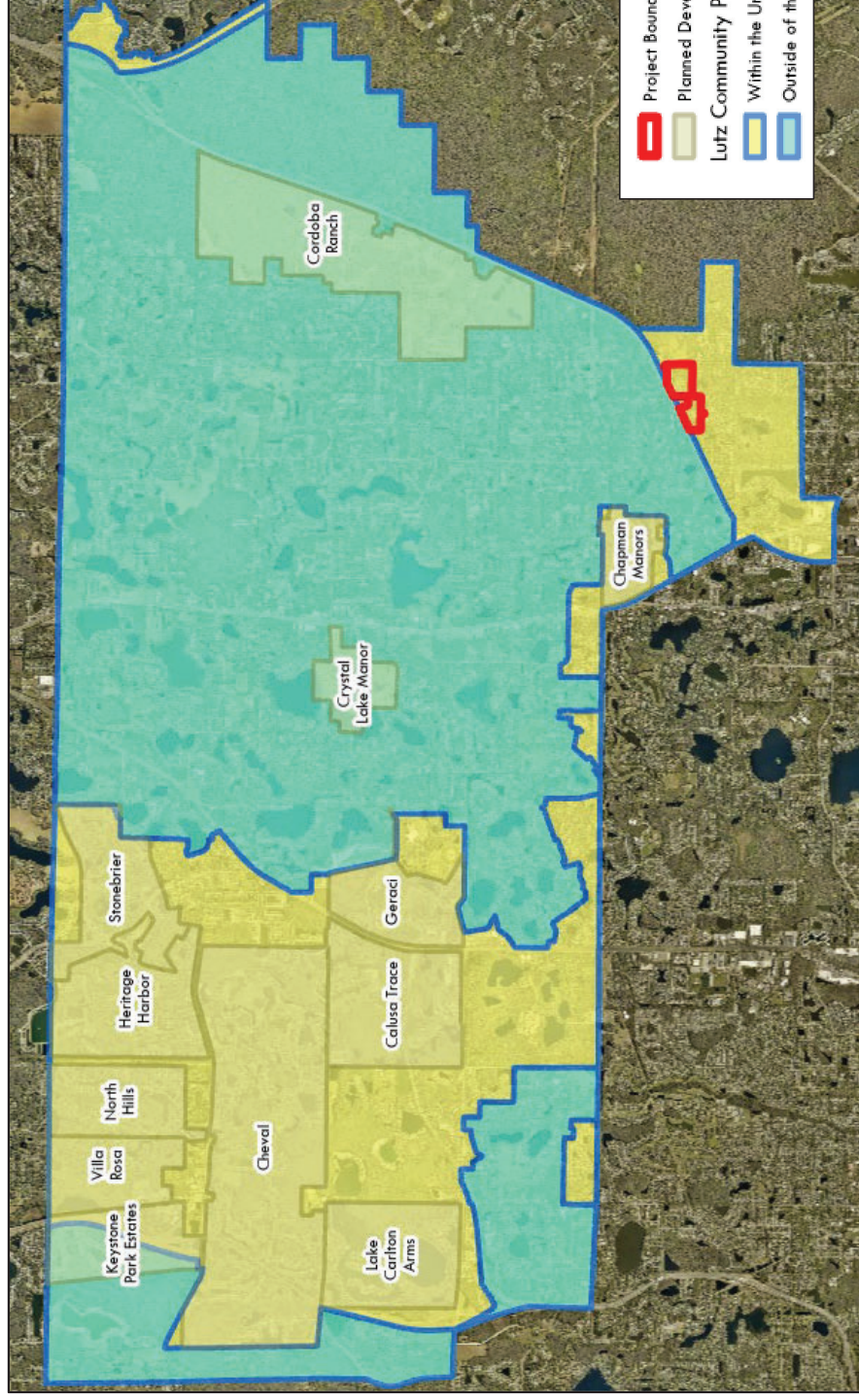


- 15' Scenic Roadway Corridor Buffer along Livingston Ave
- 5' Vertical Buffering and Screening Easement along portions of southern boundary (exceeding code requirements)
- Limited shared boundaries with neighboring properties

FUTURE LAND USE MAP



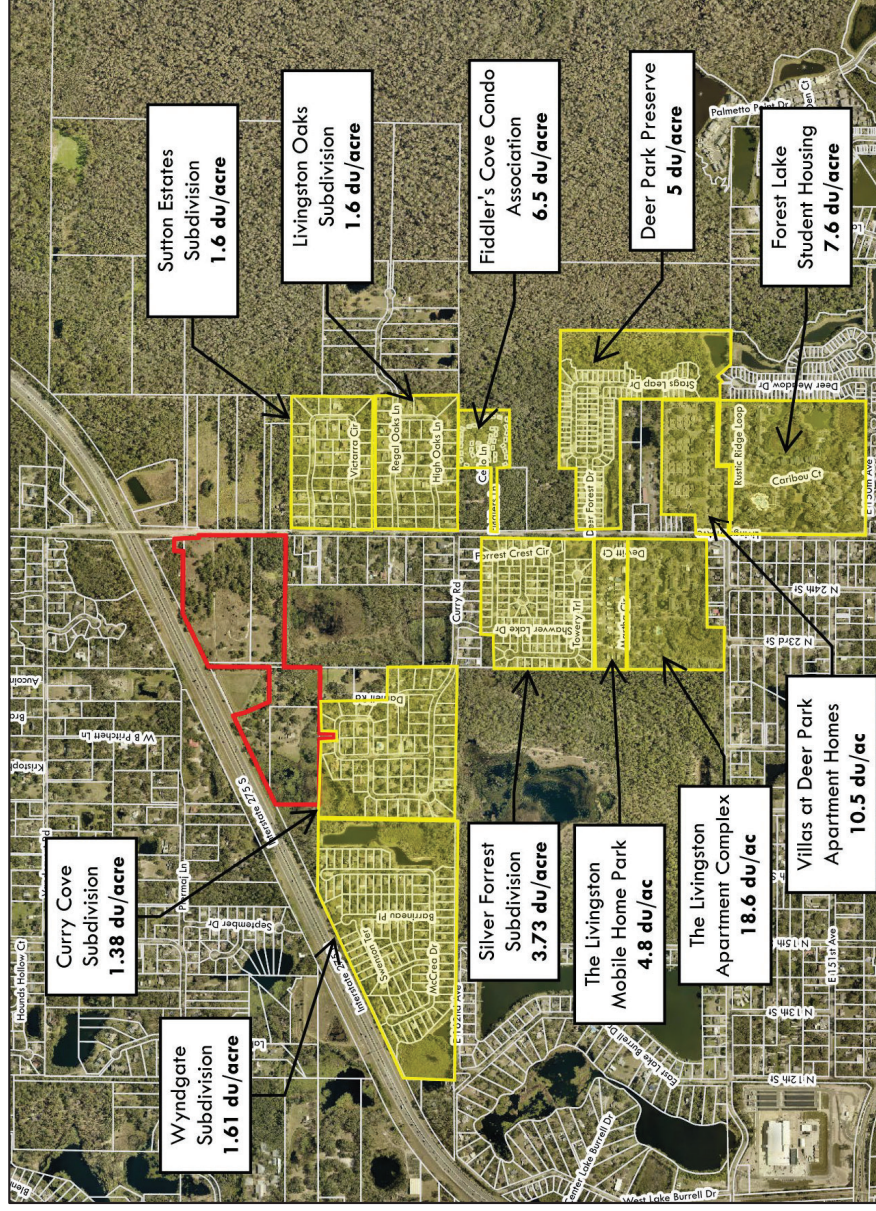
LUTZ COMMUNITY PLAN AREA



- Request consistent with other Lutz Community Area developments within the USA
- Transition between higher density residential to the south and semi-rural residential north of I-275
- Request of 1.8 dwelling units per acre respects character of surrounding development

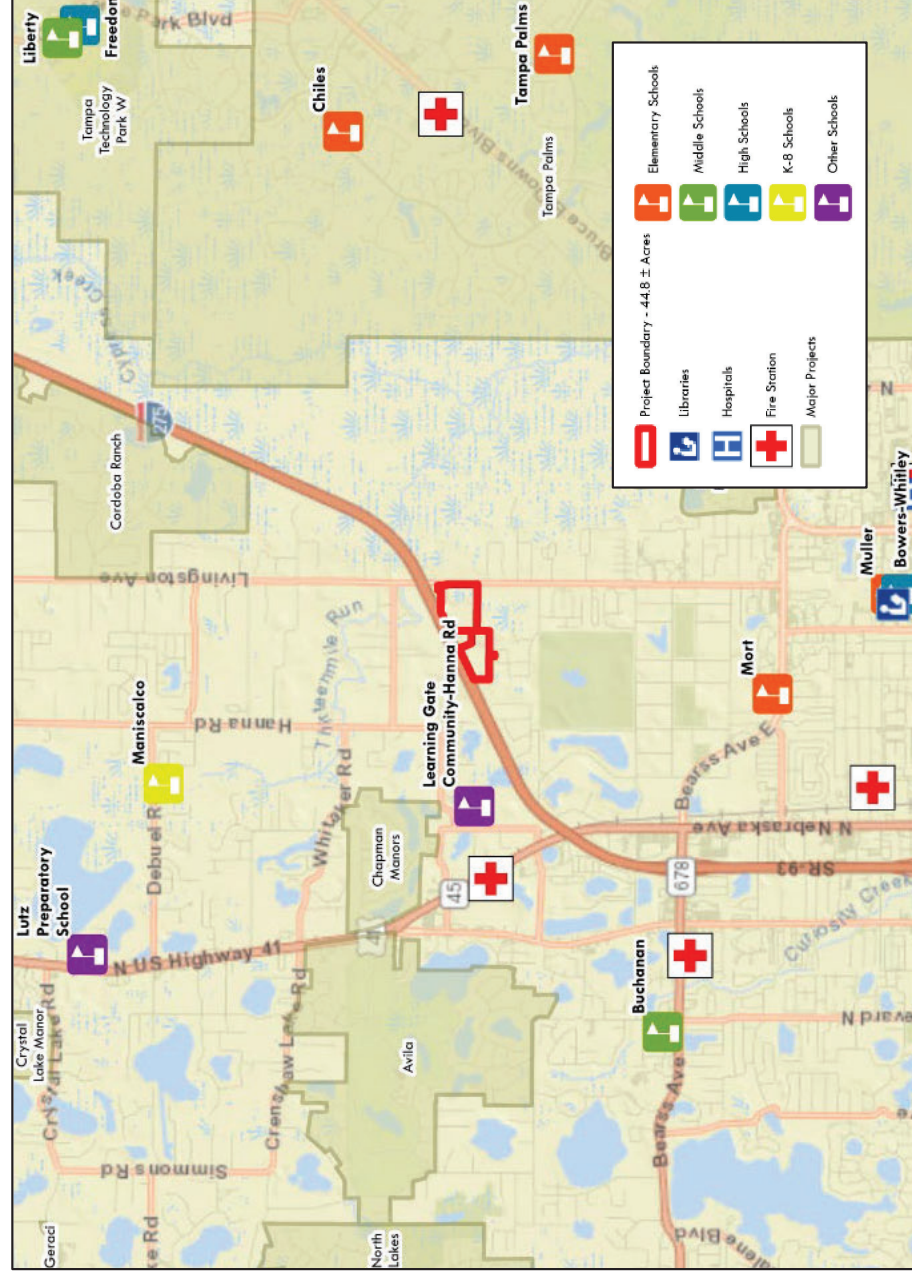
COMPATIBILITY

- Within one mile of the subject property:
 - 3 Multifamily Developments (apartments, student housing, villas)
 - 1 Mobile Home Park
 - 1 Condominium Association
- Similar density to surrounding developments



VICINITY MAP

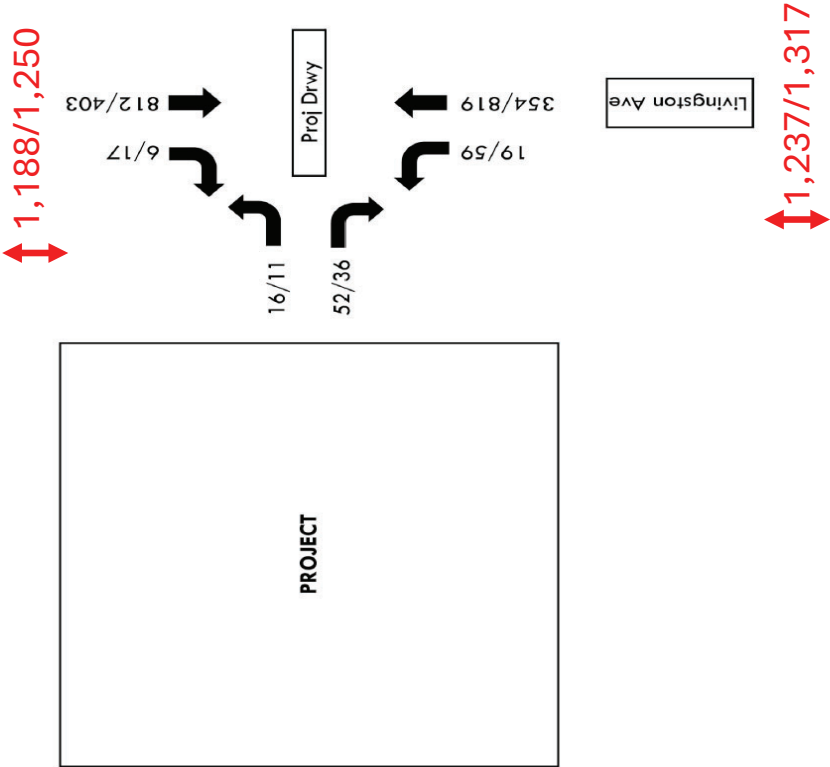
- Adequate capacity at zoned schools
- 2 fire stations within a 2-mile radius
- Public library with 3 miles
- City of Tampa Utility Service Area



CONCLUSION

- **Consistent** with RES-4 Future Land Use category
- **Consistent** with Land Development Code
- **Compatible** with the surrounding land use pattern
- **Staff finds the proposed request **CONSISTENT**** with the *Hillsborough County Comprehensive Plan* subject to proposed conditions
- Applicant Agrees to the conditions of approval as presented at this hearing.
- **Request recommendation of APPROVAL**

Figure 4. Peak Season Plus Project Traffic



ROADWAY LEVEL OF SERVICE (LOS) INFORMATION
The 2024 Hillsborough County Level of Service (LOS) Report does not have LOS information for the segment of Livingston Ave fronting the project site (from Sinclair Hills Dr to I-275)



C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

Peak Hour Two-Way

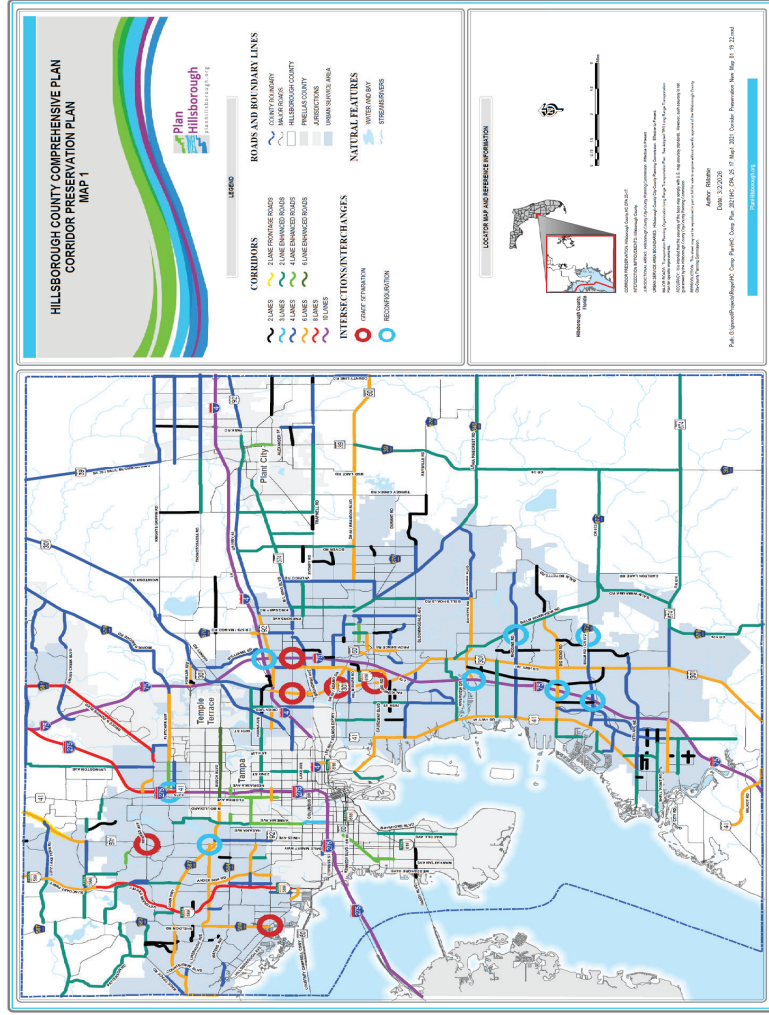


	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

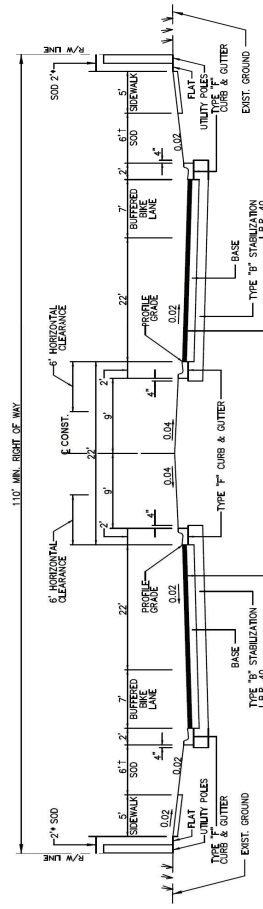
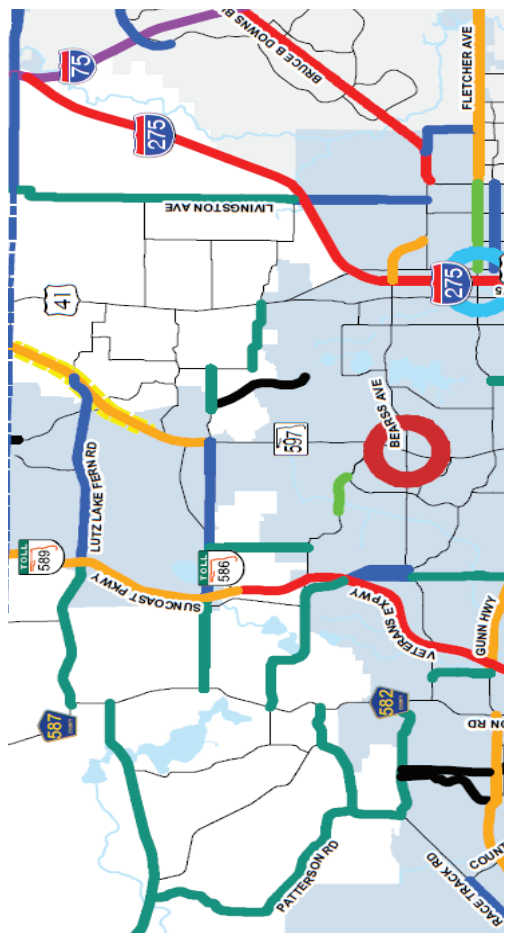
Table 4. Estimated Volume to Capacity Ratio

Intersection	Direction	AM Peak Hour				PM Peak Hour			
		Peak Season + Project				Peak Season + Project			
		Volume to Capacity Ratio				Volume to Capacity Ratio			
		Left	Through	Right		Left	Through	Right	
Livingston Avenue and	EB	0.23	-	0.23		0.13	-	0.13	
Project Driveway	NB	0.02	*	-		0.05	*	-	

* Free flow movement



- CORRIDORS**
- 2 LANE
 - 3 LANE
 - 4 LANE
 - 6 LANE
 - 8 LANE
 - 10 LANE
 - 2 LANE FRONTAGE ROADS
 - 2 LANE ENHANCED ROADS
 - 4 LANE ENHANCED ROADS
 - 6 LANE ENHANCED ROADS



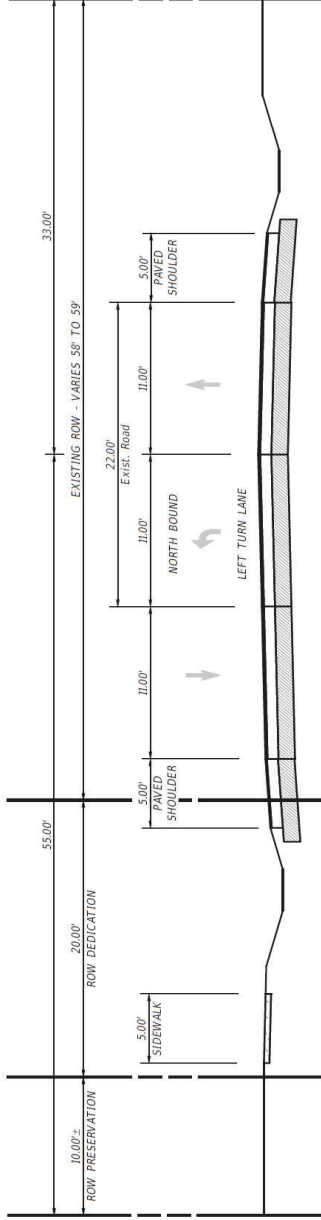
REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	URBAN COLLECTORS (4 LANE DIVIDED) TYPICAL SECTION	DRAWING NO. TS-6 SHEET NO. 1 OF 1
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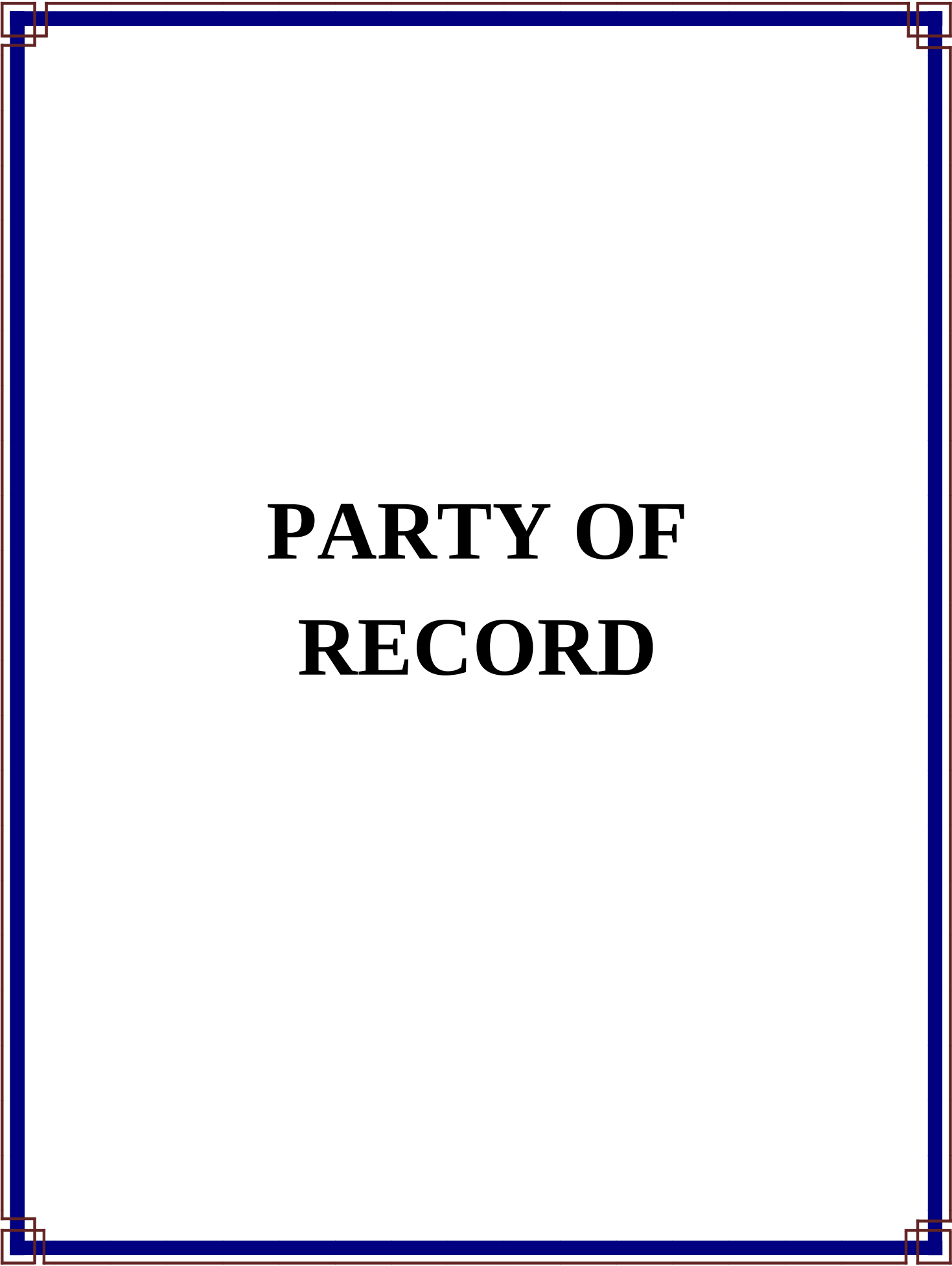
Along the project's frontage, Livingston Ave is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The typical section for a 4-lane, divided, collector urban roadway is TS-6 of the Hillsborough County Transportation Technical Manual, which requires a minimum of 110 feet of right of way. The site will be required to preserve sufficient right of way to provide 55 feet as measured from the centerline of Livingston Ave, except along the northern 515 feet of folio 34020.0000, where 14 feet shall be provided as measured from the current right of way line. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The right of way preservation areas shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

DESIGN EXCEPTION REQUEST – SUBSTANDARD ROAD: Livingston Ave

As Livingston Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Livingston Ave, April 3, 2026, and revised May 1, 2026, to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 14, 2026). The developer will be required to make certain improvements to Livingston Ave consistent with the Design Exception including:

- provide an 11-foot-wide northbound left turn lane; and
- provide a 5-foot-wide paved shoulders on both sides of the roadway; and
- provide an open ditch section between the paved shoulder and sidewalk on the west side of the roadway, and the paved shoulder and right of way line on the east side of the roadway; and
- provide a 5-foot-wide sidewalk on the west side of the roadway outside of the FDOT Limited Access Right of Way
- provide 2 feet between the back of the sidewalk and the dedicated right of way line; and
- dedicate +/- 20 feet of right of way along the project frontage outside of the FDOT Limited Access Right of Way; and
- preserve 10 feet of right of way in addition to the above noted dedication.





PARTY OF RECORD

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 21, 2026 1:56 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/21/26 1:55 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Nicole Blackwell

Address:

18303 Groveside Pl
Lutz, FL 33549

Your Email Address::

nmblackwell16@gmail.com

Your Message

**Your Subject
(required)::**

Oppose zoning application RZ-PD 26-0560

**Your Message
(required)::**

I'm writing to strongly oppose the rezoning outlined in code RZ-PD 26-0560. Lutz was planned as a semi rural community, with 2 lane roads and the related small town infrastructure. Livingston Avenue

is busier than ever with all of the new development all the way north to 54. This rezoning would be catastrophic for the area! I will consistently write to oppose these greedy rezoning efforts. Please consider the needs and wants of those who voted for you! We are a small town community, please do not ruin it by allowing greed to take over!

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Kelly Botting <traval24@gmavt.net>
Sent: Sunday, May 10, 2026 5:58 AM
To: Hagan, Ken; Hughes, Wesley; Burgos, Glorivee; Hearings
Cc: spotrx@aol.con
Subject: RZ-PD 26-0560

[You don't often get email from traval24@gmavt.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

We are long-time residents of Fiddler's Cove in Lutz, Florida, having lived in this community for over 16 years. Our home is located along the Livingston Avenue corridor, and we write to express our strong opposition to the rezoning request under Application Number RZ-PD 26-0560 (Livingston Groves).

Over the years, residents have consistently worked to uphold the Lutz Community Plan, which emphasizes low-intensity development and compatibility with the existing character of our neighborhoods. This plan does not support tightly spaced, high-density subdivisions.

The proposal outlined in this rezoning application seeks approval for a compact subdivision that is inconsistent with the established vision for this area. Specifically, the inclusion of 40-foot-wide lots represents a significant departure from the prevailing development pattern, where lot sizes are substantially larger and homes are more widely spaced. This level of density is not compatible with the semi-rural character that defines the surrounding community.

In addition, the existing roadways and infrastructure are already under strain. Introducing higher-density development in this location would exacerbate traffic congestion, reduce roadway safety, and place additional demands on systems that were not designed to accommodate such intensity. Increased impervious surface associated with this type of development may also worsen stormwater runoff and drainage issues, raising the risk of localized flooding and environmental impacts. These conditions could further contribute to delayed emergency response times and an increased risk of accidents.

Rezoning decisions are intended to be consistent with the goals, objectives, and policies of the adopted Comprehensive Plan and the Lutz Community Plan. This proposal conflicts with those guiding documents, which call for preservation of low-density, rural-residential character and protection from incompatible land use patterns.

Approval of this request would set a concerning precedent for similar rezonings along the corridor, gradually eroding the character of the Lutz community and undermining long-standing planning policies. While the community is not opposed to growth, it strongly opposes development that is incompatible with existing character and infrastructure. Approving this application would disregard years of thoughtful and consistent community input.

For these reasons, we respectfully urge you to uphold the adopted plans and policies that have guided responsible growth in Lutz for decades and deny Application Number RZ-PD 26-0560.

Sincerely,

Richard and Jane Botting
2635 Fiddlestick Circle

From: jandecamp@tampabay.rr.com
Sent: Friday, May 15, 2026 3:56 PM
To: Hearings
Subject: RZ-PD-26-0560

You don't often get email from jandecamp@tampabay.rr.com. [Learn why this is important](#)

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Re: Planned Development (PD)
Rezoning Application #RZ-PD 26-0560 (Livingston Groves)

To the Zoning Hearing Master,

I am sending this letter to you to express my significant concerns regarding the above- referenced Planned Development (PD) rezoning request. It is my understanding that the developer has filed plans to construct 130 single-family homes in a compact suburban subdivision pattern that conflicts with both the Lutz Community Plan and the Hillsborough County Comprehensive Plan. I am strongly opposed to its permitting for the following reasons:

1. This 45.89 acre parcel is currently zoned ASC-1, with a Future Land Use of R-4. I already strongly disagree with the Future Land Use designation of R-4 since all surrounding communities east, west, north and adjacent south are RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density,' which states that: "All new residential or mixed-use land use categories within the USA shall have a density of four (4) dwelling units per gross acre (du/Ga) or greater **unless environmental features or existing development patterns do not support those densities.**"

With the existing communities around this parcel, we are not sure why any higher density zoning would be considered. The current zoning of ASC-1 is upwardly compatible with the surrounding area. R-4 is **NOT** compatible and a further rezoning to a Planned Development is completely incongruous with the existing communities and development patterns.

2. This parcel falls within the boundaries of the **Lutz Community Plan** which states that there be no more than one dwelling unit per acre. We understand that the parcel is also located within the Urban Service Area, but the area of this development is within Lutz and is included in the **Lutz Community Plan** to 'maintain Lutz as a **low density, larger lot, semi-rural single-family** community.'
3. In the surrounding areas to the east, west, north and adjacent south, all homesites are large and are on 1/2 acre lots and larger. These communities need to be protected as directed in the **Hillsborough County Comprehensive Plan**. Objective 16 states "**the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities.**"

4. We recognize that the Silver Forest community further to the south of the proposed development is zoned R-6 and is a denser community than the other surrounding communities. We believe that the Silver Forest community functions as a 'transition area' as described in Policy 16.2.
5. Achieving proper compatibility is one of the significant goals of **Hillsborough County's Comprehensive Plan**. The proposed 40-foot lots are not remotely compatible with the surrounding communities of larger properties that have been established over the last 30 years. We have chosen to live in the rural environment of the Lutz Community for a more tranquil way of life, and this type of development could soon degrade the lifestyle that we moved here to enjoy.

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

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

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

This proposed PD does **none** of that. Single family homes that are tightly packed into small acreage are neither a '**like use**' nor a '**complimentary use**'.

A Planned Development might be considered a good choice in areas of our county where there are no major urban or suburban development patterns. Within those unincorporated areas, a rezoning request for a unified, large-scale, mixed-use PD District might be justified. However, such PD requests are **ONLY** appropriate as long as neighboring land use compatibility is **NOT** a key factor. This definition was placed into the Hillsborough County Comprehensive Plan for a purpose, and it is inappropriate and unfair to negate the purpose and intent of the Comprehensive Plan prepared for the families of Hillsborough County by allowing this rezoning request.

6. The traffic on Livingston Avenue, specifically in the area of the planned development is already frequently backed up from Bearss Avenue extending to the north of the I-275 overpass during peak morning times and the reverse is true in the peak afternoon times. This has been noted in past zoning hearings and the level of traffic has certainly only increased with other development to the north into Pasco County.
7. This parcel is a short distance from the Violet Cury Preserve as well as the Cypress Creek Preserve and a development of higher density will likely compromise and/or negatively impact OUR valued ecosystems.
8. Additionally, the plan calls for an 'emergency exit' through the Curry Cove community. As a homeowner in Fichenwald Country Estates, directly adjacent to Curry Cove, and along the only road out of the area, I ask that that provision be specifically denied. Unless the exit is substantially barricaded to prevent driving through the end of the subdivision into Curry Cove,

we could see perhaps hundreds more cars passing by our homes. (I believe the projection is 1300 cars trips per day with this provision). There are numbers of children in these neighborhoods, with 13 young children currently living in one block along this road.

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

As a community, we are **not** opposed to more residential development. What we are **strongly** opposed to is development that is not in agreement with the compatibility intent of the **Hillsborough County Comprehensive Plan** and the density restrictions of the **Lutz Community Plan**. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl and high- density housing. **Please help us in preserving our communities.**

Please vote against this application.

Thank you for your kind consideration,

Carl and Jan Brown
2002 Curry Road
Lutz, FL 33549

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 21, 2026 1:46 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/21/26 1:46 PM

Your Commissioner(s)

**Please select the Commissioner(s)
you wish to contact (required)::**

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Paul Connell

Address:

17420 livingston ave apt 308
Lutz, FL 33559

Your Email Address::

plc3@gmail.com

Your Message

Your Subject (required)::

NO TO THE PLANNED DEVELOPMENT

Your Message (required)::

NO TO THE BUILD ON LIVINGSTON AVE

**Is this comment related to an active
zoning application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Maria Elena D'Amico <mariaelena.damico@gmail.com>
Sent: Thursday, May 21, 2026 4:42 PM
To: Hearings
Subject: Zoning Hearing RZ PD 26-0560 / Livingston Avenue

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

Members of the Zoning Hearing Master and Board of County Commissioners

I am writing to formally object to the proposed rezoning of property on Livingston Avenue in Lutz (RZ PD 26-0560). The subject property is currently zoned ASC-1 and RSC-2, and the applicant, Meritage Homes, is requesting a rezoning to Res-4 in order to develop 86 single-family homes on 60-foot lots. This proposed density and configuration remain incompatible with the established character of the surrounding area.

According to the Hillsborough County Planning Commission's *Unincorporated Hillsborough County Rezoning Consistency Review* dated May 15, 2026:.

Future Land Use Policy 3.1.3 requires that new development be compatible with surrounding uses, emphasizing that compatibility is defined by the sensitivity of a proposal in preserving the character of existing development."

While the report suggests single-family residential use may be appropriate, the issue here is not use—it is **intensity, lot size, and overall development pattern**, all of which fail to preserve the existing semi-rural character.

Properties along Livingston Avenue north of Sinclair Hills Road, as well as the adjoining local streets, are characterized by larger lots, rural patterns, and limited subdivision intensity. Prior re-zonings in this area have consistently been reduced or denied higher-density proposals, reinforcing the community's long-standing expectation of low-density development.

The Lutz Community Plan is critical to this discussion and clearly establishes the intended character of this area.

The Community Plan states that Lutz is to remain a
"low density, semi-rural, single family residential community..."

and further emphasizes:

- **"maintain lot sizes of one acre or greater"**
- **"achieve compatibility between new and existing uses"**
- **"protect the area from suburban and urban sprawl"**

Additionally, the Plan directs that clustering and smaller lots, when used, are intended to **“allow for the preservation of open space”** and **“restore a semi-rural environment,”** not to introduce suburban-density development patterns into established rural areas.

The proposed development of 86 homes on 60-foot lots does not align with these directives. Instead, it introduces a suburban development pattern that is inconsistent with both the Lutz Community Plan and the surrounding area, which is largely comprised of half-acre to multi-acre homesites.

The Lutz Rural Area Development Standards further reinforce this intent, emphasizing:

- **“protect the area from suburban and urban sprawl”**
- **“achieve compatibility between new and existing uses”**
- **“retain natural areas in residential development”**
- **“somewhat smaller lots (1/2 acre)”** in the context of clustering
- with the purpose of **“leaving useable open space”** and preserving rural character

This proposal does not meaningfully meet these standards.

Finally, I want to address the proposed “emergency” connection to Curry Road. This connection is not supported by surrounding residents. Our roadway currently functions as a closed, low-traffic residential system. Any connection—regardless of how it is labeled—creates the potential for conversion into a through-road, fundamentally altering traffic patterns, safety, and neighborhood character.

The proposed lot configuration does not reflect a compatible transition - it represents a shift to an entirely different development pattern.

--

Maria Elena D'Amico
Broker / Property Manager
All Ready Property Management
Cell: 813-230-4091

Women's Council of Realtors Tampa
DVP - 2026
President - 2025
Creator & Chair, Property Management Mastermind, WCR Florida 2025 & 2026
NARPM, President Elect - 2026
Florida Realtors - Director - 2026
Suncoast Tampa Assoc of Realtors
Property Management Committee
Broker Engagement Committee
Stellar MLS Advisory Council
Hillsborough County Land Use Appeals Board

Giving landlords peace of mind

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 21, 2026 1:45 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/21/26 1:45 PM

Your Commissioner(s)

Please select the Commissioner(s)
you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Jeffrey Davis

Address:

17520 drake court lutz fl
Lutz, FL 33559

Your Phone Number::

3136868646

Your Email Address::

vilmos_3o3@yahoo.com

Your Message

Your Subject (required)::

DO NOT BUILD- CURRY ESTATES

Your Message (required)::

Opposing the potential new development on livingston
ave. we do not want this in the community!

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 21, 2026 1:44 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/21/26 1:44 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish to
contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Melanie Davis

Address:

17520 drake court
Lutz, FL 33559

Your Phone Number::

3136868646

Your Email Address::

melaniedavis.tampa@gmail.com

Your Message

Your Subject (required)::

OPPOSING POTENTIAL DEVELOPMENT

Your Message (required)::

Please do not build on livingston ave, our community
cannot handle any more new development especially on
Livingston Ave

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Friday, May 15, 2026 4:07 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560 (Livingston Groves)). Please add to hearing record.
Attachments: 152422882_letter_to_commissioner_hagan_may_12_2026.doc



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 05/15/26 4:06 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1) 2 Commissioner Ken Hagan (District 2) 3 Commissioner Gwen Myers (District 3) 4 Commissioner Christine Miller (District 4) 5 Commissioner Donna Cameron Cepeda (District 5) 6 Commissioner Chris Boles (District 6) 7 Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jan DeCamp-Brown
Address:	2002 Curry Road Lutz, FL 33549
Your Phone Number::	8133403105
Your Email Address::	jandecamp@tampabay.rr.com
Your Message	

**Your Subject
(required)::**

RZ-PD 26-0560 (Livingston Groves)

Re: Planned Development (PD)
Rezoning Application #RZ-PD 26-0560 (Livingston Groves)

To the Zoning Hearing Master,

I am sending this letter to you to express my significant concerns regarding the above- referenced Planned Development (PD) rezoning request. It is my understanding that the developer has filed plans to construct 130 single-family homes in a compact suburban subdivision pattern that conflicts with both the Lutz Community Plan and the Hillsborough County Comprehensive Plan. I am strongly opposed to its permitting for the following reasons:

1. This 45.89 acre parcel is currently zoned ASC-1, with a Future Land Use of R-4. I already strongly disagree with the Future Land Use designation of R-4 since all surrounding communities east, west, and north are RSC-2 and RSC-3.

Based on the Comprehensive Plan Policy 1.2: 'Minimum Density,' which states that: "All new residential or mixed-use land use categories within the USA shall have a density of four (4) dwelling units per gross acre (du/Ga) or greater unless environmental features or existing development patterns do not support those densities."

With the existing communities around this parcel, we are not sure why any higher density zoning would be considered. The current zoning of ASC-1 is upwardly compatible with the surrounding area. R-4 is NOT compatible and a further rezoning to a Planned Development is completely incongruous with the existing communities and development patterns.

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3. In the surrounding areas to the east, west, and north, all homes are large and are on 1/2 acre lots and larger. These communities need to be protected as directed in the Hillsborough County

**Your Message
(required)::**

Comprehensive Plan. Objective 16 states "the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities."

4. We recognize that the Silver Forest community to the south of the proposed development is zoned R-6 and is a denser community than the other surrounding communities. We believe that the Silver Forest community functions as a 'transition area' as described in Policy 16.2.

5. Achieving proper compatibility is one of the significant goals of Hillsborough County's Comprehensive Plan. The proposed 40-foot lots are not remotely compatible with the surrounding communities of larger properties that have been established over the last 30 years. We have chosen to live in the rural environment of the Lutz Community for a more tranquil way of life, and this type of development could soon degrade the lifestyle that we moved here to enjoy.

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

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

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rezoning request.

6. The traffic on Livingston Avenue, specifically in the area of the planned development is already frequently backed up from Bearss Avenue extending to the north of the I-275 overpass during peak morning times and the reverse is true in the peak afternoon times. This has been noted in past zoning hearings and the level of traffic has certainly only increased with other development to the north into Pasco County.

7. This parcel is a short distance from the Violet Cury Preserve as well as the Cypress Creek Preserve and a development of higher density will likely compromise and/or negatively impact OUR valued ecosystems.

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

As a community, we are not opposed to more residential development. What we are strongly opposed to is development that is not in agreement with the compatibility intent of the Hillsborough County Comprehensive Plan and the density restrictions of the Lutz Community Plan. We moved to this area of Hillsborough County because of its rural environment with large properties and space, away from urban sprawl and high- density housing. Please help us in preserving our communities.

Please vote against this application.

Thank you for your kind consideration,

Carl and Jan Brown
2002 Curry Road
Lutz, FL 33549

Is this comment related
to an active zoning
application?:

Yes, my comment is related to an active zoning application and
should be added to the hearing record.

Rezoning Application
Number:

RZ-PD 26-0560 (Livingston Groves)

Attachment::

[View File](#)



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

May 13, 2026

**Honorable Ken Hagan, County Commissioner District 2
Hillsborough County Board of County Commissioners**

601 E. Kennedy Boulevard
Tampa, FL 33602

Re: Planned Development (PD)
Rezoning Application #RZ-PD 26-0560 (Livingston Groves)

Dear Commissioner Hagan,

I am sending this letter to you to express my significant concerns regarding the above-referenced Planned Development (PD) rezoning request. It is my understanding that the developer has filed plans to construct 130 single-family homes in a compact suburban subdivision pattern that conflicts with both the Lutz Community Plan and the Hillsborough County Comprehensive Plan. I am strongly opposed to its permitting for the following reasons:

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Plan. Objective 16 states "**the neighborhood is the functional unit of community development and that there is a need to protect existing neighborhoods and communities.**"

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- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections.'

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Please vote against this application.

Thank you for your kind consideration,

Carl and Jan Brown
2002 Curry Road
Lutz, FL 33549

Rivas, Keshia

From: ME <maryefreddo@gmail.com>
Sent: Monday, May 18, 2026 1:22 PM
To: Hearings
Subject: RZ-PD 26-0560 - Opposition to rezoning request

You don't often get email from maryefreddo@gmail.com. [Learn why this is important](#)

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

The request would place between 100 and 300 additional vehicles on Livingston Avenue.

This is patently unsafe! The road is already dangerous and the traffic extends from the light at Bearss Avenue to the overpass on Interstate 275 at rush hour traffic, making it impossible and frightening to exit the existing neighborhoods safely.

It would be irresponsible to allow additional development on this road.

Thank you for your time and consideration.

Mary Ellen

Mary Ellen Freddo
2506 High Oaks Lane Lutz FL 33559
Mobile: 813-977-8659
Email: maryefreddo@gmail.com

Rivas, Keshia

From: Burgos, Glorivee
Sent: Monday, May 18, 2026 3:20 PM
To: ME
Cc: Hearings; Hughes, Wesley
Subject: Re: RZ-PD 26-0560 Opposition to Planned Development

Good afternoon,

Thank you for taking the time to share your input.

Your message has been forwarded to hearings@hcfl.gov so it can be added to the official record for this application. Because this is a quasi-judicial land use matter, the Commissioner cannot review or discuss information outside of what is formally entered into the record.

Hearings, can you look into the matter Ms. Mary Ellen has question related to Optix. I greatly appreciate it.

Thank you,
Glory

Glorivee Burgos
Legislative Aide to

Chairman, Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: ME <maryefreddo@gmail.com>
Sent: Monday, May 18, 2026 01:36 PM
To: Hagan, Ken <HaganK@hcfl.gov>
Subject: RZ-PD 26-0560 Opposition to Planned Development

You don't often get email from maryefreddo@gmail.com. [Learn why this is important](#)

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

Dear Ken,

Thank you for your consideration in the past. We seem to have an onslaught of rezoning requests for our area.

This request RZ-PD 26-0560 would place between 100 and 300 additional vehicles on Livingston Avenue.

This is patently unsafe! The road is already dangerous and the traffic extends from the light at Bearss Avenue to the overpass on Interstate 275 at rush hour traffic, making it impossible and frightening to exit the existing neighborhoods safely.

I understand that all requests have the right to be heard. However, it would be irresponsible to allow any additional development on this road.

A search of this request on Optix yields no available information or documentation, making it impossible for the affected residents to determine whether they agree or disagree with the proposal. Is the only option for us to appear 'en masse' at the county center next Tuesday?

We, your voters, would appreciate clear and concise information in order to form our opinion.

Thank you, again, for your continued time and consideration.

Mary Ellen



...m.hillsborough

File Workflow Help

[Show Server Catalog](#)

[Log](#)

 26-0560   ▼

Open

Revisions

Delete

Copy

	Name	Label	Date Modified
	Agency Comments	None	May 15, 2026 11:48:22
	Application	None	Apr 23, 2026 6:13:01 P

Mary Ellen Freddo
2506 High Oaks Lane Lutz FL 33559
Mobile: 813-977-8659
Email: maryefreddo@gmail.com

Rivas, Keshia

From: Barbara Fite <bfite1@tampabay.rr.com>
Sent: Thursday, May 21, 2026 2:16 PM
To: Hearings
Subject: RZ-PD-0560

[You don't often get email from bfite1@tampabay.rr.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

This rezoning proposal is not a good idea because:

The smaller lots are not even close to the size of the surrounding areas lots and even though they may say the Future Land Use might allow this, this is not the future-it is now and the lot sizes are incompatible with the Lutz Community Plan as are many other parts of this plan.

The traffic this would add to an already overburdened Livingston Avenue and the "emergency" road through Curry Cove are further instances of incompatibility with the Lutz Community Plan.

For these reasons please deny this proposal RZ-PD-0560 for being out of character with the surrounding properties.

Barbara Fite
16102 E Lake Burrell Dr.
Lutz, FL 33549

From: formstack@hillsboroughcounty.org
Sent: Tuesday, May 12, 2026 10:47 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/12/26 10:46 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Shirley Gastmann

Address: 2111 Curry Rd
Lutz, FL 33549

Your Phone Number:: +18133107238

Your Email Address:: sgastmann20@tampabay.rr.com

Your Message

Your Subject (required):: Rezoning application RZ-PD 26-0560

**Your Message
(required)::** May 12, 2026

Re: Opposition to Rezoning
Zoning Application #RZ-PD-26-0560

Dear Ken Hagan,

You have always been our champion in the struggle to keep our beloved Lutz the special semi-rural area it is known for. Once again, developers are champing at the bit to turn us into a city like Tampa.

I am writing to inform you of my concern and disapproval of the plan to rezone this section of Livingston Groves into a high density subdivision. As you know, this is in direct conflict with the Lutz Community Plan, a legal authority plan (Ordinance 08-13) adopted by the Hillsborough County Board of Commissioners in 2008, and legally enforceable as last amended on January 1, 2026. The current neighborhood plan follows the desires of the residents for a semi-rural lifestyle, away from the city type high density environment, the traffic, the noise, and the higher rates of crime that come with that kind of density.

Development on this parcel needs to stay compatible with the surrounding homes – single family residences with 2 car garages on larger lots, which would be in agreement with the legally adopted Lutz Community Plan.

People moved to out of the crowded city life for this lifestyle. And quite frankly, Livingston Avenue can not handle that kind of additional traffic load. Please help us preserve our beloved semi-rural community and deny this particular zoning request

Thank you for your consideration.

Shirley Gastmann
2111 Curry Rd.
Lutz, FL 33549
813-310-7238
sgastmann20@tampabay.rr.com

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: sgastmann20@tampabay.rr.com
Sent: Tuesday, May 12, 2026 10:54 AM
To: Hearings
Subject: RZ-PD 26-0560

You don't often get email from sgastmann20@tampabay.rr.com. [Learn why this is important](#)

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

May 12, 2026

Re: Opposition to Rezoning

Zoning Application #RZ-PD-26-0560

Dear Zoning Hearing Master,

I am writing to inform you of my concern and disapproval of the plan to rezone this section of Livingston Groves into a high density subdivision. This is in direct conflict with

the Lutz Community Plan, a legal authority plan (Ordinance 08-13) adopted by the Hillsborough County Board of Commissioners in 2008, and legally enforceable as last amended on January 1, 2026.

The current neighborhood plan follows the desires of the residents for a semi-rural lifestyle, away from the city type high density environment, the traffic, the noise, and the higher rates of crime that come with that kind of density.

Development on this parcel needs to be compatible with the surrounding homes – single family residences with 2 car garages on larger lots, which would be in agreement with the legally adopted Lutz Community Plan.

People moved to out of the crowded city life for this lifestyle. And quite frankly, Livingston Avenue can not handle that kind of additional traffic load. **Please help us preserve our beloved semi-rural community and deny this particular zoning request**

Thank you for your consideration.

Shirley Gastmann

2111 Curry Rd.

Lutz, FL 33549

813-310-7238

sgastmann20@tampabay.rr.com

From: formstack@hillsboroughcounty.org
Sent: Wednesday, April 29, 2026 12:05 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (Rezoning Application R2-PD 26-0281 AND RZ-PD 26-0560). Please add to hearing record.
Attachments: 152422882_flooding_1.jpg



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 04/29/26 12:04 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Amy Grams
Address:	2606 Cello Lane LUTZ, FL 33559
Your Phone Number::	5126602037
Your Email Address::	amy_grams@yahoo.com
Your Message	
Your Subject (required)::	STRONG OPPOSITION to Rezoning Application R2-PD 26-0281 AND RZ-PD 26-0560

Dear Hillsborough County Zoning Hearing Master and Commissioner Hagan,
I am a resident of Fiddler's Cove in Lutz, and I am writing to express my strong opposition to the rezoning request under Application Number R2-PD 26-0281.
Application Number RZ-PD-26-0560

Our community has had to come together multiple times in recent years to fight off incompatible development attempts on this land. The core reasons for our opposition have not changed, and the threat to our neighborhood's infrastructure and environment is greater than ever.

I am urging you to deny this rezoning application for the following reasons:

- **Threat to Protected Wildlife:** The preserves and land targeted by this application are an active habitat for state-protected Gopher Tortoises. Residents frequently document their presence and burrows. Any development here would destroy their keystone habitat and necessitate massive, complex relocation efforts. The owls, bobcats, and other non-protected wildlife are also at risk and should not be ousted from their habitat.
- **Worsening Flooding and Wetland Encroachment:** It is well-documented that overbuilding is a threat to not just are area, but surrounding areas. Our neighborhood already experiences flooding issues during heavy rains. Encroaching on these wetlands and paving over the natural drainage areas will push displaced water directly into Fiddler's Cove, threatening our properties. This county is already overbuilt as we have seen in past rainy season flooding. The threat to homes and property is not being taken into consideration with new zoning.
- **Traffic and Infrastructure Strain:** Livingston Ave is already a FAILED ROAD. Additional developments in this specific area will unsafely increase traffic flow and strain our local infrastructure, which is not equipped to handle any additional influx of new vehicles.

We successfully protected this land in the past because overdevelopment here is simply not right for the community or the local ecosystem. I respectfully ask that you listen to the residents of Lutz and deny Application R2-PD 26-0281 and Application Number RZ-PD-26-0560.

**Your Message
(required)::**

Thank you for your time and your service to our county.
Sincerely,
Amy Grams
2606 Cello Lane
Lutz, FL 33549

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and
should be added to the hearing record.

**Rezoning Application
Number:**

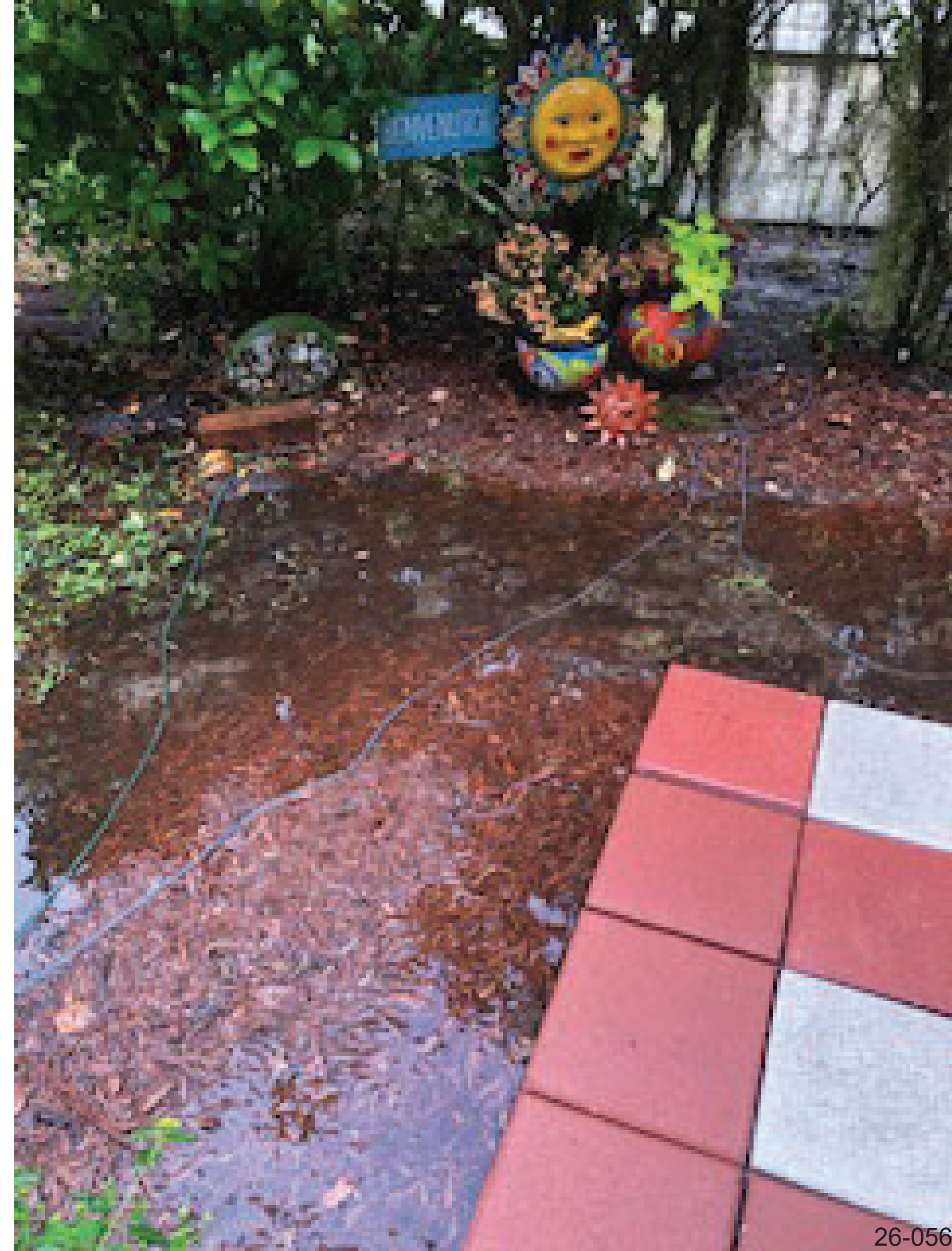
Rezoning Application R2-PD 26-0281 AND RZ-PD 26-0560

Attachment::

[View File](#)



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209



Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, April 28, 2026 9:05 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.
Attachments: 152422882_img_5313.jpeg



Formstack Submission For: **BOCC Contact Form - NEW** Submitted at 04/28/26 9:04 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Sarah Hassam

Address: 2606 Cello Ln
FL 33559

Your Email Address:: sehassam@usf.edu

Your Message

Your Subject (required):: AGAINST Livingston rezoning

**Your Message
(required)::**

Hi Mr. Hagan,

I live on Livingston Avenue and am VERY AGAINST the rezoning proposal RZ-PD 26-0560. The three principal reasons why myself

and my community are against this subdivision development are the following:

1) Livingston Ave is already overpopulated and as a road is very dysfunctional. The amount of cars on this small road looks absurd consistently throughout the day. I have heard that it is actually a failed road... meaning no other inlets can be created legally. If this is true, how is a rezoning proposal even possible for this area?

2) We are abutting not one, but TWO NATURE PRESERVES and farmland to the north. There is sensitive wildlife, panthers, bobcats, tortoises, turtles, countless bird species and more. I have photos to prove it and so do my neighbors. We are collecting this evidence to support our case. So, are they really proposing to remove more ecosystem to lay down more concrete? Concrete which then needs additional holding ponds created just to make sure we are not flooding?

3) I work at USF. I know A LOT of students, staff and faculty. Finding housing used to be an issue in this area but is no longer the case. Every development has signs inviting prospective residents to tour. Even smaller property management compounds have signs "for rent" signs outside of them. Why then, build cheap housing in an already overdeveloped area?

Building cheap subdivisions will ACTIVELY DEGRADE the values of the Lutz community. I am hoping and praying that the county will listen to our community and not the irresponsible, careless actions proposed by the developers of the 130-home subdivision. 130 may not sound like a large number when talking about a city—but if you saw how cramped this area is, and how it used to be, you would also dread the impact of this proposal.

Please do what you can prevent this development from happening.

Regards and blessings,
Sarah Hassam

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560

Attachment::

[View File](#)



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209



Rivas, Keshia

From: Sarah Hassam <s.e.hassam@gmail.com>
Sent: Tuesday, April 28, 2026 9:07 PM
To: Hearings
Subject: RZ-PD 26-0560

You don't often get email from s.e.hassam@gmail.com. [Learn why this is important](#)

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

To the audience of the public hearing scheduled 5/26 at Hillsborough County Center,

I live on Livingston Avenue and am VERY AGAINST the rezoning proposal RZ-PD 26-0560. The three principal reasons why myself and my community are against this subdivision development are the following:

- 1) Livingston Ave is already overpopulated and as a road is very dysfunctional. The amount of cars on this small road looks absurd consistently throughout the day. I have heard that it is actually a failed road... meaning no other inlets can be created legally. If this is true, how is a rezoning proposal even possible for this area?
- 2) We are abutting not one, but TWO NATURE PRESERVES and farmland to the north. There is sensitive wildlife, panthers, bobcats, tortoises, turtles, countless bird species and more. I have photos to prove it and so do my neighbors. We are collecting this evidence to support our case. So, are they really proposing to remove more ecosystem to lay down more concrete? Concrete which then needs additional holding ponds created just to make sure we are not flooding?
- 3) I work at USF. I know A LOT of students, staff and faculty. Finding housing used to be an issue in this area but is no longer the case. Every development has signs inviting prospective residents to tour. Even smaller property management compounds have signs "for rent" signs outside of them. Why then, build cheap housing in an already overdeveloped area?

Building cheap subdivisions will ACTIVELY DEGRADE the values of the Lutz community. I am hoping and praying that the county will listen to our community and not the irresponsible, careless actions proposed by the developers of the 130-home subdivision. 130 may not sound like a large number when talking about a city—but if you saw how cramped this area is, and how it used to be, you would also dread the impact of this proposal.

Please do what you can prevent this development from happening.

Regards and blessings,
Sarah Hassam

Rivas, Keshia

From: Paul Jeffries <pjeffries813@gmail.com>
Sent: Thursday, May 21, 2026 7:22 PM
To: Hearings
Subject: Re: (WEB mail) - Proposed development Livingston and I275

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

RZ-PD-26-0560

Paul Jeffries

On Wed, May 20, 2026 at 2:34 PM Hearings <Hearings@hcfl.gov> wrote:

Hello,

The information you provided was not specific enough for staff to identify the application you are referring to. Please use the Public Hearing Information map, link below, to look up the application number and please reply to this email providing it. Once received, staff will upload your comment to the record.

[Hillsborough Zoning Map](#)

Thank you,

Keshia Rivas

Planning & Zoning Tech

Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

[601 E. Kennedy Blvd., Tampa, FL 33602](#)

[HCFL.gov](#)

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County **Florida**

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

From: Burgos, Glorivee <BurgosG@hcfl.gov>
Sent: Tuesday, May 19, 2026 10:22 AM
To: pjeffries813@gmail.com
Cc: Hearings <Hearings@hcfl.gov>; Hughes, Wesley <HughesWy@hcfl.gov>
Subject: Re: (WEB mail) - Proposed development Livingston and I275

Good morning, Mr. Jeffries

Thank you for taking the time to share your input.

Your message has been forwarded to hearings@hcfl.gov so it can be added to the official record for this application. Because this is a quasi-judicial land use matter, the Commissioner cannot review or discuss information outside of what is formally entered into the record.

Thank you,
Glory

Glorivee Burgos

Legislative Aide to

Chairman, Commissioner Hagan, District 2

Phone: (813) 272-5452
Email: burgosg@HCFL.gov

[601 E. Kennedy Blvd., Tampa, FL 33602](#)
HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, May 18, 2026 05:26 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Proposed development Livingston and I275

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

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: May 18, 2026 5:26 PM

Name: Paul Jeffries

Address: [17533 Willow Pond Dr](#)
[Lutz, FL 33549](#)

Phone Number: (813) 294-8928

Email Address: pjeffries813@gmail.com

*** Zoning Application Comment: :**

Subject: Proposed development Livingston and I275

Message: I am writing to oppose the proposed development at Livingston Rd and I-275. I believe the proposal is up to 130 homes. Lutz is already losing its rural feel. I have been a resident in Lutz for 33 years and I have seen far too many changes to our community. It was my understanding that the zoning for Lutz is one acre per home which seems reasonable to keep the country community feel. Livingston is already overcrowded with Pasco traffic and now adding additional traffic on a limited two lane road doesn't make sense. Please take into consideration my opposition to this development when considering the zoning request. Again - I believe it is important for the community to keep the rural feel and limit the amount of development in Lutz. Thank you in advance .

Paul Jeffries

1462177901

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/[148.0.0.0](#)
Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: Ariadna Jener <arijener1@gmail.com>
Sent: Friday, May 8, 2026 4:14 PM
To: Hearings
Subject: CASE NO: RZ-PD 26-0560 Formal Objection to Proposed Rezoning (ASC-1 / RSC-2 to R-4) and Reduction of 150-Foot Zoning Offset – Adjacent to Curry Rd and Livingston Ave

[You don't often get email from arijener1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Dear Members of the Zoning Hearing Master / Board of County Commissioners,

I am writing to formally object to the proposed ****rezoning of the subject property from ASC-1 and RSC-2 to R-4****, as well as the associated request to reduce the required ****150-foot zoning offset**** between the proposed development and existing low-density residential uses in the area of Lutz, Florida.

This application represents a significant intensification of land use that is inconsistent with the Hillsborough County Comprehensive Plan, including FLU Policy 3.1.3, the Lutz Community Plan, and established compatibility standards.

1. Self-Created Need for Rezoning (Improper Basis for Intensification)

The applicant purchased the subject property with full knowledge that it is zoned ASC-1 and RSC-2, which are intended for low-density and estate-scale residential development.

The requested rezoning to R-4 is not driven by any physical constraint or regulatory hardship inherent to the land.

Rather, the need for rezoning exists solely because the applicant seeks to substantially increase allowable density beyond the current zoning framework.

This constitutes a ****self-created request for intensification****, which is directly relevant to the Board's evaluation of:

- * Comprehensive Plan consistency
- * Compatibility under FLU Policy 3.1.3
- * Appropriateness of upzoning adjacent to established low-density residential uses

2. Violation of Lutz Community Plan and Comprehensive Plan Intent

The Lutz Community Plan, part of the Comprehensive Plan governing Hillsborough County, Florida, is intended to preserve:

- * Rural and semi-rural character
- * Low-density residential patterns
- * Suburban residential enclaves with appropriate transitions

The proposed R-4 development introduces a density pattern inconsistent with surrounding half-acre to one-acre residential lots.

This is not a minor deviation in intensity—it is a fundamental shift in land use character that is inconsistent with the plan’s intent to preserve established neighborhood form.

3. Failure of Compatibility Under FLU Policy 3.1.3

FLU Policy 3.1.3 requires that any density increase be compatible based on:

- * Scale, mass, and intensity
- * Traffic and circulation impacts
- * Buffering and separation
- * Neighborhood character at the point of adjacency

The applicant’s justification relies on generalized references to Urban Service Areas and other master-planned communities. However, those developments:

- * Were designed with engineered transitions
- * Include integrated infrastructure planning
- * Are not directly inserted into existing low-density residential edges without meaningful buffering

The controlling standard under FLU Policy 3.1.3 is ****compatibility at the immediate boundary****, not regional comparisons.

At the property line, the proposed R-4 zoning is not compatible with existing development intensity.

4. Improper Reduction of the 150-Foot Zoning Offset

The required ****150-foot zoning offset**** is a critical separation standard intended to:

- * Maintain functional transition between differing intensities
- * Protect residential privacy and livability
- * Reduce noise, lighting, and visual intrusion impacts

The applicant’s request to reduce this offset removes a key compatibility mechanism and replaces it with fencing or landscaping, which does not address:

- * Density differences
- * Traffic impacts
- * Scale and intensity conflicts

Reducing this offset directly undermines the purpose of the zoning framework.

5. Traffic, Safety, and Loss of Neighborhood Function

The proposal includes an “emergency exit” connection into the existing neighborhood, which will function as a permanent access point.

This introduces a minimum of approximately **260 additional vehicle trips per day**, with potential for higher volumes depending on household composition.

The result is a fundamental change in neighborhood function, including:

- * Increased cut-through traffic
- * Reduced pedestrian and bicycle safety
- * Loss of safe residential street conditions for children and families
- * Conversion of local streets into through-access corridors

These impacts are inconsistent with the intent of low-density residential zoning and adequate public facilities standards.

6. Lack of Local Maintenance Structure and Unmitigated External Impacts

The adjacent neighborhood is a **non-HOA residential community**, meaning:

- * There is no homeowners' association governance structure
- * No collective funding mechanism for roadway maintenance or mitigation
- * No private entity responsible for managing impacts from external traffic loads

As a result, all impacts from the proposed interconnection—including increased traffic volumes, road wear, and safety impacts—will be borne entirely by existing residents and public infrastructure.

Unlike master-planned or HOA-governed communities, there is no compensatory system in place to absorb or mitigate these external effects. This results in a fully externalized burden on an existing residential neighborhood.

7. Environmental Constraints – Wetlands and Flood Risk

Portions of the subject property contain wetlands, which are regulated by:

- * Southwest Florida Water Management District
- * Florida Department of Environmental Protection
- * U.S. Army Corps of Engineers

Wetlands provide critical stormwater and flood protection functions.

Disturbance of these systems may:

- * Increase flooding risk to adjacent properties
- * Alter natural drainage patterns
- * Create long-term environmental and infrastructure impacts

A verified wetland delineation and full environmental review should be required prior to any approval.

8. Groundwater and Well Water Protection

The surrounding community relies on **private well water systems**, making groundwater protection a critical public health issue.

Construction and increased density may introduce risks including:

- * Sediment and construction runoff
- * Chemical or fuel contamination
- * Disruption of natural groundwater filtration systems

Oversight applies through:

- * Florida Department of Environmental Protection
- * Southwest Florida Water Management District

A hydrogeological impact assessment and groundwater protection plan are necessary before consideration.

9. Public Safety and Hurricane Resilience Concerns

Proposed reliance on tree buffers as mitigation is insufficient in a hurricane-prone environment.

Vegetative buffers:

- * Do not mitigate density or traffic impacts
- * Can become hazards during severe storms
- * Do not provide structural separation required for intensity differences

CONCLUSION

This application:

- * Requests a significant rezoning from ASC-1 and RSC-2 to R-4
- * Seeks reduction of the required 150-foot zoning offset
- * Is inconsistent with FLU Policy 3.1.3 compatibility standards
- * Conflicts with the Lutz Community Plan and Comprehensive Plan intent
- * Creates significant traffic, safety, environmental, and infrastructure impacts
- * Externalizes long-term burdens onto an ungoverned residential neighborhood

For these reasons, I respectfully request that the Board:

- * Deny the proposed rezoning from ASC-1 and RSC-2 to R-4
- * Deny any reduction of the required 150-foot zoning offset
- * Require full compliance with the Comprehensive Plan and LDC standards
- * Require comprehensive environmental, traffic, and infrastructure impact studies
- * Ensure full public review and participation prior to any further consideration

Thank you for your time and consideration.

Sincerely,

Ariadna Jener
1808 Curry Rd,
Lutz, FL 33549

Norris, Marylou

From: Lampkin, Timothy
Sent: Friday, April 24, 2026 9:28 AM
To: henryjener@gmail.com
Cc: Hearings; Kowal, Jessica; ZoningHelp
Subject: PD 26-0560 | 1808 Curry Rd Lutz, FL 33549
Attachments: Participation in the ZHM Meeting 09.23.24.pdf

Good afternoon,

Thank you for contacting Hillsborough County Development Services. Your comments included in your email will be entered into the record for application 26-0560. Please note that audio and video files submitted by email cannot be included in the record; such materials must be provided on a USB drive, brought to the hearing, and submitted to the Clerk.

Instructions for accessing files online are also attached and provided via the link below.

Building Specifications

Question: What is the maximum building height and density currently proposed in the Master Plan?

Response: The maximum proposed building height is 35 feet, and the applicant is proposing 2.8 dwelling units per acre.

Buffers and Privacy

Question: What type of landscape buffers, screening, or fencing is required along the perimeter shared with existing residential lots?

Response: The proposal is for single-family residential adjacent to existing residential uses; therefore, no buffers or screening are required. However, the applicant is proposing some screening along the southwestern portion of the development adjacent to folios 034145-4072 (Jener Henry & Jener Ariadna) and 034145-4068 (Larry K. Blakely & Barbara D. Blakely).

Environmental and Traffic Impact

Question: How is stormwater runoff being addressed, and does the traffic study account for peak-hour congestion on local streets?

Response: Stormwater runoff is addressed during site and construction review, rather than through the rezoning (entitlement) process. I have included **Transportation Planner Jessica, who can assist with questions regarding the traffic study and peak-hour congestion on local streets.**

Application Documents and Staff Contact

Question: Are digital copies of the Master Plan and Staff Report available, and is there a planner assigned to the case I may contact?

Response: Additional reviewer comments and digital copies of application materials are available through Optix using the attached instructions and via the link provided below.

This application is currently scheduled for the May 26, 2026, Zoning Hearing Master (ZHM) hearing, beginning at 6:00 p.m. in the 2nd Floor Boardroom at County Center, 601 E. Kennedy Blvd., Tampa, FL 33602.

Please note that any additional comments or materials for the record must be submitted by email to Hearings@HCFL.gov no later than 5:00 p.m. on May 21, 2026. Materials submitted after that deadline must be

provided in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing, either in person or virtually, you may register beginning one week before the hearing up to 30 minutes before the hearing start time using the registration link provided. If you would like to watch the hearing without participating, you may do so using the viewing link provided. Additional participation details are included in the attached document. If you need further information regarding this application, I can be reached at the number below.

If you need further information regarding this application, I can be reached via the number below. To access application records, visit the [PGM Store](#) using [these instructions](#).

Thanks! Tim

Timothy Lampkin, AICP

Principal Planner

Development Services Dept.

E: lampkint@HCFL.gov

P: (813) 276-8396 | M: (813) 564-4673

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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

From: Henry Jener <henryjener@gmail.com>

Sent: Friday, April 24, 2026 12:51 AM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Subject: Inquiry regarding RZ-PD 26-0560 | 1808 Curry Rd Lutz, FL 33549

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

To the Hillsborough County Zoning Department,

My name is Henry, and I am a resident living immediately adjacent to the property currently under review for rezoning under Application No. RZ-PD 26-0560.

I am writing to request more specific information regarding the proposed site plan and its potential impact on the surrounding neighborhood. Specifically, I would appreciate clarification on the following points:

- **Building Specifications:** What is the maximum building height and density currently proposed in the Master Plan?
- **Buffers and Privacy:** What type of landscape buffers, screening, or fencing is the developer required to install along the perimeter shared with existing residential lots?
- **Environmental & Traffic Impact:** How is the project addressing stormwater runoff to ensure no negative impact on adjacent properties? Additionally, does the current traffic study account for peak-hour congestion on our specific local streets?
- **Nuisance Mitigation:** What measures are included in the Planned Development to manage noise and light pollution for neighbors?

Please let me know if there are digital copies of the Master Plan and Staff Report available for review, or if there is a specific planner assigned to this case with whom I should speak.

Thank you for your time and for helping keep our community informed.

Best regards,

Henry Jener

Phone: 813-919-3542

From: Henry Jener <henryjener@gmail.com>
Sent: Friday, May 8, 2026 5:33 PM
To: Hearings
Subject: CASE NO: RZ-PD 26-0560 Formal Objection to Proposed Rezoning (ASC-1 / RSC-2 to R-4) and Reduction of 150-Foot Zoning Offset – Adjacent to Curry Rd and Livingston Ave

You don't often get email from henryjener@gmail.com. [Learn why this is important](#)

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

Dear Members of the Zoning Hearing Master / Board of County Commissioners,

I am writing to formally object to the proposed **rezoning of the subject property from ASC-1 and RSC-2 to R-4**, as well as the associated request to reduce the required **150-foot zoning offset** between the proposed development and existing low-density residential uses in the area of Lutz, Florida.

This application represents a significant intensification of land use that is inconsistent with the Hillsborough County Comprehensive Plan, including FLU Policy 3.1.3, the Lutz Community Plan, and established compatibility standards.

1. Self-Created Need for Rezoning (Improper Basis for Intensification)

The applicant purchased the subject property with full knowledge that it is zoned ASC-1 and RSC-2, which are intended for low-density and estate-scale residential development.

The requested rezoning to R-4 is not driven by any physical constraint or regulatory hardship inherent to the land.

Rather, the need for rezoning exists solely because the applicant seeks to substantially increase allowable density beyond the current zoning framework.

This constitutes a **self-created request for intensification**, which is directly relevant to the Board's evaluation of:

- * Comprehensive Plan consistency
- * Compatibility under FLU Policy 3.1.3
- * Appropriateness of upzoning adjacent to established low-density residential uses

2. Violation of Lutz Community Plan and Comprehensive Plan Intent

The Lutz Community Plan, part of the Comprehensive Plan governing Hillsborough County, Florida, is intended to preserve:

- * Rural and semi-rural character
- * Low-density residential patterns
- * Suburban residential enclaves with appropriate transitions

The proposed R-4 development introduces a density pattern inconsistent with surrounding half-acre to one-acre residential lots.

This is not a minor deviation in intensity—it is a fundamental shift in land use character that is inconsistent with the plan’s intent to preserve established neighborhood form.

3. Failure of Compatibility Under FLU Policy 3.1.3

FLU Policy 3.1.3 requires that any density increase be compatible based on:

- * Scale, mass, and intensity
- * Traffic and circulation impacts
- * Buffering and separation
- * Neighborhood character at the point of adjacency

The applicant’s justification relies on generalized references to Urban Service Areas and other master-planned communities. However, those developments:

- * Were designed with engineered transitions
- * Include integrated infrastructure planning
- * Are not directly inserted into existing low-density residential edges without meaningful buffering

The controlling standard under FLU Policy 3.1.3 is **compatibility at the immediate boundary**, not regional comparisons.

At the property line, the proposed R-4 zoning is not compatible with existing development intensity.

4. Improper Reduction of the 150-Foot Zoning Offset

The required **150-foot zoning offset** is a critical separation standard intended to:

- * Maintain functional transition between differing intensities
- * Protect residential privacy and livability
- * Reduce noise, lighting, and visual intrusion impacts

The applicant's request to reduce this offset removes a key compatibility mechanism and replaces it with fencing or landscaping, which does not address:

- * Density differences
- * Traffic impacts
- * Scale and intensity conflicts

Reducing this offset directly undermines the purpose of the zoning framework.

5. Traffic, Safety, and Loss of Neighborhood Function

The proposal includes an “emergency exit” connection into the existing neighborhood, which will function as a permanent access point.

This introduces a minimum of approximately **260 additional vehicle trips per day**, with potential for higher volumes depending on household composition.

The result is a fundamental change in neighborhood function, including:

- * Increased cut-through traffic
- * Reduced pedestrian and bicycle safety
- * Loss of safe residential street conditions for children and families
- * Conversion of local streets into through-access corridors

These impacts are inconsistent with the intent of low-density residential zoning and adequate public facilities standards.

6. Lack of Local Maintenance Structure and Unmitigated External Impacts

The adjacent neighborhood is a **non-HOA residential community**, meaning:

- * There is no homeowners' association governance structure
- * No collective funding mechanism for roadway maintenance or mitigation
- * No private entity responsible for managing impacts from external traffic loads

As a result, all impacts from the proposed interconnection—including increased traffic volumes, road wear, and safety impacts—will be borne entirely by existing residents and public infrastructure.

Unlike master-planned or HOA-governed communities, there is no compensatory system in place to absorb or mitigate these external effects. This results in a fully externalized burden on an existing residential neighborhood.

7. Environmental Constraints – Wetlands and Flood Risk

Portions of the subject property contain wetlands, which are regulated by:

- * Southwest Florida Water Management District
- * Florida Department of Environmental Protection
- * U.S. Army Corps of Engineers

Wetlands provide critical stormwater and flood protection functions.

Disturbance of these systems may:

- * Increase flooding risk to adjacent properties
- * Alter natural drainage patterns
- * Create long-term environmental and infrastructure impacts

A verified wetland delineation and full environmental review should be required prior to any approval.

8. Groundwater and Well Water Protection

The surrounding community relies on **private well water systems**, making groundwater protection a critical public health issue.

Construction and increased density may introduce risks including:

- * Sediment and construction runoff
- * Chemical or fuel contamination
- * Disruption of natural groundwater filtration systems

Oversight applies through:

- * Florida Department of Environmental Protection
- * Southwest Florida Water Management District

A hydrogeological impact assessment and groundwater protection plan are necessary before consideration.

9. Public Safety and Hurricane Resilience Concerns

Proposed reliance on tree buffers as mitigation is insufficient in a hurricane-prone environment.

Vegetative buffers:

- * Do not mitigate density or traffic impacts
- * Can become hazards during severe storms
- * Do not provide structural separation required for intensity differences

CONCLUSION

This application:

- * Requests a significant rezoning from ASC-1 and RSC-2 to R-4
- * Seeks reduction of the required 150-foot zoning offset
- * Is inconsistent with FLU Policy 3.1.3 compatibility standards
- * Conflicts with the Lutz Community Plan and Comprehensive Plan intent
- * Creates significant traffic, safety, environmental, and infrastructure impacts
- * Externalizes long-term burdens onto an ungoverned residential neighborhood

For these reasons, I respectfully request that the Board:

- * Deny the proposed rezoning from ASC-1 and RSC-2 to R-4
- * Deny any reduction of the required 150-foot zoning offset
- * Require full compliance with the Comprehensive Plan and LDC standards
- * Require comprehensive environmental, traffic, and infrastructure impact studies
- * Ensure full public review and participation prior to any further consideration

Thank you for your time and consideration.

Sincerely,

Henry Jener
Owner of 1808 Curry Rd Lutz, FL 33549

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 21, 2026 5:04 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/21/26 5:03 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Melissa Kaddouri

Address:

19108 Livingston Ave
Lutz 33559

Your Phone Number::

8133182693

Your Email Address::

melissa.kaddouri@gmail.com

Your Message

**Your Subject
(required)::**

Stop RZ-PD 26-0560

**Your Message
(required)::**

Stop all the new growth in Lutz! You have new subdivisions sitting empty struggling to sell lots and the infrastructure can't even handle the current conditions. We don't need all these homes. We need our wildlife and our water reserves. I live on Livingston and there are times it takes me 10 minutes to get out of my driveway. There are accidents almost daily, no one observes the speed limits. There is a reason we moved to Lutz 25 years ago and that is being lost.

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-PD 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: frrh1923@aol.com
Sent: Sunday, May 3, 2026 8:10 PM
To: Hearings
Subject: Rezoning Application RZ-PD 26-0560 (Livingston Groves)

You don't often get email from frrh1923@aol.com. [Learn why this is important](#)

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

I am writing regarding Rezoning Application RZ-PD 26-0560 (Livingston Groves). The proposal would allow 130 single-family homes in a compact, suburban subdivision pattern that conflicts with the Lutz Community Plan. The Plan—adopted by Ordinance and legally enforceable—places enforceable limits on residential form, density, and character. Planned Developments that introduce compact, conventional suburban subdivision patterns are inconsistent with the Plan's adopted vision and policies, even if PD zoning is otherwise permitted. I respectfully ask that this rezoning be found inconsistent with the Lutz Community Plan and not approved.

Hamid Kashani, P.E.

From: formstack@hillsboroughcounty.org
Sent: Tuesday, April 28, 2026 8:50 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 04/28/26 8:50 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Lukas Koelsch

Address: 2606 Cello Ln
Lutz, FL 33559

Your Message

Your Subject (required):: Proposal Livingston Groves

Your Message (required)::

Dear Mr. Hagan,

I am writing regarding rezoning application RZ-PD 26-0560 (Livingston Groves). I am living in a neighborhood close by and I am worried about the implications a new development would have on the community I live in.

Firstly, the traffic situation in the area is already quite bad, with Livingston Rd more or less already way over capacity. Adding 130 homes (and with that at least this many cars that will take the road every day) will only make this situation worse, impacting not just the immediate neighborhood but also traffic on Bearss, and the entire USF area — an area with famously problematic traffic already. This proposal makes an already bad situation worse.

The active Lutz Community Plan emphasizes the preservation of the semi-rural area this community is known for. The proposal here goes actively against this Community Plan. It seems clear to me (also from talking to neighbors and others in the community) that nobody in the community thinks a further development helps the area.

I see a lot of people in the community justifiably angered by this proposal, and I sincerely hope that the county takes these concerns seriously.

Sincerely,

Lukas Koelsch

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



Rivas, Keshia

From: Linda Louks <llouks@gte.net>
Sent: Saturday, May 2, 2026 12:19 PM
To: Hearings
Subject: RE-ZONING. RZ-PD 26-0560 (LIVINGSTON GROVES)
Attachments: RE-ZONING LIVINGSTON GROVES.docx

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May 2, 2026

HEARING MASTER

HILLSBOROUGH COUNTY, FLORIDA

RE: RZ-PD 26-0560

TO WHOM IT MAY CONCERN:

I AM WRITING IN OPPOSITION TO THE RE-ZONING OF THIS PARCEL OF LAND. MERITAGE WANTS TO DEVELOP THIS PROPERTY WITH UP TO 130 HOMES UP TO 35' HIGH ON 40' LOTS. THIS IS NOT COMPATIBLE WITH THE SURROUNDING AREA WHICH IS A PART OF THE THE LUTZ COMMUNITY PLAN, WHICH CALLS FOR SINGLE FAMILY HOMES ON NO LESS THAN ½ ACRE LOTS. WE FOUGHT A SIMILAR PLAN JUST TO THE SOUTH OF THIS ONE FIVE YEARS AGO AND WON. I EXPECT THE SAME RESULTS THIS TIME. THIS DOES NOT FIT IN WITH THE SURROUNDING AREA AND WOULD BE DETRIMENTAL TO MY PROPERTY VALUE. NOT ONLY THAT, IT WOULD ADD APPROXIMATELY 200-250 MORE CARS TO AN ALREADY OVERCROWDED LIVINGSTON AVE. MERITAGE IS ALSO ASKING FOR AN "EMERGENCY EXIT" ON CURRY RD IN CURRY COVE, WHICH IS A QUIET SECLUDED NEIGHBORHOOD! YOU AND I BOTH KNOW THIS WILL NOT BE AN EMERGENCY EXIT, BUT A REGULAR THOROUGHFARE PAST MY AND MY NEIGHBORS HOMES. ALL OF MY NEIGHBORS ARE OPPOSED TO THIS RE-ZONING. WE BOUGHT IN THIS NEIGHBORHOOD BECAUSE IT WAS QUIET AND SECLUDED ON A DEAD-END ROAD. WE ABSOLUTELY DO NOT WANT THE EXTRA TRAFFIC THIS WILL BRING! THIS REVISION IS NOT COMPATIBLE WITH THE LUTZ COMMUNITY PLAN. WE HAVE FOUGHT AGAINST THIS TYPE OF DEVELOPMENT FOR YEARS AND WILL CONTINUE TO DO SO. WE DO NOT WANT OUR LITTLE PIECE OF HEAVEN TO BE DESTROYED BY OVER-DEVELOPMENT OF THIS TYPE.

I URGE YOU TO DENY THIS REVISION.

THANK YOU FOR YOUR ATTENTION ON THIS MATTER.

RESPECTFULLY,

GARY LOUKS

1703 CURRY RD

LUTZ, FLORIDA 33549

May 2, 2026

HEARING MASTER

HILLSBOROUGH COUNTY, FLORIDA

RE: RZ-PD 26-0560

TO WHOM IT MAY CONCERN:

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I URGE YOU TO DENY THIS REVISION.

THANK YOU FOR YOUR ATTENTION ON THIS MATTER.

RESPECTFULLY,

GARY LOUKS

1703 CURRY RD

LUTZ, FLORIDA 33549

Rivas, Keshia

From: Custom Linens <customlinenrentals@gmail.com>
Sent: Wednesday, May 13, 2026 10:00 AM
To: Hearings
Subject: Rezoning Application RZ-PD 26-0560 (Livingston Groves)

You don't often get email from customlinenrentals@gmail.com. [Learn why this is important](#)

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Hello,

I am writing to express my concerns regarding the proposed development of 130 single-family homes. While I understand the intent, this compact suburban pattern directly conflicts with the **Lutz Community Plan**. As a legally enforceable ordinance, the Plan sets clear limits on density and character to protect our local vision. Introducing a conventional subdivision here is inconsistent with those established policies—even under PD zoning. I respectfully ask that this rezoning be found inconsistent and, therefore, not approved.

Thank you!

Chris Moore
813.352.9506

Rome, Ashley

From: Hearings
Sent: Monday, April 27, 2026 2:26 PM
To: Rome, Ashley
Cc: Lampkin, Timothy
Subject: FW: REZONING APPLICATION: RZ-PD 26-0560 (LIVINGSTON GROVES)

From: K P <kmparsley@gmail.com>
Sent: Saturday, April 25, 2026 9:32 PM
To: Hearings <Hearings@hcfl.gov>
Subject: REZONING APPLICATION: RZ-PD 26-0560 (LIVINGSTON GROVES)

You don't often get email from kmparsley@gmail.com. [Learn why this is important](#)

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

Dear Commissioner Ken Hagan,

I am writing as a resident of Victarra Cir in Lutz to oppose the rezoning request for the proposed Livingston Groves development. My concerns come from living in this community every day and seeing firsthand how close our infrastructure already is to its limits.

Our roads are a good example. Livingston, Sunset, and the surrounding connectors routinely back up during school hours, rush hour, and even weekend traffic. These are not theoretical concerns. They are daily realities for the people who live here. Adding more than one hundred homes to a single access point would intensify those problems and create new ones, especially during emergencies when every minute matters.

The character of this part of Lutz is another issue that deserves attention. People choose to live here because it is one of the few remaining areas in the county where development has not overtaken the qualities that make the community livable. The scale and density of this proposal do not reflect the pattern of the neighborhoods around it. Once higher density is approved, it becomes the new baseline, and the long term effect is a gradual erosion of the very qualities that define Lutz.

Another concern is the impact this project would have on local wildlife. Our area supports deer, sandhill cranes, gopher tortoises, owls, and many other species that rely on the remaining open spaces and tree cover around Curry Cove. These animals are not just part of the scenery. They are part of the identity of this community and a major reason many residents choose to live here. A compact subdivision of this scale would fragment habitat, increase vehicle wildlife conflicts, and reduce the natural buffers that allow these species to survive. Once those habitats are lost, they do not return.

I also worry about the cumulative impact of decisions like this. Each rezoning may seem isolated, but the consequences are permanent. Residents rely on the community plan to provide predictability and to ensure that growth happens in a way that respects the existing fabric of the area. Approving a project that

conflicts with that plan sends a message that those expectations no longer hold.

For these reasons, I respectfully ask that you deny this rezoning request. Protecting the stability, safety, and character of our community should remain a priority.

Thank you for your time and consideration.

Sincerely,
Kenneth Parsley, Resident of 2532 Victarra Cir

From: formstack@hillsboroughcounty.org
Sent: Sunday, May 17, 2026 3:13 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/17/26 3:12 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish
to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Message

Your Subject (required)::

Proposed subdivision near Curry Cove west of Livingston Ave & along I-275

Your Message (required)::

I am opposed to this proposal. Could we instead demolish and redevelop some of the derelict shopping centers and malls in Tampa? That way, we get rid of an eyesore, and keep our beautiful natural spaces.

If approved, this would destroy a critical wildlife corridor connecting Violet Cury and Cypress Creek Preserves. This land is home to bobcats, coyotes, wild turkeys, deer, otters, foxes, turtles, snakes, rabbits, and many other native Florida wildlife. Rezoning Application was listed as RZ-PD 26-0560, however, I also saw case number RZ-PD 25-0328 referenced but that may have been a typo or related project.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Sunday, May 17, 2026 3:14 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/17/26 3:13 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish
to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Message

Your Subject (required)::

Proposed subdivision near Curry Cove west of Livingston Ave & along I-275

Your Message (required)::

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If approved, this would destroy a critical wildlife corridor connecting Violet Cury and Cypress Creek Preserves. This land is home to bobcats, coyotes, wild turkeys, deer, otters, foxes, turtles, snakes, rabbits, and many other native Florida wildlife.

Rezoning Application was listed as RZ-PD 26-0560, however, I

also saw case number RZ-PD 25-0328 referenced but that may have been a typo or related project.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Wednesday, May 20, 2026 6:23 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-26-0560). Please add to hearing record.
Attachments: 152422882_img-20260520-wa0001.jpg



Formstack Submission For: BOCC Contact Form - NEW
Submitted at 05/20/26 6:23 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Thomas A. Rahill
Address:	16228 Livingston Avenue Lutz, FL 33559
Your Phone Number::	(954) 817-2827
Your Email Address::	SwampApes@gmail.com
Your Message	
Your Subject (required)::	Rezoning for RZ-PD-26-0560
Your Message (required)::	I strongly oppose the rezoning request It goes against the Lutz Community Plan for this area

Traffic impact would increase dangerously on an already very busy rural road
Veterans issues have been my focus for the past 20 years through a non profit I founded that is "Dedicated to serving Veterans through serving the Wilderness"
Python removal with the Veterans has brought us through many of Florida's natural areas we strive to protect
This area under consideration is vibrant with wildlife and should be protected from the grievous harm this rezoning would cause.
Both the Human danger as well as the Wildlife danger should be priorities in denying any rezoning of RZ-PD-26-0560
Thank You
Respectfully, Tom Rahill Founder Swamp Apes

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD-26-0560

Attachment::

[View File](#)



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

what is the significance of an ephemeral pond ecologically



Ephemeral ponds (also called vernal pools) are temporary wetlands that fill with water during wet seasons and completely dry out later.



Ecologically, they act as critical "fish-free" havens for breeding amphibians and rare invertebrates, while also serving as natural sponges that filter water and mitigate local flooding.

 Wisconsin Wetlands... +5

The significance of these dynamic habitats extends across several major environmental functions:

1. Crucial Amphibian Nurseries

Because these ponds dry out annually, they cannot sustain permanent fish populations. This makes them safe havens for amphibians (like wood frogs, spotted salamanders, and certain toads) to lay their eggs without fear of their young being eaten. Many of these species are completely dependent on ephemeral ponds for their survival.

 Wisconsin Wetlands... +2

Rivas, Keshia

From: Meagan Rathman <m_rathman@yahoo.com>
Sent: Tuesday, April 28, 2026 11:46 AM
To: Hearings
Subject: STRONG OPPOSITION to Rezoning Application RZ-PD 26-0560

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

Dear Hillsborough County Zoning Commission,

I am a resident of Fiddler's Cove in Lutz, and I am writing to express my strong opposition to the rezoning request under Application Number RZ-PD .26-0560

Our community has had to come together multiple times in recent years to fight off incompatible development attempts on this land. The core reasons for our opposition have not changed, and the threat to our neighborhood's infrastructure and environment is greater than ever.

I am urging immediate denial of this rezoning application for the following reasons:

- **Worsening Flooding and Wetland Encroachment:** Our neighborhood already experiences flooding issues during heavy rains. Encroaching on these wetlands and paving over the natural drainage areas will push displaced water directly into the surrounding area.
- **Traffic and Infrastructure Strain:** High-density development in this specific area will unsafely increase traffic flow and strain our local infrastructure, which is not equipped to handle a sudden influx of new vehicles. Nor can Livingston be expanded to accommodate any such turn lanes, lights, etc. Livingston Ave already handles heavy traffic flow from the surrounding highways when traffic issues arrive, turning it into a parking lot. The road itself is in dire need of maintenance in certain sections.

This type of rezoning request is simply not right for the community or the local ecosystem. We respectfully ask that you listen to the residents of the Lutz/surrounding area and deny Application RZ-PD 26-0560.

Thank you for your time and your service to our community.

Sincerely,

Meagan Rathman and Nelson Urena

Homeowners

2604 Cello Ln

Lutz, FL 33559

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, April 28, 2026 11:48 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 04/28/26 11:48 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Meagan Rathman

Address: 2604 Cello Ln
Lutz, FL 33559

Your Phone Number:: (813) 520-2900

Your Email Address:: m_rathman@yahoo.com

Your Message

Your Subject (required):: STRONG OPPOSITION to Rezoning Application RZ-PD 26-0560

Your Message (required):: Dear Hillsborough County Commissioner Ken Hagan,

We are writing as residents of Fiddler's Cove in Lutz, and are writing to express our strong opposition to the rezoning request under Application Number RZ-PD 26-0560.

Our community has had to come together multiple times in recent years to fight off incompatible development attempts on this land. The core reasons for our opposition have not changed, and the threat to our neighborhood's infrastructure and environment is greater than ever.

I am urging immediate denial of this rezoning application for the following reasons:

- **Worsening Flooding and Wetland Encroachment:** Our neighborhood already experiences flooding issues during heavy rains. Encroaching on these wetlands and paving over the natural drainage areas will push displaced water directly into the surrounding area.
- **Traffic and Infrastructure Strain:** High-density development in this specific area will unsafely increase traffic flow and strain our local infrastructure, which is not equipped to handle a sudden influx of new vehicles. Nor can Livingston be expanded to accommodate any such turn lanes, lights, etc. Livingston Ave already handles heavy traffic flow from the surrounding highways when traffic issues arrive, turning it into a parking lot. The road itself is in dire need of maintenance in certain sections.

As you are aware, this type of rezoning request is simply not right for the community or the local ecosystem. We respectfully ask that you listen to the residents of the Lutz/surrounding area and deny Application RZ-PD 26-0560.

As always, thank you for your time and your service to our community.

Sincerely,

Meagan Rathman and Nelson Urena
Homeowners
2604 Cello Ln
Lutz, FL 33559

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Beth Restaino <bfdrapeau@gmail.com>
Sent: Thursday, May 14, 2026 11:59 AM
To: Hearings
Subject: RZ-PD 26-0560

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

Dear [Recipient Name],

I am writing to formally express our opposition to the proposed rezoning of [Project Name or Location].

Our primary concern is the impact on local infrastructure. Traffic on Livingston is already significantly congested during both the morning and afternoon rush hours, and further development would exacerbate this issue. Additionally, we are concerned about how this rezoning would affect the local wildlife and their natural habitats.

Thank you for your time and for considering our feedback on this matter.

Best regards,

Joe and Beth Restaino

From: Valerie Ribecky <ribecky@yahoo.com>
Sent: Wednesday, April 29, 2026 5:16 PM
To: Hearings
Subject: RZ-PD-26-0560, RZ-PD 26-0281, PRS 26-0632

You don't often get email from ribecky@yahoo.com. [Learn why this is important](#)

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

Dear Zoning Hearing Master,

I am very opposed to the planned development of the subject line application number. I live in the neighborhood & this plan is absolutely not in line with the Lutz Community Plan. We may be near the edge of the Lutz Community Plan area but that does not mean the developer can just ignore it.

In their Project Narrative in the section on Background/Context he admits that it is in the Lutz Community Planning Area. Then in the very next sentence states that "it is also located within the Tampa Service Area, which makes it effectively a part of the Countywide Urban Service Area." I doubt he is correct given that our neighborhood is directly south & adjacent to the back half of the property he wishes to develop & none of us here are on city water nor sewer service. Hillsborough County, not City of Tampa, provides our trash service. All the rest of us have our own well for water & we have a septic tank for sewage. And we want it to stay that way.

The developer goes on in the next paragraph to describe the surrounding area by stating "To the south, there are single family developments of various lot sizes, student housing, and multifamily housing, as well as some neighborhood serving commercial. To the north, the property abuts the interstate, which separates the project from semi-rural, large lot residential development." He is lying!! Directly to the south are large lots averaging one-half to one acre in size. Most are somewhere in between. Mine is a little over three-quarters of an acre. The next neighborhood south of us are houses on about one-third to one-half acres. Then south of there is out of the Lutz Community Planning area which are some mobile homes, then south of those begins the multifamily housing with apartments & duplexes. Then still further south, well out of the Lutz Community Planning area are the student housing. The Violet Cury Preserve & the Cypress Creek Preserve act as a buffer between the Lutz Community Planning area & the denser urban area. The property the developer is wanting to develop is most certainly not in the Urban Service Area. The only existing public utility would be electric & telephone/internet service. There is no water nor sewer in that area as he seems to think can easily be obtained there. He states that the interstate to the north "separates the project from semi-rural, large lot residential development." But he is not admitting that directly adjacent to the south of his project are also semi-rural, large lot residential development. He

is trying to fool you by lumping us in as "single family developments of various lot sizes, student housing, & multifamily housing". Please come drive through our neighborhood on Curry Road & Darnell Road. You will then see that he is lying.

Lastly, I see that the developer has planned for an "emergency access" on Curry Road. I fear that many of the residents in that development would use the access for a short cut out of or into their neighborhood. That will make much more traffic in our neighborhood. And Curry Road is the one & only access road for our whole neighborhood (for all of those who live on Curry Road & Darnell Road). Also, I am concerned the amount of traffic on Livingston Ave will significantly increase. He states that there are future plans to widen Livingston Ave to 4 lanes, however, provides no proof that it is going to be done. I have lived here for 26 years now & have not heard of any plans to widen that road. It's hard enough to make a left hand turn onto Livingston Ave from Curry Rd. I cannot imagine what it will be like when that many homes are added just north of us. And in addition to this application, there are 2 other applications that are going to affect traffic on Livingston Ave (PRS 26-0632 & RZ-PD 26-0281).

I hope you are taking these other planned development applications into consideration when you are deciding whether or not to approve this application. Please deny it.

Thank you.

Sincerely,

Valerie Ribecky

owner resident at 16103 Darnell Rd, Lutz

From: formstack@hillsboroughcounty.org
Sent: Wednesday, April 29, 2026 5:19 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-26-0560). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW
Submitted at 04/29/26 5:19 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Valerie Ribecky
Address:	16103 Darnell Rd Lutz, FL 33549
Your Phone Number::	(813) 574-9966
Your Email Address::	ribecky@yahoo.com
Your Message	
Your Subject (required)::	oppose RZ-PD 26-0560
Your Message (required)::	I am very opposed to the planned development of the subject line application number. I live in the neighborhood & this plan is

absolutely not in line with the Lutz Community Plan. We may be near the edge of the Lutz Community Plan area but that does not mean the developer can just ignore it.

In their Project Narrative in the section on Background/Context he admits that it is in the Lutz Community Planning Area. Then in the very next sentence states that "it is also located within the Tampa Service Area, which makes it effectively a part of the Countywide Urban Service Area." I doubt he is correct given that our neighborhood is directly south & adjacent to the back half of the property he wishes to develop & none of us here are on city water nor sewer service. Hillsborough County, not City of Tampa, provides our trash service. All the rest of us have our own well for water & we have a septic tank for sewage. And we want it to stay that way.

The developer goes on in the next paragraph to describe the surrounding area by stating "To the south, there are single family developments of various lot sizes, student housing, and multifamily housing, as well as some neighborhood serving commercial. To the north, the property abuts the interstate, which separates the project from semi-rural, large lot residential development." He is lying!! Directly to the south are large lots averaging one-half to one acre in size. Most are somewhere in between. Mine is a little over three-quarters of an acre. The next neighborhood south of us are houses on about one-third to one-half acres. Then south of there is out of the Lutz Community Planning area which are some mobile homes, then south of those begins the multifamily housing with apartments & duplexes. Then still further south, well out of the Lutz Community Planning area are the student housing. The Violet Cury Preserve & the Cypress Creek Preserve act as a buffer between the Lutz Community Planning area & the denser urban area. The property the developer is wanting to develop is most certainly not in the Urban Service Area. The only existing public utility would be electric & telephone/internet service. There is no water nor sewer in that area as he seems to think can easily be obtained there. He states that the interstate to the north "separates the project from semi-rural, large lot residential development." But he is not admitting that directly adjacent to the south of his project are also semi-rural, large lot residential development. He is trying to fool you by lumping us in as "single family developments of various lot sizes, student housing, & multifamily housing". Please come drive through our neighborhood on Curry Road & Darnell Road. You will then see that he is lying.

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I hope you are taking these other planned development applications into consideration when you are deciding whether or not to approve this application. Please deny it.

Thank you.

Sincerely,
Valerie Ribecky

owner resident at 16103 Darnell Rd, Lutz

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-26-0560



Norris, Marylou

From: Lampkin, Timothy
Sent: Wednesday, April 22, 2026 1:31 PM
To: gordon richardson
Cc: Hearings
Subject: RE: 26-0560
Attachments: Participation in the ZHM Meeting 09.23.24.pdf

Good afternoon,

Thank you for contacting Hillsborough County Development Services and speaking with me. We will enter your comments included in your email into the RZ-PD 26-0560 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

This application is currently scheduled for the 05/26/26 Zoning Hearing Master (ZHM) hearing starting at 6 p.m. This hearing will be held on the 2nd floor of County Center located at 601 E Kennedy Blvd., Tampa, FL 33602.

Be advised that if you have any further comments or materials to be entered into the record, they must be submitted via email (Hearings@HCFL.gov) by the cutoff deadline (05/21/26 at 5 p.m.). If you would like to submit further comments or materials after the cutoff deadline, you must submit them in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing, either in person or by virtual participation, please register [here](#). You can register starting one week before the hearing and up to 30 minutes prior to the start of the hearing. If you wish to watch the hearing without participating, you can do so [here](#). For more details on participating in this process, view the attached document.

If you need further information regarding this application, I can be reached via the number below. To access application records, visit the [PGM Store](#) using [these instructions](#).

Thanks! Tim

Timothy Lampkin, AICP

Principal Planner

Development Services Dept.

E: lampkint@HCFL.gov

P: (813) 276-8396 | M: (813) 564-4673

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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

From: gordon richardson <patvelma@aol.com>

Sent: Tuesday, April 21, 2026 1:42 PM

To: Lampkin, Timothy <LampkinT@hcfl.gov>

Subject: 26-0560

You don't often get email from patvelma@aol.com. [Learn why this is important](#)

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

Good afternoon Tim,

Inquiring as to App No RZ- PD 26-0560. My property(1812 Curry Rd Lutz, FL 33549) borders 1810 Curry Rd and I would like to know what this is about as it impacts me and my neighbors. I know they have proposed townhomes here in the past with an entrance from Curry Rd and it was not passed.

Thank you,

Gordon Richardson

813-368-6729

Sent from my iPhone

Rivas, Keshia

From: gordon richardson <patvelma@aol.com>
Sent: Monday, April 27, 2026 10:58 AM
To: Lampkin, Timothy
Cc: Hearings
Subject: Re: 26-0560

You don't often get email from patvelma@aol.com. [Learn why this is important](#)

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

Good morning Tim,

Thank you again for your call the other day to discuss RZ 26-0560.

To recap from my notes, the developer plans to build 130 homes on 46 acres for 2.8 dwellings per acre with emergency access at 1810 Curry Rd. Since we neighbor the property at 1810 Curry Rd, I know that the entire plot is not buildable, nor are the properties on Livingston Ave, which shows by the 4400 sf lot size for these homes that you mentioned.

My family and I adamantly oppose this development as it does not fit in with the Lutz Community Plan of 1/2 acre lots and my concerns below.

My concerns are the following:

Significantly smaller lot sizes and homes- If on septic, will they have room for septic tank and drain field? If on well water, there's extra pull from a resource where we are already limited on usage. Possibility of lots being graded above existing structures and causing runoff issues.

Wetlands areas and wildlife- these areas are not buildable. It would stress the wildlife in our area. We moved to Lutz 18+ years ago and I enjoyed having cattle behind our home in the past and like seeing the deer, turkeys, hawks, cranes, tortoises, alligators, etc. in present day.

Traffic- Livingston already gets backed up with traffic heading south from 54/County Line Rd and north from Bearss. Numerous accidents on Livingston with people turning left out of neighborhoods as well as impatient drivers speeding past slower drivers in the no passing zones causing accidents. Also, a lot of backups caused by school buses, utility work, tree work, etc. No sidewalks or bike lanes on Livingston for pedestrians also makes this a dangerous stretch.

Infrastructure- many instances of blackouts/lights flickering/power surges during peak usage. 130 new homes would make it worse.

The Emergency access from Curry Rd- we only have 1 entrance point to Curry Rd. We don't need more traffic passing through our neighborhood. Large live oaks line our narrow streets. Speed bumps in place in sections of Curry.

Property values- in addition to the above, I see this as negatively impacting our property values in our neighborhood and neighboring areas.

Please do not pass this rezoning. Please ensure that the Lutz community plan is followed with 1 home per buildable 1/2 acre.

Thank you for your consideration,
Gordon Richardson
1812 Curry Rd
813-368-6729

Sent from my iPhone

On Apr 22, 2026, at 1:31 PM, Lampkin, Timothy <LampkinT@hcfl.gov> wrote:

Good afternoon,

Thank you for contacting Hillsborough County Development Services and speaking with me. We will enter your comments included in your email into the RZ-PD 26-0560 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

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Thanks! Tim

Timothy Lampkin, AICP

Principal Planner

Development Services Dept.

E: lampkint@HCFL.gov

P: (813) 276-8396 | M: (813) 564-4673

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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

From: gordon richardson <patvelma@aol.com>

Sent: Tuesday, April 21, 2026 1:42 PM

To: Lampkin, Timothy <LampkinT@hcfl.gov>

Subject: 26-0560

You don't often get email from patvelma@aol.com. [Learn why this is important](#)

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

Good afternoon Tim,

Inquiring as to App No RZ- PD 26-0560. My property(1812 Curry Rd Lutz, FL 33549) borders 1810 Curry Rd and I would like to know what this is about as it impacts me and my

neighbors. I know they have proposed townhomes here in the past with an entrance from Curry Rd and it was not passed.

Thank you,
Gordon Richardson
813-368-6729

Sent from my iPhone
<Participation in the ZHM Meeting 09.23.24.pdf>

From: formstack@hillsboroughcounty.org
Sent: Monday, April 27, 2026 4:43 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ 26-0560). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW
Submitted at 04/27/26 4:42 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Gordon Richardson
Address:	1812 Curry Rd Lutz, FL 33549
Your Phone Number::	(813) 368-6729
Your Email Address::	patvelma@aol.com
Your Message	
Your Subject (required)::	RZ 26-0560
Your Message (required)::	Commissioner Hagan,

Please see email below for my opposition to the Rezoning hearing for property off of Livingston and Curry.

Good morning Tim,

Thank you again for your call the other day to discuss RZ 26-0560. To recap from my notes, the developer plans to build 130 homes on 46 acres for 2.8 dwellings per acre with emergency access at 1810 Curry Rd. Since we neighbor the property at 1810 Curry Rd, I know that the entire plot is not buildable, nor are the properties on Livingston Ave, which shows by the 4400 sf lot size for these homes that you mentioned.

My family and I adamantly oppose this development as it does not fit in with the Lutz Community Plan of 1/2 acre lots and my concerns below.

My concerns are the following:

Significantly smaller lot sizes and homes- If on septic, will they have room for septic tank and drain field? If on well water, there's extra pull from a resource where we are already limited on usage. Possibility of lots being graded above existing structures and causing runoff issues.

Wetlands areas and wildlife- these areas are not buildable. It would stress the wildlife in our area. We moved to Lutz 18+ years ago and I enjoyed having cattle behind our home in the past and like seeing the deer, turkeys, hawks, cranes, tortoises, alligators, etc. in present day.

Traffic- Livingston already gets backed up with traffic heading south from 54/County Line Rd and north from Bearss. Numerous accidents on Livingston with people turning left out of neighborhoods as well as impatient drivers speeding past slower drivers in the no passing zones causing accidents. Also, a lot of backups caused by school buses, utility work, tree work, etc. No sidewalks or bike lanes on Livingston for pedestrians also makes this a dangerous stretch.

Infrastructure- many instances of blackouts/lights flickering/power surges during peak usage. 130 new homes would make it worse.

The Emergency access from Curry Rd- we only have 1 entrance point to Curry Rd. We don't need more traffic passing through our

neighborhood. Large live oaks line our narrow streets. Speed bumps in place in sections of Curry.

Property values- in addition to the above, I see this as negatively impacting our property values in our neighborhood and neighboring areas.

Please do not pass this rezoning. Please ensure that the Lutz community plan is followed with 1 home per buildable 1/2 acre.

Thank you for your consideration,
Gordon Richardson
1812 Curry Rd
813-368-6729

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Katherine Seymour <kjseymour104@gmail.com>
Sent: Tuesday, May 19, 2026 1:31 PM
To: Hearings
Subject: Rezoning application: RZ-PD 26-0560

[You don't often get email from kjseymour104@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

This email is in opposition to above rezoning from 1 house/acre to 4/acre. This area is surrounded by residences on large lots, is not a transitional area and is part of lutz which prioritizes semi-rural living. Considering the in question parcel of land, there are items which takes away the amount of buildable land. The houses end up being packed into less land developing a high density situation not compatible with surrounding area. The individual building lots will not be small and on top of each other. The question of traffic in and out onto Livingston ave with requested new density would be a big stress on already overused street.

My husband and I have lived in our residence since 1984, buying land in 1982. We know there will be building and more traffic but not at the sacrifice of the lutz semi-rural atmosphere.

Thank you

Katherine J Seymour
Thomas W Woodrow
2607 Regal Oaks Lane
Lutz, FL 33559
Sent from my iPad

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 14, 2026 8:04 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0328). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/14/26 8:03 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Angela Shannon

Address: 17519 Mallard Court
Lutz, FL 33559

Your Phone Number:: 7273648276

Your Email Address:: superchargedangel@gmail.com

Your Message

**Your Subject
(required)::** Opposition to Rezoning Application RZ-PD 26-0560 (Livingston
Groves)

**Your Message
(required)::**

Dear County Commissioner Ken Hagan,
I am writing to formally oppose Rezoning Application RZ-PD 26-0560 (Livingston Groves), a proposed subdivision west of Livingston Avenue and along I-275 in the Lutz community.
This proposal is inconsistent with the Lutz Community Plan, which clearly prioritizes preservation of the area's semi-rural character, low-intensity development, and neighborhood compatibility. The proposed compact subdivision with 40-foot-wide lots does not reflect the existing large-lot pattern of surrounding neighborhoods and represents a level of density that is incompatible with the character of this area.
The subject property serves as a critical wildlife corridor connecting the Violet Curry and Cypress Creek Preserves. This land supports bobcats, coyotes, wild turkeys, deer, otters, foxes, turtles, and other native Florida wildlife. Once developed, this corridor would be permanently destroyed, resulting in irreversible ecological harm that contradicts the community's long-standing conservation priorities.
In addition, the project would significantly increase traffic on local roads, with impacts extending well beyond a single access point. Although access to Curry Road is described as "emergency-only," similar connections frequently evolve into regular traffic routes over time, increasing cut-through traffic in neighborhoods such as Curry Cove and Silver Forest. Traffic from this development would also affect Bearss Avenue, I-275, and surrounding roadways.
It is important to note that rezoning approvals are permanent. Granting this request would establish long-term development rights that cannot later be meaningfully reduced or reversed, while also setting a precedent for future high-density projects in the surrounding area.
For these reasons, I respectfully urge the Board of County Commissioners to deny Rezoning Application RZ-PD 26-0560 and uphold the Lutz Community Plan's commitment to responsible growth, neighborhood compatibility, and environmental protection. Thank you for your consideration and for allowing public input on this important matter.

**Is this comment
related to an active
zoning application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-PD 25-0328



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 14, 2026 8:05 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0328). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/14/26 8:05 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Donald Shannon

Address: 17519 Mallard Court
Lutz, FL 33559

Your Phone Number:: 8133121206

Your Email Address:: superchargedangel@gmail.com

Your Message

**Your Subject
(required)::** Opposition to Rezoning Application RZ-PD 26-0560 (Livingston
Groves)

**Your Message
(required)::**

Dear Ken Hagan,

I am writing to formally oppose Rezoning Application RZ-PD 26-0560 (Livingston Groves), a proposed subdivision west of Livingston Avenue and along I-275 in the Lutz community.

This proposal is inconsistent with the Lutz Community Plan, which clearly prioritizes preservation of the area's semi-rural character, low-intensity development, and neighborhood compatibility. The proposed compact subdivision with 40-foot-wide lots does not reflect the existing large-lot pattern of surrounding neighborhoods and represents a level of density that is incompatible with the character of this area.

The subject property serves as a critical wildlife corridor connecting the Violet Curry and Cypress Creek Preserves. This land supports bobcats, coyotes, wild turkeys, deer, otters, foxes, turtles, and other native Florida wildlife. Once developed, this corridor would be permanently destroyed, resulting in irreversible ecological harm that contradicts the community's long-standing conservation priorities.

In addition, the project would significantly increase traffic on local roads, with impacts extending well beyond a single access point. Although access to Curry Road is described as "emergency-only," similar connections frequently evolve into regular traffic routes over time, increasing cut-through traffic in neighborhoods such as Curry Cove and Silver Forest. Traffic from this development would also affect Bearss Avenue, I-275, and surrounding roadways.

It is important to note that rezoning approvals are permanent. Granting this request would establish long-term development rights that cannot later be meaningfully reduced or reversed, while also setting a precedent for future high-density projects in the surrounding area.

For these reasons, I respectfully urge the Board of County Commissioners to deny Rezoning Application RZ-PD 26-0560 and uphold the Lutz Community Plan's commitment to responsible growth, neighborhood compatibility, and environmental protection. Thank you for your consideration and for allowing public input on this important matter.

**Is this comment
related to an active
zoning application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-PD 25-0328



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, May 9, 2026 10:58 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-056). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/09/26 10:58 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Brenda Sheets

Address: 15916 Shawver Lake Dr
Lutz, FL 33549-3795

Your Phone Number:: 8139951337

Your Email Address:: bina1026@gmail.com

Your Message

Your Subject (required):: RZ-PD 26-056

**Your Message
(required)::** Dear County Commissioner Ken Hagan,

I am writing to express my deep concerns regarding rezoning application RZ-PD 26-0560, which proposes a 130-home compact subdivision near Curry Cove, Livingston Groves.

If approved, this development will permanently impact our neighborhood character and significantly increase traffic on our local streets. Specifically, it appears that there is only one access point into the new proposed development and one planned emergency access point that connects through the heart of our neighborhood. I believe over time there will be pressure to open the emergency exit to traffic that will undoubtedly cause disruption and increased traffic to our homes and neighborhood.

In addition, the nature in our area is precious. This area is home to several protected species including roseate spoonbills, sandhill cranes and gopher tortoises. My concern is that our beautiful native creatures will face many challenges navigating the transformation of their natural environments as their habitats continue to succumb to suburban sprawl.

I am deeply concerned that this project will set a precedent for similar high-density developments in the surrounding area. The Lutz community plan prioritizes low intensity development and neighborhood compatability. These developments do not appear to align at this time.

I urge you to take these factors into consideration during the zoning review process. Thank you for your time and for your dedication to our community.

Best regards,

Brenda Sheets

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 26-056



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Mike SINGLETON <mosingleton@verizon.net>
Sent: Wednesday, May 20, 2026 10:00 PM
To: Hearings
Subject: Proposed subdivision near Curry Cove

[You don't often get email from mosingleton@verizon.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

To whom it may concern,

As a resident of Hillsborough county since about 1965 and a resident of Silver Forrest Subdivision on Livingston Avenue since 1985 I am writing to ask that the proposed subdivision between I-275 and Currie Road along Livingston Avenue be declined. Livingston Avenue cannot handle another 130 homes in this area with the potential of at least another 230 cars on Livingston Avenue trying to make a daily commute. With 40 foot lot sizes this is also incomparable with other subdivisions in the same area and what we would like to see in the Lutz are. In Silver Forrest we are on at least 70 feet by 100 feet lots and still have zoning that requires no dwelling within 25 feet of the front and rear property lines. This proposed subdivision is just bad for this area. As you know we are already on water restrictions because of the lack of rain, so how can you justify adding another 130 homes to our water system that is already stressed to the max .Our roads are already filled with potholes on Livingston as well as Sinclair Hills Road that need to be repaved. Like I have said the infra-structure in this area just cannot support this happening.This has been tried before and was shot down. Again I ask that this be denied, If this passes it will be a detriment to our community of which we cannot afford.

Thank you very much for your time,

Michael O. And Roberta R. Singleton
2310 Towery Trail, Lutz Fl 33549
(813) 431-5820. Cell
mosingleton@verizon.net

From: formstack@hillsboroughcounty.org
Sent: Wednesday, May 20, 2026 10:10 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/20/26 10:09 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Michael Singleton

Address: 2310 Towery Trail
Lutz, FL 33549

Your Phone Number:: (813) 431-5820

Your Email Address:: mosingleton@verizon.net

Your Message

Your Subject (required):: Proposed Subdivision between I-275 and Currie Road West of
Livingston Ave

Dear Commissioner Hagen,

As a resident of Hillsborough county since about 1965 and a resident of Silver Forrest Subdivision on Livingston Avenue since 1985 I am writing to ask that the proposed subdivision between I-275 and Currie Road along Livingston Avenue be declined. Livingston Avenue cannot handle another 130 homes in this area with the potential of at least another 230 cars on Livingston Avenue trying to make a daily commute. With 40 foot lot sizes this is also incomparable with other subdivisions in the same area and what we would like to see in the Lutz are. In Silver Forrest we are on at least 70 feet by 100 feet lots and still have zoning that requires no dwelling within 25 feet of the front and rear property lines. This proposed subdivision is just bad for this area. As you know we are already on water restrictions because of the lack of rain, so how can you justify adding another 130 homes to our water system that is already stressed to the max .Our roads are already filled with potholes on Livingston as well as Sinclair Hills Road that need to be repaved. Like I have said the infra-structure in this area just cannot support this happening.This has been tried before and was shot down. Again I ask that this be denied, If this passes it will be a detriment to our community of which we cannot afford.

I have reached out to you a few times for other various things and your response and your help has always been fantastic. I am grateful to you for your help and I hope you will be encouraged to help protect our community.

Thank you very much for your time,

Michael O. Singleton
2310 Towery Trail, Lutz Fl 33549
(813) 431-5820. Cell
mosingleton@verizon.net

**Your Message
(required)::**

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-PD 26-0560



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Mike SINGLETON <mosingleton@verizon.net>
Sent: Wednesday, May 20, 2026 10:55 PM
To: Hearings
Subject: RZ-PD 26-0560

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

RZ-PD 26-0560

To whom it may concern,

As a resident of Hillsborough county since about 1965 and a resident of Silver Forrest Subdivision (RZ-PD 0560) on Livingston Avenue since 1985 I am writing to ask that the proposed subdivision between I-275 and Currie Road along Livingston Avenue be declined. Livingston Avenue cannot handle another 130 homes in this area with the potential of at least another 230 cars on Livingston Avenue trying to make a daily commute. With 40 foot lot sizes this is also incomparable with other subdivisions in the same area and what we would like to see in the Lutz are. In Silver Forrest we are on at least 70 feet by 100 feet lots and still have zoning that requires no dwelling within 25 feet of the front and rear property lines. This proposed subdivision is just bad for this area. As you know we are already on water restrictions because of the lack of rain, so how can you justify adding another 130 homes to our water system that is already stressed to the max. Our roads are already filled with potholes on Livingston as well as Sinclair Hills Road that need to be repaved. Like I have said the infra-structure in this area just cannot support this happening. This has been tried before and was shot down. Again I ask that this be denied, If this passes it will be a detriment to our community of which we cannot afford.

Thank you very much for your time,

Michael O. Singleton
2310 Towery Trail, Lutz FL 33549
(813) 431-5820. Cell
mosingleton@verizon.net

Rivas, Keshia

From: Karen Skop <skpannull@gmail.com>
Sent: Tuesday, May 19, 2026 7:03 AM
To: Hearings
Cc: Burgos, Glorivee; Hughes, Wesley; khagan@hcfl.gov
Subject: Opposition to RZ-PD 26-0560 – Livingston Groves Rezoning Application

You don't often get email from skpannull@gmail.com. [Learn why this is important](#)

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

Dear Commissioners,

I am writing in **strong opposition** to Rezoning Application RZ-PD 26-0560 (Livingston Groves), the proposed 130-home subdivision near Curry Cove and Livingston Avenue.

This proposal appears fundamentally inconsistent with the stated goals of the Lutz Community Plan, which prioritizes low-intensity development, neighborhood compatibility, preservation of semi-rural character, and thoughtful transitions between communities. Approving compact, high-density housing with 40-foot lots in this area directly conflicts with those principles and sets a dangerous precedent for continued overdevelopment in Lutz.

Residents in this area have already experienced the consequences of rapid growth and insufficient regional planning along the County Line corridor near my home. Hundreds of homes have been approved nearby in Pasco County without meaningful coordination with or protection for Hillsborough County residents, resulting in worsening traffic congestion, increased cut-through traffic, drainage strain, flooding concerns, environmental disruption, and loss of wildlife habitat — while existing Hillsborough County residents continue absorbing the impact.

Many of us are frustrated that development approvals continue moving forward without infrastructure keeping pace and without meaningful consideration for the long-term effects on surrounding neighborhoods. Once rezoning approvals are granted, the impacts

are permanent, while residents are left dealing with overcrowded roads, stormwater issues, declining neighborhood character, and diminished quality of life.

This proposed subdivision raises serious concerns regarding:

- Increased congestion on Livingston Avenue, Curry Road, Bearss Avenue, and surrounding corridors
- Increased impacts to Lutz, USF, New Tampa businesses, and veterans accessing the VA
- Additional strain on already stressed drainage and stormwater systems
- Increased flooding and watershed concerns
- Loss of trees, green space, and wildlife habitat
- Neighborhood incompatibility due to lot density and suburban intensity
- Increased cut-through traffic into existing residential communities
- Public safety and emergency access concerns
- Setting precedent for future high-density rezonings throughout Lutz

Residents deserve responsible growth, thoughtful planning, and leadership willing to protect existing communities — not continued approval of projects that steadily erode the character, infrastructure, and livability of our area.

Lutz residents are already tremendously impacted by irresponsible development decisions in Pasco county that have routed increasing traffic and infrastructure burdens through our community. I urge Hillsborough County leadership to stop repeating these mistakes and prioritize long-term community protection over continued high-density expansion.

I respectfully urge the Board to deny Rezoning Application RZ-PD 26-0560 and uphold the intent of the Lutz Community Plan before irreversible decisions are made that further impact the residents who already live here.

Protect Hillsborough.

Protect our residents.

Protect our county.

Respectfully,

Karen M. Skop
Lutz Resident

From: formstack@hillsboroughcounty.org
Sent: Monday, May 18, 2026 5:03 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RD-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/18/26 5:03 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish to
contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Mark Smith

Address:

2505 High Oaks Lane
Lutz, FL 33559

Your Phone Number::

(813) 833-1199

Your Email Address::

mlayne711@yahoo.com

Your Message

Your Subject (required)::

RZ-PD 26-0560 Curry Cove Rezoning

Your Message (required)::

Mr Hagan,
I would like to share my thoughts on opposing this
proposal due to the impact of rezoning for additional 130

	homes in this area. Beside the additional congestion this will be leveraged to rezone the remaining parcels and eliminate the reason for moving to this area. Please oppose
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RD-PD 26-0560



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Rivas, Keshia

From: Kimber Spitsberg <kimberspitsberg@gmail.com>
Sent: Tuesday, May 5, 2026 9:40 AM
To: Hearings; Hagan, Ken
Cc: Kimber Spitsberg; Boo; Maria Elena D'Amico
Subject: Opposition to Rezoning Application No. RZ-PD-0560

You don't often get email from kimberspitsberg@gmail.com. [Learn why this is important](#)

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Dear Commissioner Hagan and Hillsborough County Zoning Hearing Master,

We are long-time residents of Fiddler's Cove in Lutz, Florida, having lived in this community for over 30 years. Our home is located along the Livingston Avenue corridor, and we write to express our strong opposition to the rezoning request under Application Number RZ-PD 26-0560 (Livingston Groves).

Over the years, residents have consistently worked to uphold the Lutz Community Plan, which emphasizes low-intensity development and compatibility with the existing character of our neighborhoods. This plan does not support tightly spaced, high-density subdivisions.

The proposal outlined in this rezoning application seeks approval for a compact subdivision that is inconsistent with the established vision for this area. Specifically, the inclusion of 40-foot-wide lots represents a significant departure from the prevailing development pattern, where lot sizes are substantially larger and homes are more widely spaced. This level of density is not compatible with the semi-rural character that defines the surrounding community.

In addition, the existing roadways and infrastructure are already under strain. Introducing higher-density development in this location would exacerbate traffic congestion, reduce roadway safety, and place additional demands on systems that were not designed to accommodate such intensity. Increased impervious surface associated with this type of development may also worsen stormwater runoff and drainage issues, raising the risk of localized flooding and environmental impacts. These conditions could further contribute to delayed emergency response times and an increased risk of accidents.

Rezoning decisions are intended to be consistent with the goals, objectives, and policies of the adopted Comprehensive Plan and the Lutz Community Plan. This proposal conflicts with those guiding documents, which call for preservation of low-density, rural-residential character and protection from incompatible land use patterns.

Approval of this request would set a concerning precedent for similar rezonings along the corridor, gradually eroding the character of the Lutz community and undermining long-standing planning policies. While the community is not opposed to growth, it strongly opposes development that is incompatible

with existing character and infrastructure. Approving this application would disregard years of thoughtful and consistent community input.

For these reasons, we respectfully urge you to uphold the adopted plans and policies that have guided responsible growth in Lutz for decades and deny Application Number RZ-PD 26-0560.

Respectfully,

e/s

Paul & Kimber Spitsberg

2604 Fiddlestick Circle

Lutz, FL 33559

From: formstack@hillsboroughcounty.org
Sent: Tuesday, May 19, 2026 1:02 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/19/26 1:02 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Janette Stafford

Address: 2508 Regal Oaks Ln
Lutz, FL 33559-3709

Your Phone Number:: 8135054597

Your Email Address:: janetestafford52@gmail.com

Your Message

**Your Subject
(required)::** RZ-PD 26-0560 (Livingston Groves)

**Your Message
(required)::**

Please vote down this rezoning application. These applicants don't care about the impact this would have on our neighborhood, on traffic on the wildlife that use this as a corridor or on the many large oak trees that would have to be removed. They only care about how much profit they can squeeze out of a piece of property. Please help us to make sure that builders honor the Lutz Community Plan. Two homes per acre would have much less of an impact. But If they want to build a subdivision with multiple homes piled on top of each other, they need to find properties near roads that can handle the extra traffic, that wildlife already avoids and that isn't covered the large trees that are even more precious after we lost so many to the recent hurricanes. Thank you for your time!

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-PD 26-0560



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: doug tibbett <whruatgator@gmail.com>
Sent: Wednesday, May 6, 2026 11:32 AM
To: Hearings
Subject: RZ-PD 26-0560

You don't often get email from whruatgator@gmail.com. [Learn why this is important](#)

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

To whom it may concern,

I am a 20 year resident of Lutz living on Victarra Cir just off of Livingston Ave. I am writing this email to vehemently OPPOSE the new proposed subdivision called Livingston Groves.

This subdivision is dramatically inconsistent with the Lutz Community Plan. The lots are not in line with our larger lot, semi-rural character of the surrounding neighborhoods. This concept is tightly spaced and high density.

The traffic alone would increase the struggle that already exists travelling on Livingston Ave. Adding 130 homes with on average 2 cars per home would make traffic on Livingston Ave a nightmare.

Please, do not change the zoning that would allow any such neighborhood construction like this.

Thank you for your time.

Douglas G. Tibbett
813-727-4581

"Mama always told me not to look into the eyes of the sun
But mama, that's where the fun is" -- Manfred Mann

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, May 7, 2026 9:46 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/07/26 9:45 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Doug Tibbett

Address: 2525 Victarra Cir Lutz Fl
Lutz, FL 33559

Your Phone Number:: (813) 727-4581

Your Email Address:: whruatgator@gmail.com

Your Message

Your Subject (required):: RZ-PD 26-0560 Livingston Groves

**Your Message
(required)::** Good morning,

First I want to thank you again. You helped my son a couple years ago achieve some accomplishments on his path to Eagle in Scouting. He is now up in the DC area at GMU pursuing his goal of getting into politics and conquering the world's problems.

The main reason I am writing tho is to vehemently oppose this re-zoning application. I live in the area and nothing about this is in line with this area of Lutz. There are too many smaller lots in this request and if built will result in making an already horrendous traffic situation even worse. Please listen to the people in this community who you represent and deny this request.

Thank you for your time.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0560



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Norris, Marylou

From: Lampkin, Timothy
Sent: Wednesday, April 22, 2026 1:16 PM
To: Alan Vernick
Cc: Hearings
Subject: RE: Question re cumulative review of PRS 26-0632 and PD 26-0560
Attachments: Participation in the ZHM Meeting 09.23.24.pdf

Good afternoon,

Thank you for contacting Hillsborough County Development Services. We will enter your comments included in your email into the RZ-PD 26-0560 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

This application is currently scheduled for the 05/26/26 Zoning Hearing Master (ZHM) hearing starting at 6 p.m. This hearing will be held on the 2nd floor of County Center located at 601 E Kennedy Blvd., Tampa, FL 33602. Subsequently, if PD 26-0560 is heard at the 5/26/26 ZHM, both PRS 26-0632 and PD 26-0560 will then be heard at the 07/21/26 BoCC meeting, starting at 9am.

Be advised that if you have any further comments or materials to be entered into the record, they must be submitted via email (Hearings@HCFL.gov) by the cutoff deadline (05/21/26 at 5 p.m.). If you would like to submit further comments or materials after the cutoff deadline, you must submit them in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing, either in person or by virtual participation, please register [here](#). You can register starting one week before the hearing and up to 30 minutes prior to the start of the hearing. If you wish to watch the hearing without participating, you can do so [here](#). For more details on participating in this process, view the attached document.

If you need further information regarding this application, I can be reached via the number below. To access application records, visit the [PGM Store](#) using [these instructions](#).

Thanks! Tim

Timothy Lampkin, AICP

Principal Planner

Development Services Dept.

E: lampkint@HCFL.gov

P: (813) 276-8396 | M: (813) 564-4673

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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

From: Alan Vernick <alan@vti.com>

Sent: Wednesday, April 22, 2026 12:09 PM

To: Lampkin, Timothy <LampkinT@hcfl.gov>

Subject: Question re cumulative review of PRS 26-0632 and PD 26-0560

You don't often get email from alan@vti.com. [Learn why this is important](#)

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

Hi Mr. Lampkin,

I am a nearby property owner on Curry Road and have been reviewing both PRS 26-0632 and PD 26-0560, which appear to be proposed by the same developer and involve adjacent or related parcels.

Because these applications share common boundaries, access considerations, and are being reviewed concurrently, I wanted to ask how cumulative impacts are being evaluated as part of staff's review.

My concern is that analyzing PRS 26-0632 and PD 26-0560 independently may understate the combined effects of:

- overall density and intensity resulting from both approvals,
- shared traffic generation and access impacts on Curry Road and surrounding streets,
- reliance on assumed future roadway improvements, and
- emergency-only access connections that could create pressure for future full access and neighborhood cut-through traffic.

I understand these are separate applications procedurally but given that they are part of the same development effort, I wanted to clarify whether staff is considering their cumulative impacts when forming recommendations.

Thank you for your time, and I appreciate the opportunity to raise this early enough to be addressed as part of the review process.

Best regards,

Alan Vernick
2110 Curry Road
Lutz

Rivas, Keshia

From: Carole Yoder <mrsyoder@outlook.com>
Sent: Sunday, May 3, 2026 7:43 PM
To: Hearings
Subject: Opposition of RZ 26-0560

You don't often get email from mrsyoder@outlook.com. [Learn why this is important](#)

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

Concerning the proposed subdivision near Curry Cove, I wanted to write to go on record in opposition. I live off of Livingston on Victarra Circle, and I cannot understand why this subdivision is even being considered. It is inconsistent with the Lutz Community Plan for our area, and the 40' wide lots are not compatible with the larger lot, semi-rural character of our neighborhoods. The Lutz Community Plan prioritizes low-intensity development and neighborhood compatibility. The approval of this community will negatively impact the area for the future and change the positive character of the community permanently, in addition to the increased traffic which cannot be supported with current roadways. Building more houses, more roads and adding more people doesn't solve any problems but actually creates more problems for those of us who already live in the area. Please take these factors under consideration and please turn down this rezoning application.

Sincerely,

Carole Yoder
2505 Victarra Cir.
Lutz, FL 34638

From: formstack@hillsboroughcounty.org
Sent: Wednesday, May 20, 2026 2:41 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/20/26 2:40 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Andrew Zoellner

Address: 16224 Livingston Ave
Lutz, FL 33559

Your Phone Number:: (786) 897-1328

Your Email Address:: drewjamisonfitness@gmail.com

Your Message

**Your Subject
(required)::** Request to Deny Rezoning Application RZ-PD 26-0560

**Your Message
(required)::**

This message serves as our request that this rezoning application be denied on the following bases:

The proposal, which seeks approval for a compact, suburban subdivision, is inconsistent with the Lutz Community Plan for this area. The 40-foot-wide plots included in the plan are not compatible with the larger-lot, semi-rural character of surrounding neighborhoods, our properties included. Additionally, although they are labeled "emergency-only", approving the proposed road connections to Curry Road would open the area up in the future to the potential of increasing cut-through traffic, which would detrimentally affect traffic, detract from, and go against the Lutz Community Plan for neighborhoods like Curry Cove and Silver Forrest. Along those lines, approving this rezoning application would extend the traffic impact beyond one access point. Congestion will increase dramatically, affecting multiple surrounding roads and neighborhoods. Finally, and most importantly to us, These areas serve as critical wildlife corridors. We regularly observe protected and threatened wildlife throughout the property in question, and the adjoining and surrounding areas. Far too much is on the line if this application is approved. Not just for us, but for future generations. The Lutz Community does not want to become another overcrowded concrete jungle. We value our land, our principles, and the semi-rural character of our historic Florida city. Please have the foresight and the courage to protect what is fast fading. No amount of money can buy back what we stand to lose.

**Is this comment
related to an active
zoning application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-PD-26-0560



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, May 20, 2026 2:39 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0560). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 05/20/26 2:39 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Kirah Zoellner

Address:

17224 Livingston Ave
Lutz, FL 33559

Your Phone Number::

(305) 502-1766

Your Email Address::

kirahjoy27@gmail.com

Your Message

Your Subject (required)::

Request to Deny Rezoning Application RZ-PD 26-0560

**Your Message
(required)::**

This message serves as our request that this rezoning application
be denied on the following bases:

The proposal, which seeks approval for a compact, suburban subdivision, is inconsistent with the Lutz Community Plan for this area. The 40-foot-wide plots included in the plan are not compatible with the larger-lot, semi-rural character of surrounding neighborhoods, our properties included. Additionally, although they are labeled "emergency-only", approving the proposed road connections to Curry Road would open the area up in the future to the potential of increasing cut-through traffic, which would detrimentally affect traffic, detract from, and go against the Lutz Community Plan for neighborhoods like Curry Cove and Silver Forrest. Along those lines, approving this rezoning application would extend the traffic impact beyond one access point. Congestion will increase dramatically, affecting multiple surrounding roads and neighborhoods. Finally, and most importantly to us, These areas serve as critical wildlife corridors. We regularly observe protected and threatened wildlife throughout the property in question, and the adjoining and surrounding areas. Far too much is on the line if this application is approved. Not just for us, but for future generations. The Lutz Community does not want to become another overcrowded concrete jungle. We value our land, our principles, and the semi-rural character of our historic Florida city. Please have the foresight and the courage to protect what is fast fading. No amount of money can buy back what we stand to lose.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 26-0560

