

**Rezoning Application: PD 26-0560**

**Zoning Hearing Master Date: May 26, 2026**

**BOCC Land Use Meeting Date: July 21, 2026**

**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:**

**APPLICATION NUMBER: PD 26-0560**

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

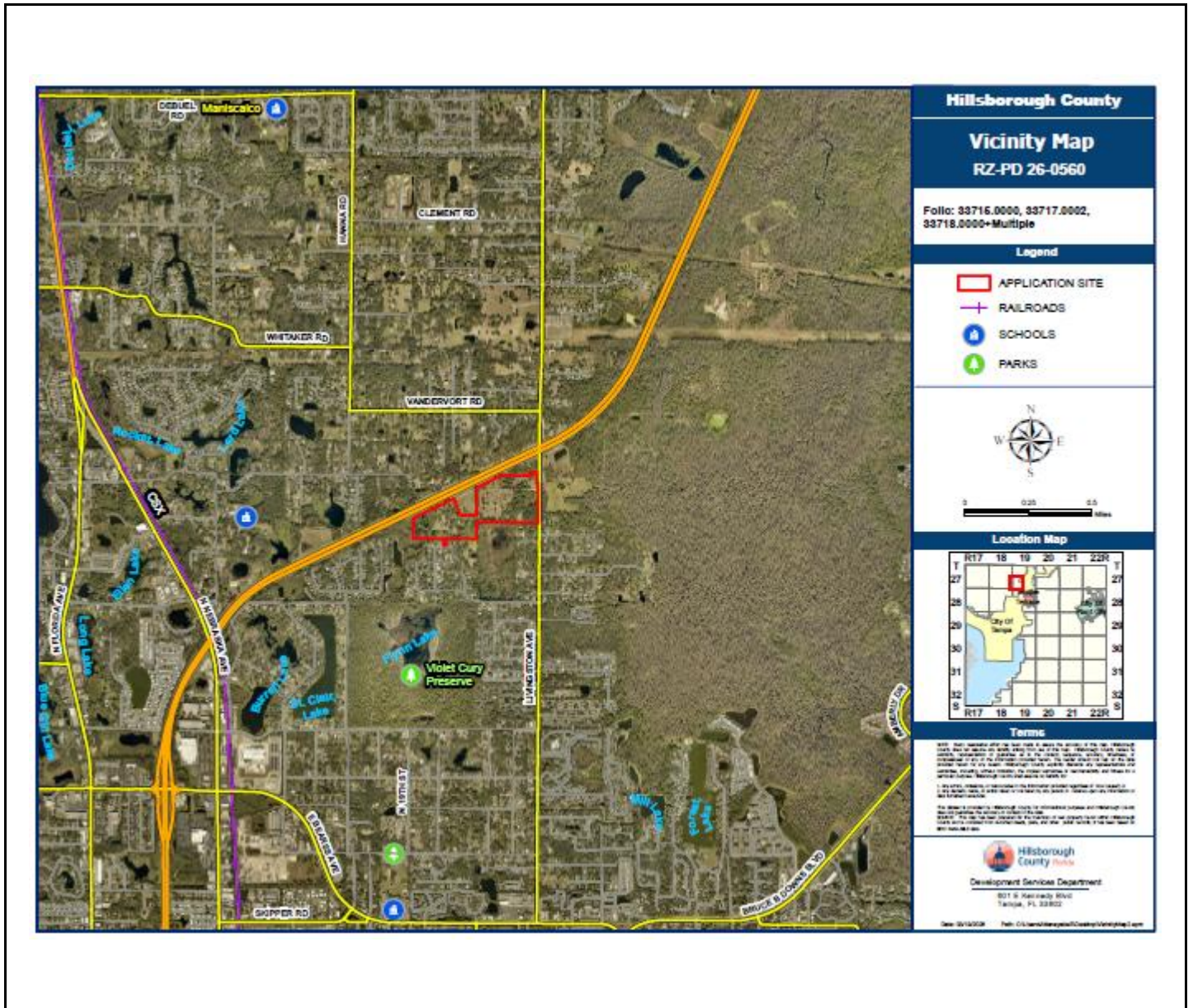
Case Reviewer: Tim Lampkin, AICP

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

<b>Planning Commission Recommendation:</b> CONSISTENT	<b>Development Services Recommendation:</b> APPROVABLE, Subject to Conditions.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



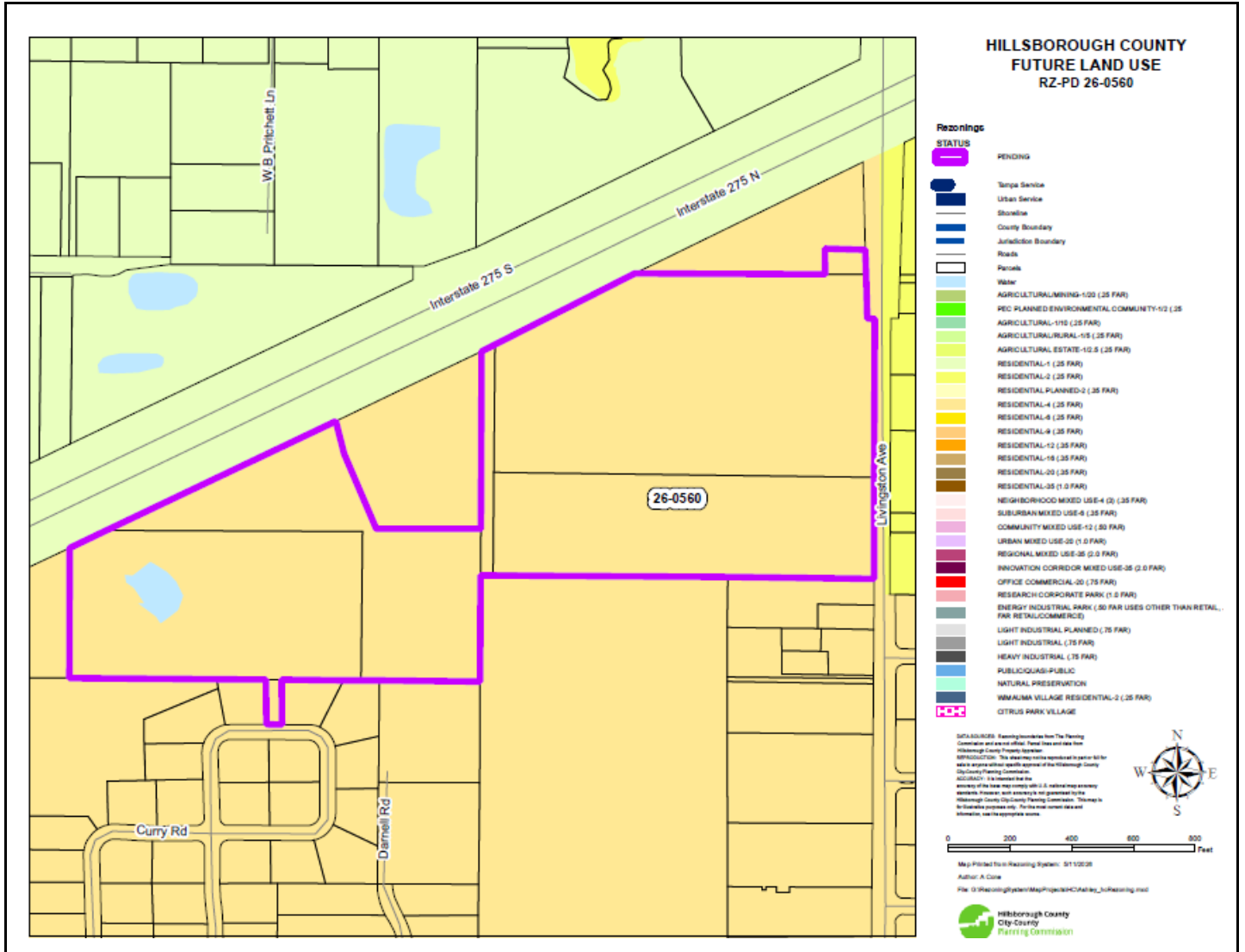
#### Context of Surrounding Area:

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

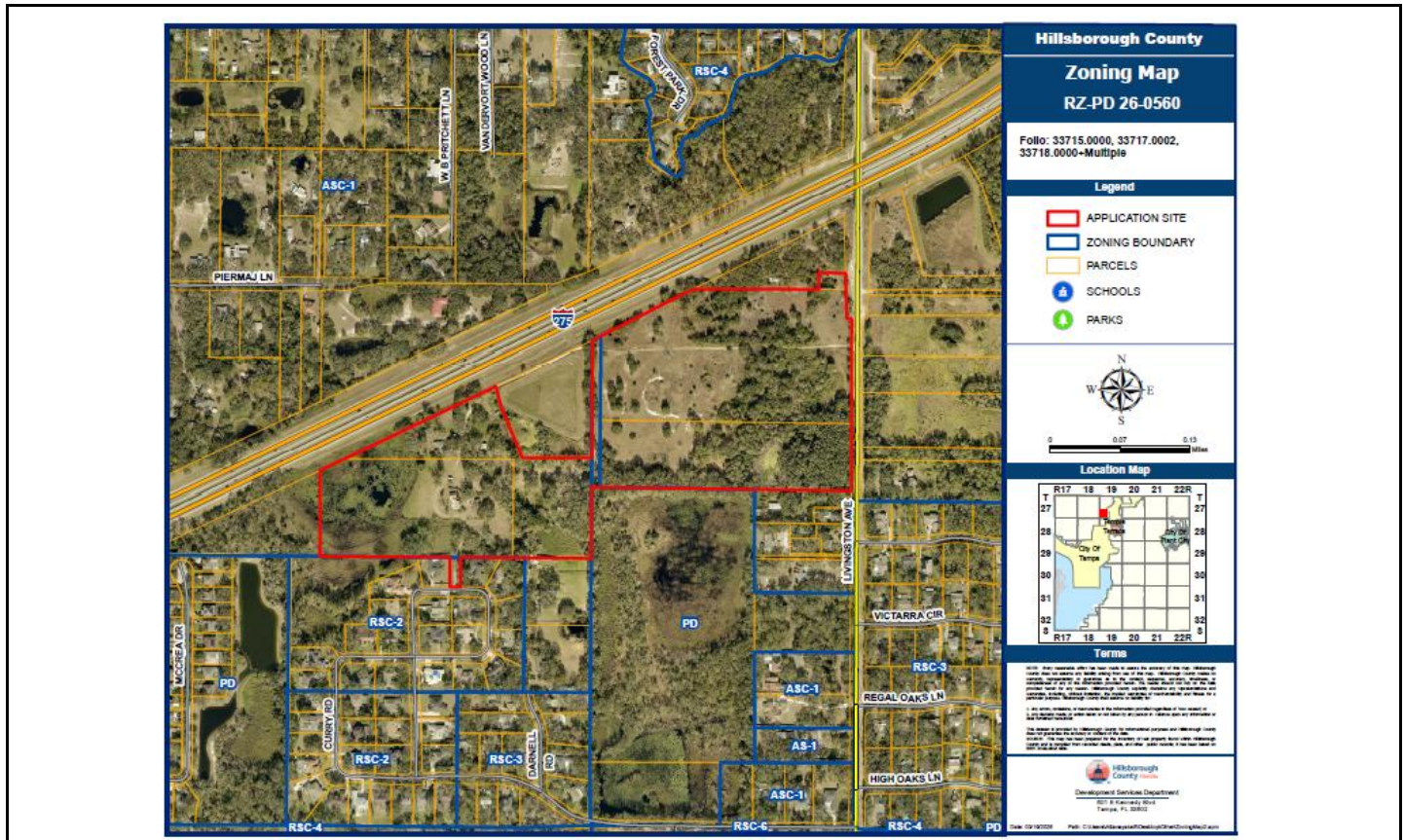
2.2 Future Land Use Map



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

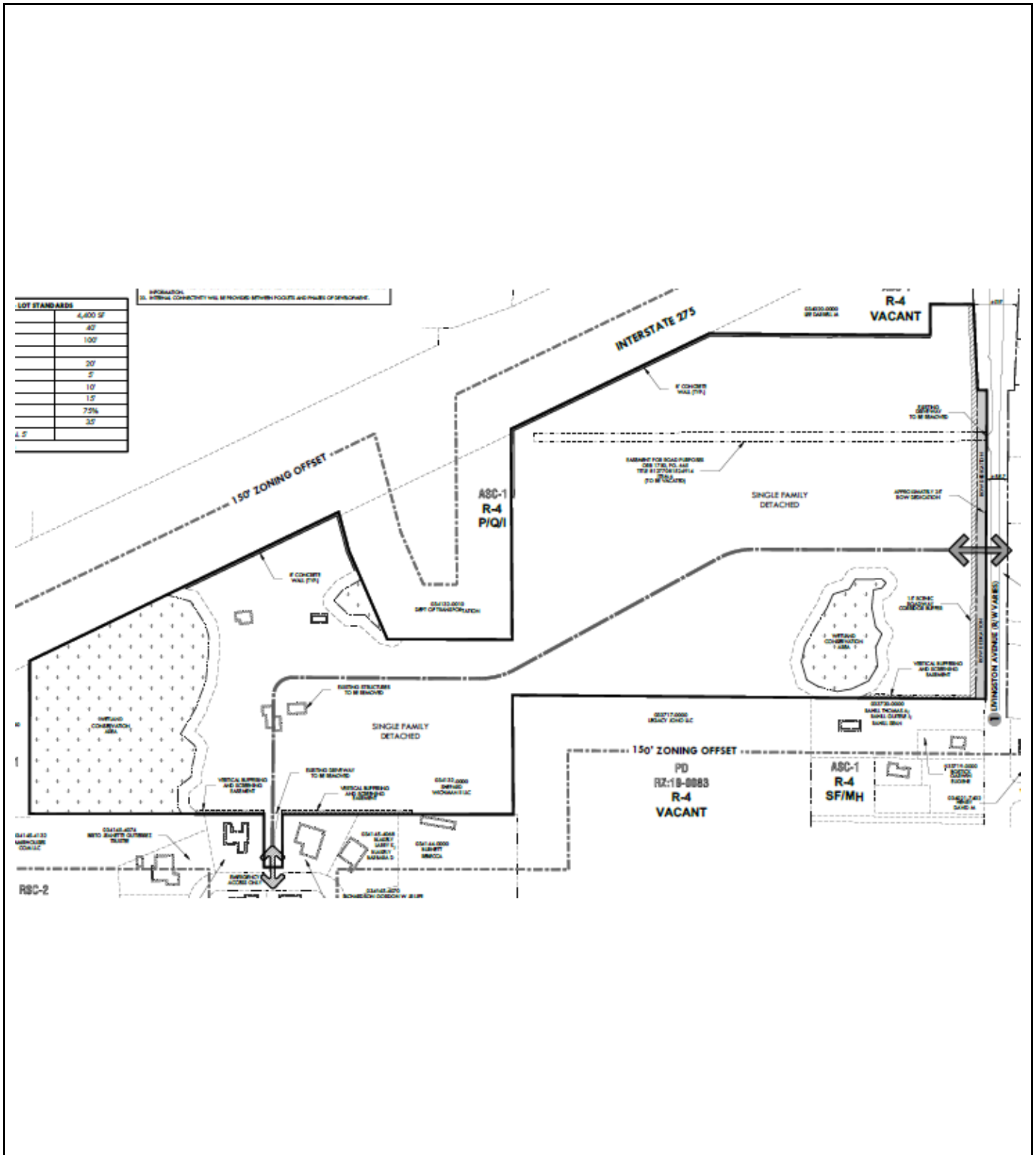
2.3 Immediate Area Map



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

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



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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average 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 <input type="checkbox"/> 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 <input type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input checked="" type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other:</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  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
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

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:**



**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
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date



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

## AGENCY REVIEW COMMENT SHEET

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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

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- 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
<b>Difference</b>	+ 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](#)



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

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**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@hwlaw.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](mailto: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](mailto: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](mailto:Williamsm@HillsboroughCounty.org)

W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** 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](mailto:vcastro@palmtraffic.com)
- [myates@palmtraffic.com](mailto:myates@palmtraffic.com)
- [kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)
- [kayla.witkowski@clearviewland.com](mailto:kayla.witkowski@clearviewland.com)
- [lampkint@hcfl.gov](mailto:lampkint@hcfl.gov)
- [kowalj@hcfl.gov](mailto:kowalj@hcfl.gov)
- [phillipsch@hcfl.gov](mailto:phillipsch@hcfl.gov)

Best Regards,

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

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

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://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](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. DE-Substandard Rd - Livingston Avenue <input type="checkbox"/> 4. <input type="checkbox"/> 2. revised to address staff comments <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Livingston Groves PD
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	33715.0000, 33718.0000, 34021.0000, 34130.0000, 34141.0100, 33717.0002, 34132.0000
	<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	ASC-1, RSC-2, PD 19-0083
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	26-0560
<p><b>Important:</b> 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.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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, 20<sup>th</sup> 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.

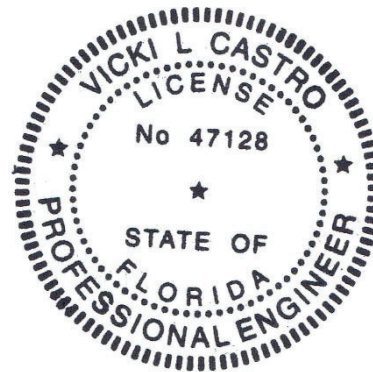
3. The TS-4 incorporates an F type curb. Given this section of Livingston Avenue does not have an F type curb within the immediate area, it is requested to maintain the existing section without an F type curb.
4. The TS-4 section includes a 5-foot grass strip between the sidewalk and the curb. The request 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'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

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

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

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

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

**FIGURE 1. LOCATION MAP**

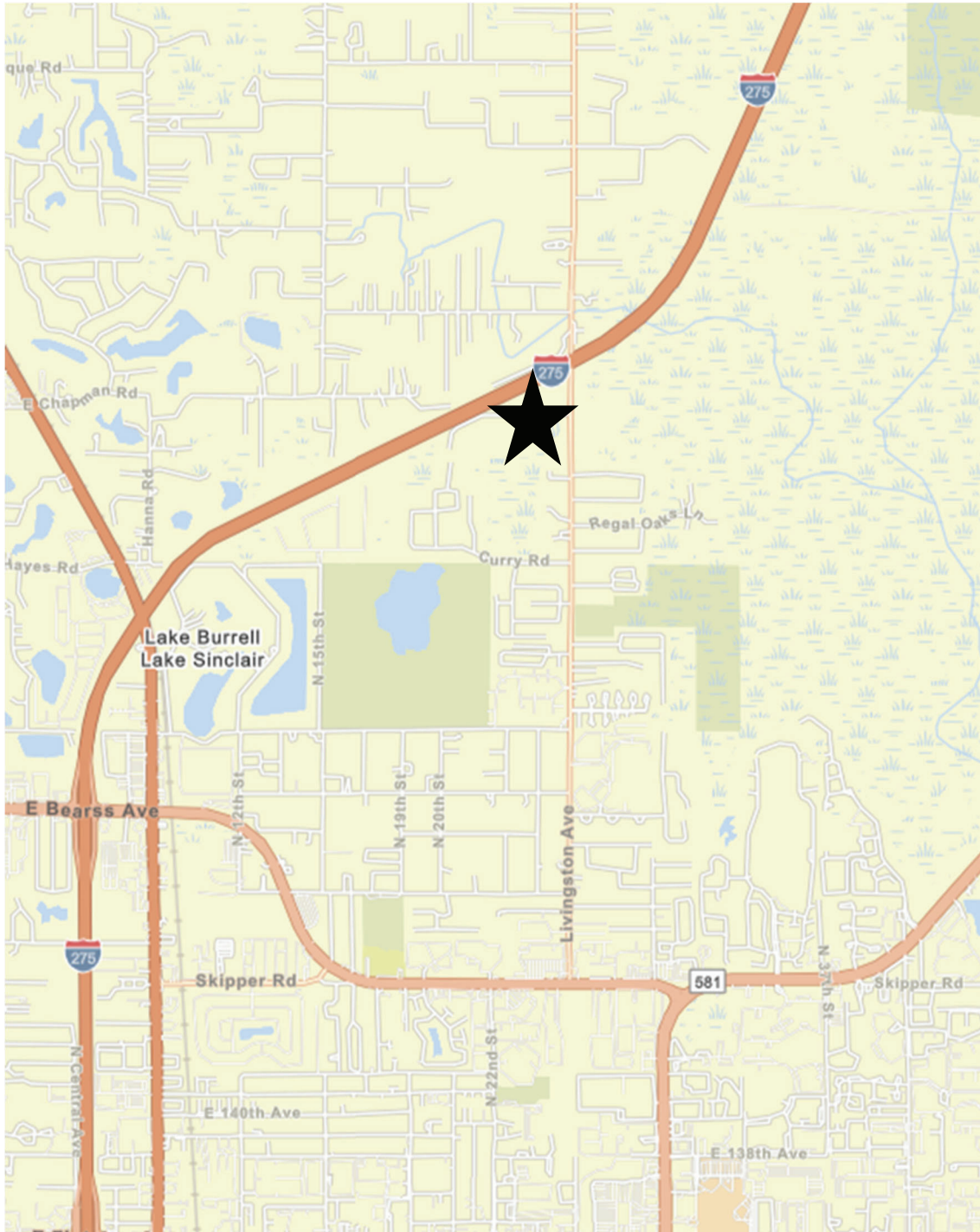


Figure 2: Site Plan

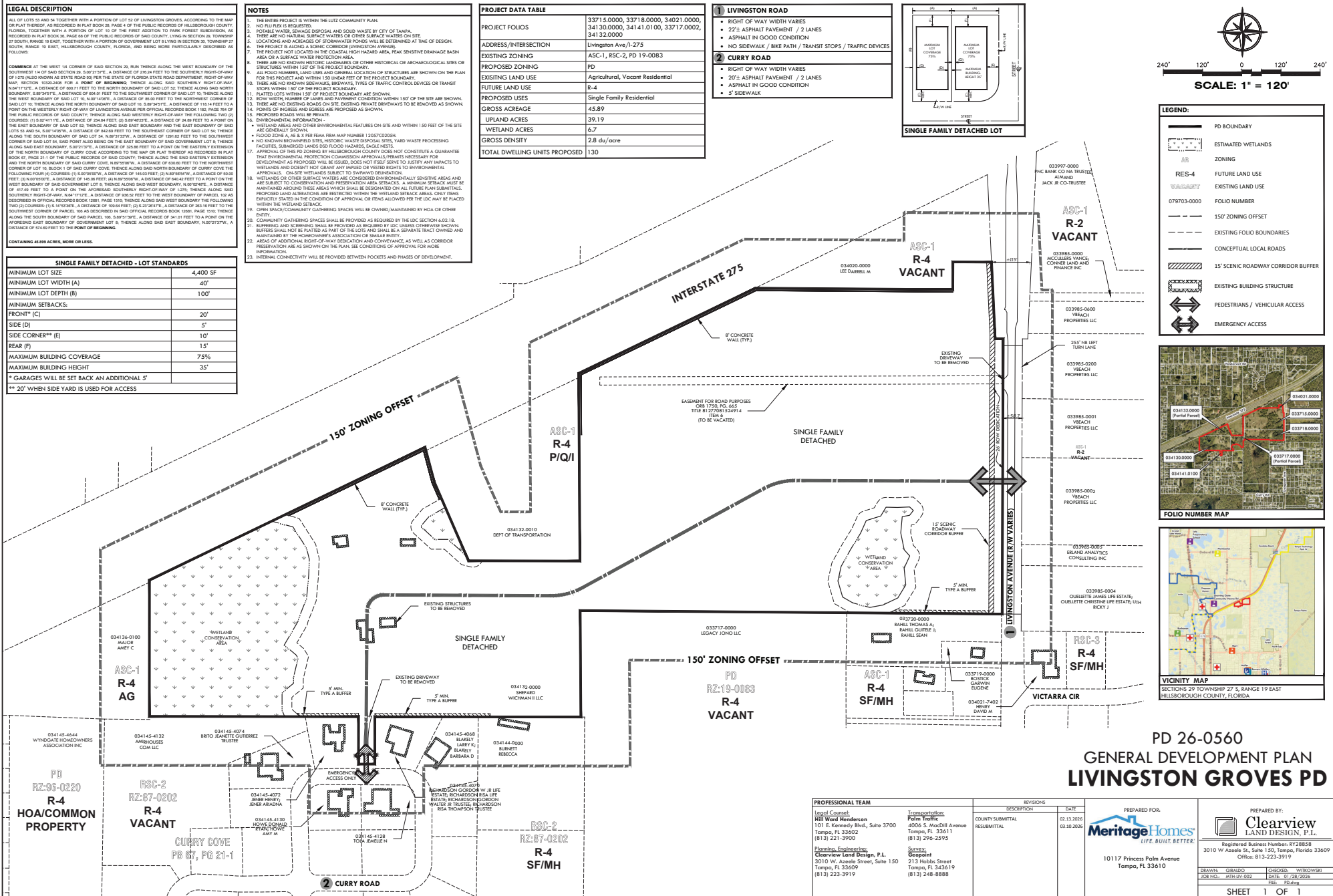
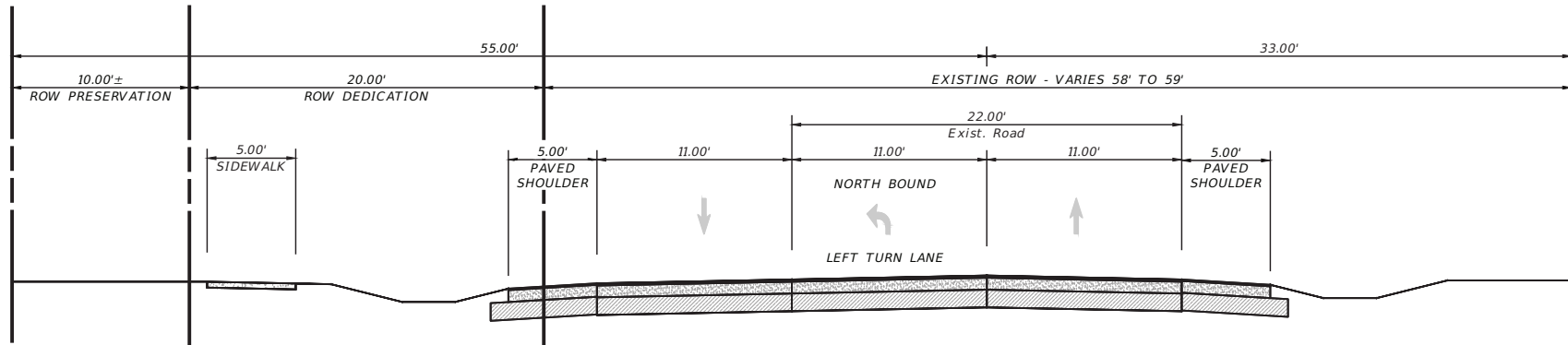


Figure 3: Proposed Typical Section

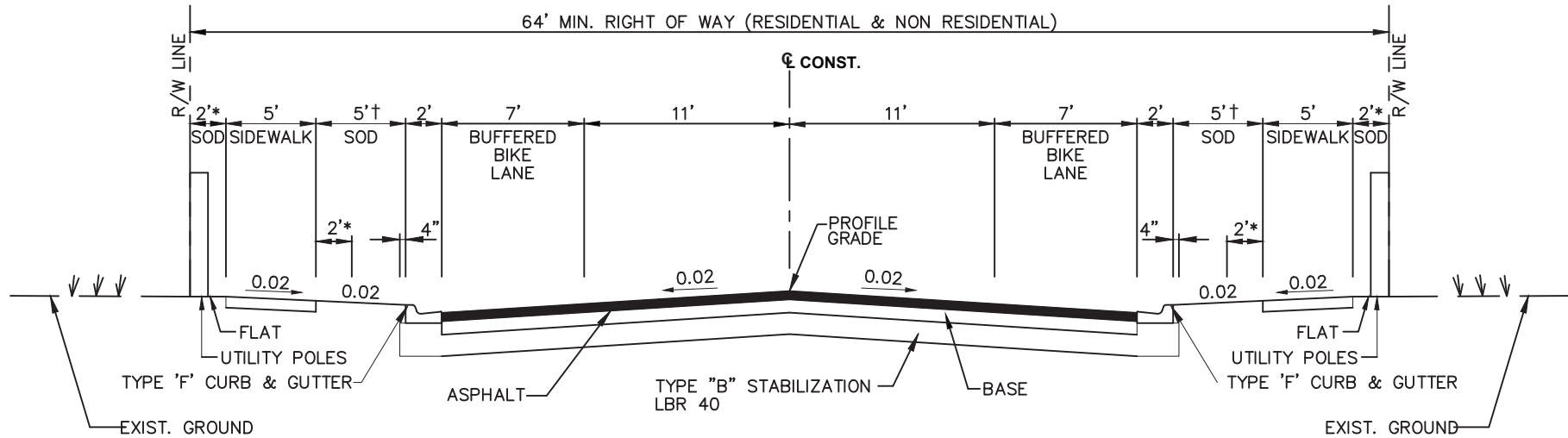


TYPICAL SECTION  
LIVINGSTON AVE

SCALE 1"=10'

\*THE RIGHT-OF WAY TO BE PRESERVED/DEDICATED  
WITHIN THE LIMITS OF THE PROPERTY OWNED BY THE DEVELOPER

P:\LIVINGSTON\MASTER PLAN\DRAWING\EXHIBIT\SEXH-DE\_LIVINGSTON.DWG-A-11X8.5 2026/03/16 1:16 PM WESLEY BRADY



**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	<b>TRANSPORTATION TECHNICAL MANUAL</b>	 <b>Hillsborough County Florida</b>	<b>URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION</b>	DRAWING NO. <b>TS-4</b>
				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:**

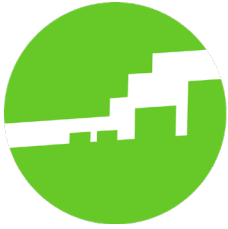
- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths 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.

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**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

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

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## **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.*

