

**PD Modification Application: MM 26-0551**

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026

**1.0 APPLICATION SUMMARY**

Applicant: Pressman & Associates, Inc  
 FLU Category: Residential-6 (RES-6)  
 Service Area: Urban  
 Site Acreage: 0.86 MOL  
 Community Plan Area: None  
 Overlay: None



**Introduction Summary:**

MM 26-0551 is a Major Modification request to PD 06-1564 for the properties at 15120 Livingston Avenue and the adjoining parcel on Sinclair Hills Road covering Folios 34476.0000 and 34497.0000 and approximately 0.86 acres. The PD consists of four platted lots – Lots 1 and 20 along the north fronting Sinclair Hills Road, and Lots 2, 3, and 4 to the south along Livingston Avenue. Lots 2-4 permits limited CN uses, and a currently developed with single-family residential. The request proposes to modify Lots 1 and 20 to allow restricted CN-level commercial, Professional Services, and Health Practitioner uses while removing the previously proposed personal service commercial uses. The modification also introduces enhanced buffering and screening—intended to mitigate potential impacts to adjacent residential properties—along with limited buffer reductions where constrained by existing site conditions.

Existing Approval(s):	Proposed Modification(s):
3,500 square foot dry cleaners is a permitted use on Lots 1 and 20	Remove dry cleaners use and allow 6,000 square-foot of restricted CN uses, Professional Services, &/or Health Practitioner’s Office. Wedding Chapel, Banquet & Reception Hall and Public/Private Charter School would also be prohibited
Overall PD (2.80 acres) FAR of 0.15 (18,500 sf)	Overall PD (2.80 acres) FAR of 0.17 (21,000 sf)
Lots 1 and 20 (0.86 acres) FAR of 0.09 (3,500 sf)	Lots 1 and 20 (0.86 acres) FAR of 0.16 (6,000 sf)

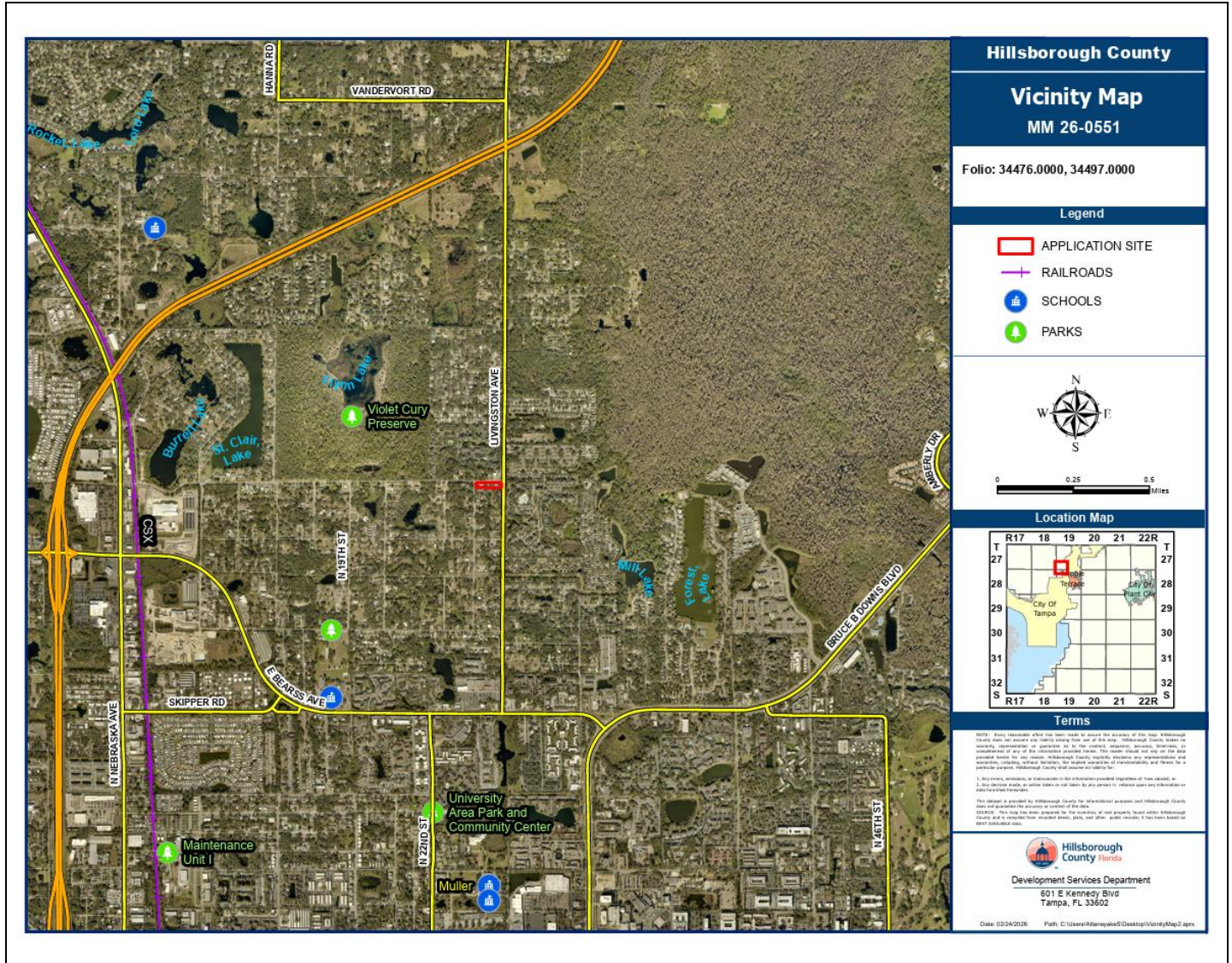
**Additional Information:**

PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)
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 proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

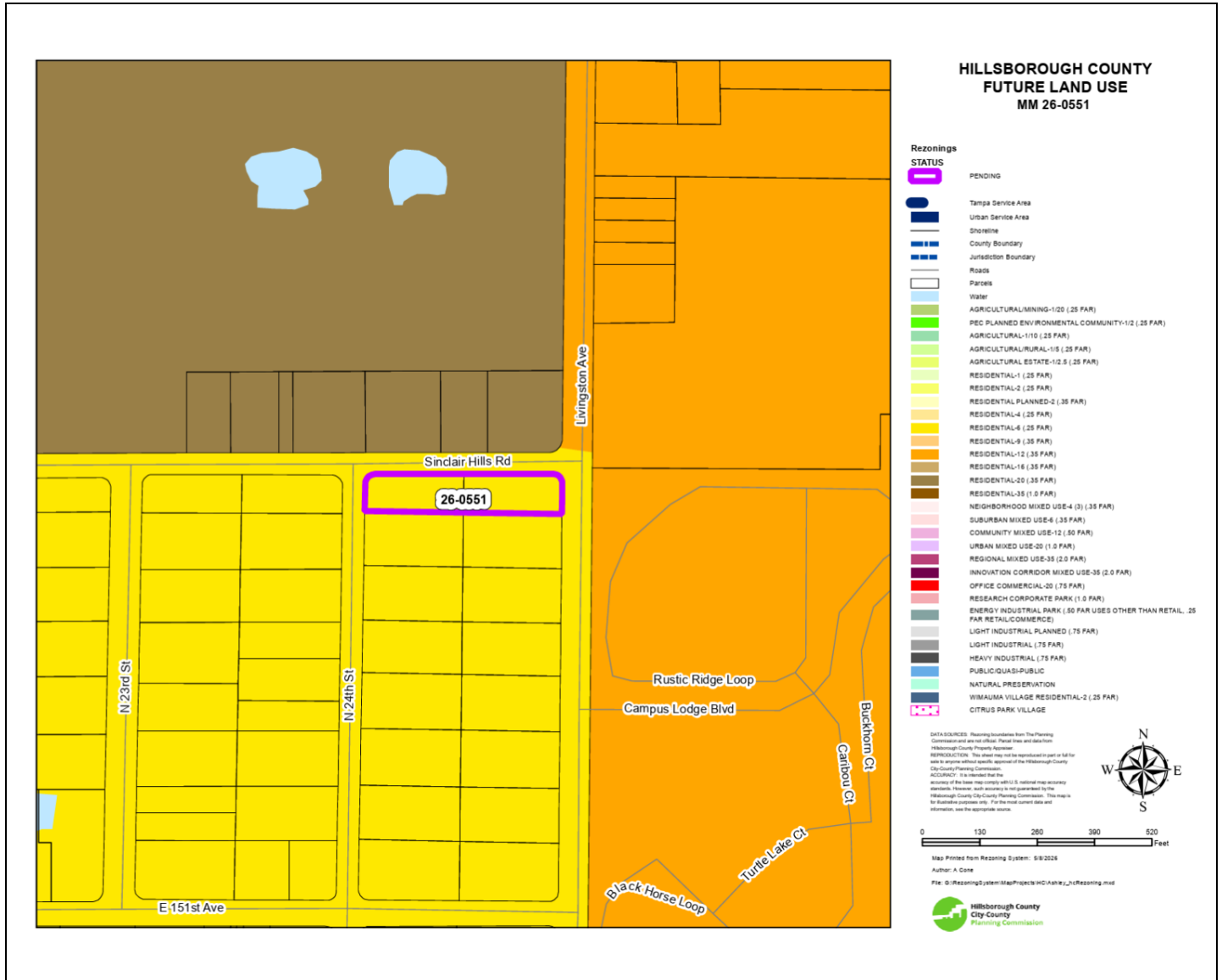


#### Context of Surrounding Area:

The 0.9-acre property is comprised of two parcels and is generally located at the southwest corner of Livingston Avenue and Sinclair Hills Road. The property is in the Urban Service Area and is not within the limits of any community plan. The surrounding area is predominantly a mixture of single-family and multi-family residential and commercial. To the north across Sinclair Hills Road is single-family residential and a gas station with convenience store. Adjacent to the south is single-family residential. To the east across Livingston Avenue is multi-family residential. To the west across North 24th Street is single-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

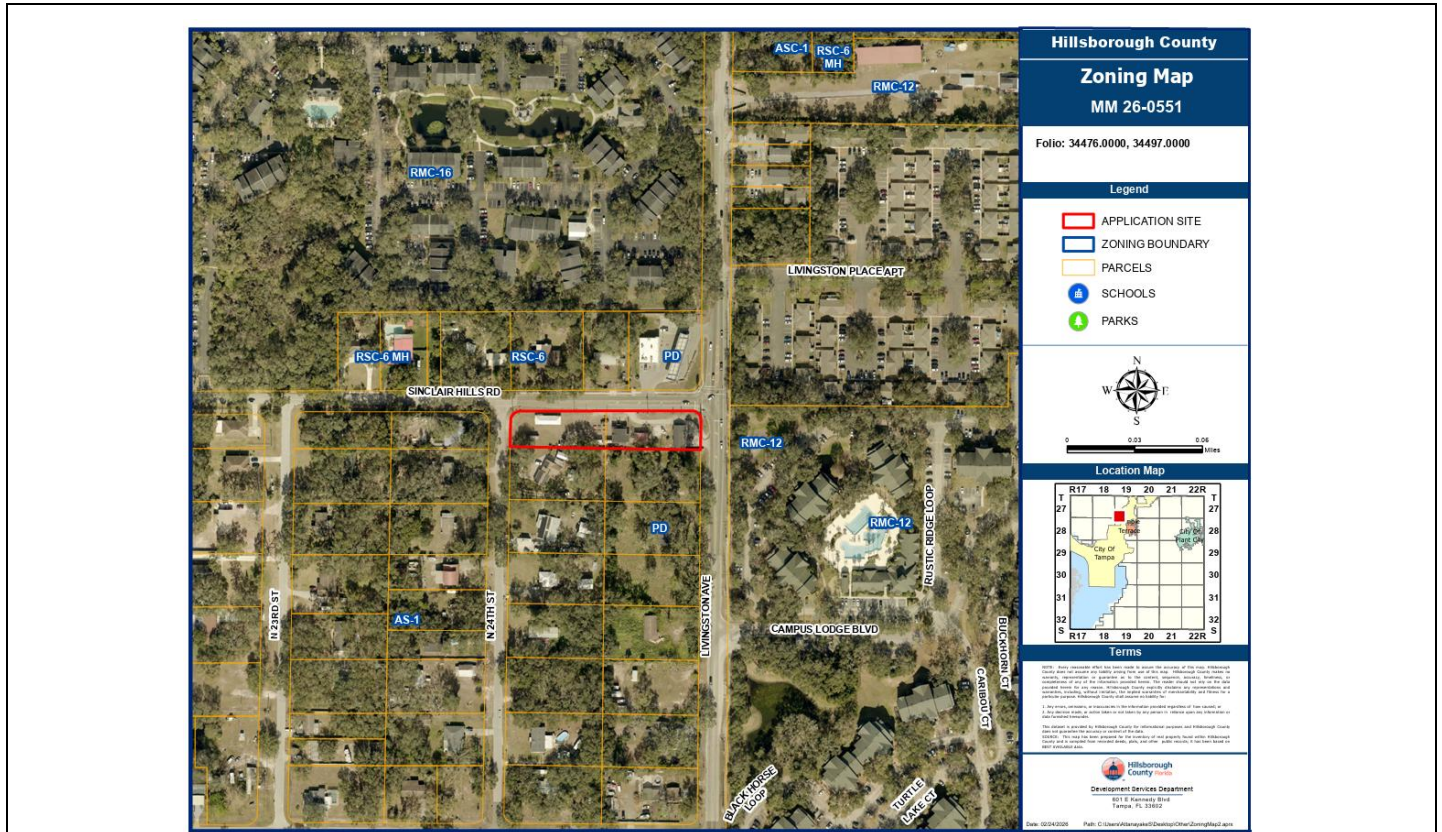
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 F.A.R.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



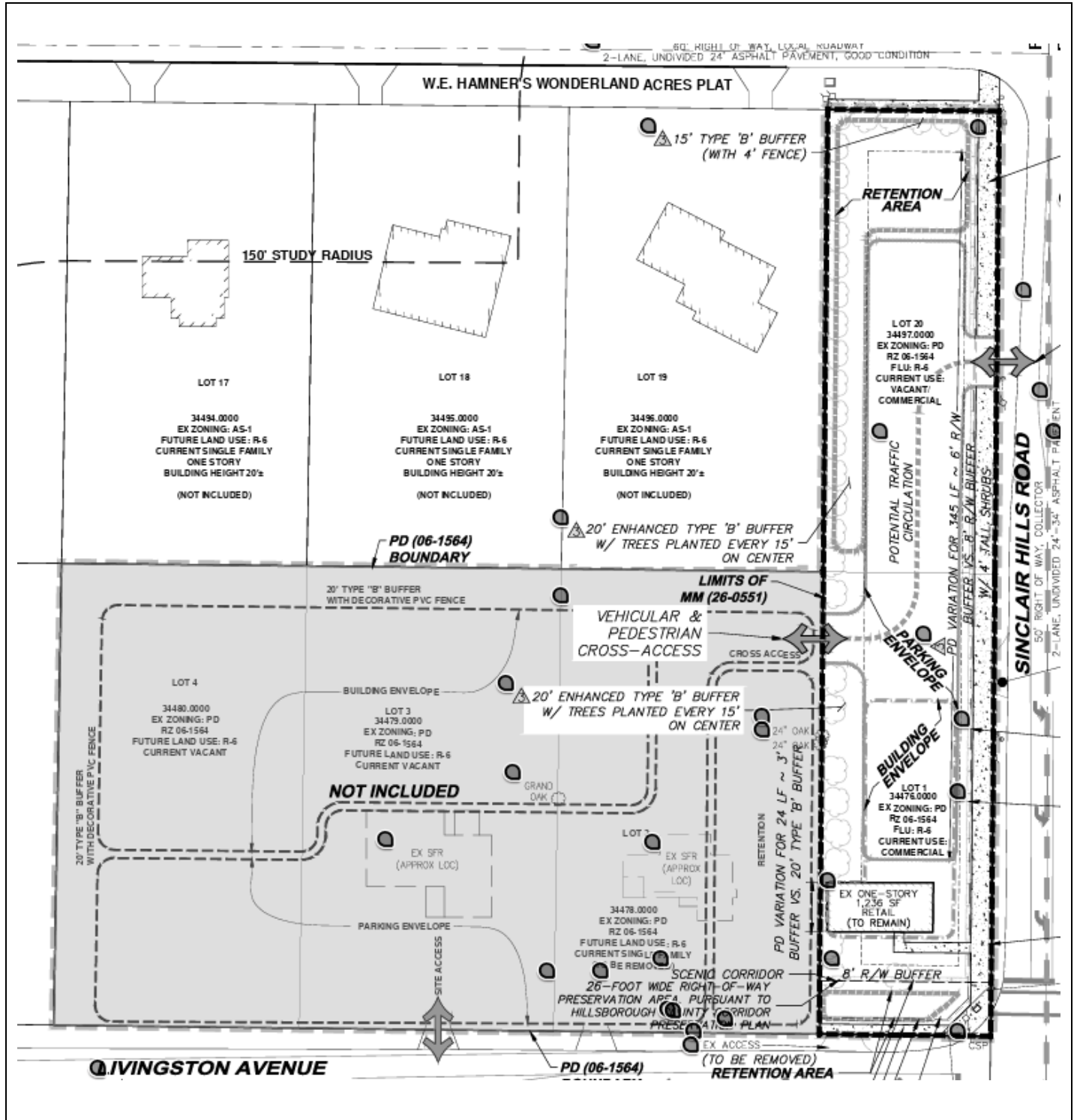
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6, PD 79-0092	RSC-6: 6 du/ga, PD: 0.27 F.A.R.	RSC-6: Single-Family Residential, PD: Gas Station Convenience Store and office	RSC-6: Single-Family Residential, PD: Gas Station Convenience Store
South	AS-1, PD 06-1564	AS-1: 1 du/ga, PD: 0.18 F.A.R.	AS-1: Single-Family Residential, PD: Commercial	AS-1 & PD: Single-Family Residential
East	RMC-12	12 du/ga	Multi-Family Residential	Multi-Family Residential
West	AS-1	1 du/ga	Single-Family Residential	Single-Family Residential



### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 26-0551

ZHM HEARING DATE: May 26, 2026

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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Livingston Ave.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Sinclair Hills Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,693	91	182
Proposed	2,110	144	223
Difference (+/-)	<b>(+) 1,276</b>	<b>(+) 53</b>	<b>(+) 41</b>

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	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
Sinclair Hills Rd./ Substandard Rd.	Design Exception Requested	Approvable
Sinclair Hills Rd./ Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

<b>INFORMATION/REVIEWING AGENCY</b>												
	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>								
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Conservation & Environ. Lands Mgmt.	<input 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									
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Wellhead Resource Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Other												
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>								
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No									
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No									
<b>Impact/Mobility Fees</b> <table border="0" style="width:100%"> <tr> <td><b>Daycare</b> (Per 1,000 s.f.) <b>Mobility: \$13,156</b> <b>Fire: \$95</b></td> <td><b>Retail - Shopping Center</b> (Per 1,000 s.f.) <b>Mobility: \$13,562</b> <b>Fire: \$313</b></td> <td><b>Medical office (&lt;10k sq ft)</b> (Per 1,000 s.f.) <b>Mobility: \$21,860</b> <b>Fire: \$158</b></td> <td><b>Gen. Office</b> (Per 1,000 s.f.) <b>Mobility: \$8,336</b> <b>Fire: \$158</b></td> </tr> <tr> <td><b>Bank w/Drive Thru</b> (Per 1,000 s.f.) <b>Mobility: \$20,610</b> <b>Fire: \$313</b></td> <td><b>Discount Store</b> (Per 1,000 s.f.) <b>Mobility: \$13,530.00</b> <b>Fire: \$313</b></td> <td><b>Clinic</b> (Per 1,000 s.f.) <b>Mobility: \$33,345</b> <b>Fire: \$95</b></td> <td><b>Single Tenant Office</b> (per 1,000 s.f.) <b>Mobility: \$10,005</b> <b>Fire: \$158</b></td> </tr> </table>					<b>Daycare</b> (Per 1,000 s.f.) <b>Mobility: \$13,156</b> <b>Fire: \$95</b>	<b>Retail - Shopping Center</b> (Per 1,000 s.f.) <b>Mobility: \$13,562</b> <b>Fire: \$313</b>	<b>Medical office (&lt;10k sq ft)</b> (Per 1,000 s.f.) <b>Mobility: \$21,860</b> <b>Fire: \$158</b>	<b>Gen. Office</b> (Per 1,000 s.f.) <b>Mobility: \$8,336</b> <b>Fire: \$158</b>	<b>Bank w/Drive Thru</b> (Per 1,000 s.f.) <b>Mobility: \$20,610</b> <b>Fire: \$313</b>	<b>Discount Store</b> (Per 1,000 s.f.) <b>Mobility: \$13,530.00</b> <b>Fire: \$313</b>	<b>Clinic</b> (Per 1,000 s.f.) <b>Mobility: \$33,345</b> <b>Fire: \$95</b>	<b>Single Tenant Office</b> (per 1,000 s.f.) <b>Mobility: \$10,005</b> <b>Fire: \$158</b>
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<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>								
<b>Planning Commission</b> <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	See Planning Commission Report								

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request seeks to modify the approved Planned Development (PD 06-1564) to allow CN-level commercial, Professional Office, and Health Practitioner uses on approximately 0.86 acres located at 15120 Livingston Avenue and along Sinclair Hills Road. The surrounding area includes a mix of residential uses, neighborhood-serving commercial activity, and other PD-entitled parcels, resulting in a development pattern where small-scale non-residential uses are situated along collector roadways adjacent to established neighborhoods. The proposed uses are consistent with the type and scale of commercial and office activities typically found within these transitional corridors.

The modification incorporates enhanced buffering and screening intended to mitigate potential impacts on nearby residential properties, including screening along the west fronting 24<sup>th</sup> Street to consist of Type B screening with a 4-foot high fence, tree and shrub plantings along Sinclair Hills Road, and enhanced Type B screening along the south of the modification area where adjacent to existing residential in the PD. A limited buffer reduction (internal to the overall PD) is proposed only where existing site conditions physically restrict available width, and screening is maintained in those areas. Building heights will be limited to a maximum of 25-feet / 1-story, which is less than standard commercial zoning districts. These measures are intended to ensure appropriate separation and maintain compatibility with adjacent residential development.

The Major Modification area currently permits one access point from Sinclair Hills Road, located west of the Sinclair Hills Road and Livingston Avenue intersection. Under this modification, the Sinclair Hills Road access point is located further west to provide a safer distance from the intersection. The westernmost part of the modification area currently permits retention and greenspace. This area will remain mostly the same with the exception of the drive aisle from the new access location. Screening along Sinclair Hills Road and 24<sup>th</sup> Street will now be provided. Under both the existing and proposed layout, parking will be placed within the eastern portion of the modification area, closer to the Sinclair Hills Road and Livingston Avenue intersection.

The proposed increase in square footage does not exceed the maximum permitted by the Comprehensive Plan. Additionally, the majority of the proposed uses are permitted elsewhere in the PD and are limited to ensure compatibility with adjacent residential uses.

Based on these factors, the proposed modification to PD 06-1564 is compatible with the surrounding properties and is consistent with the general development pattern of the area.

Approvable, subject to proposed conditions.

## 6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 6, 2026.

1. The project shall be limited to ~~a 3,500 square foot dry cleaners~~ 6,000 sf of limited CN zoning district uses, professional service uses and health practitioners' offices on Lots 1 and 20, and a maximum of 10,000 square feet of BPO uses, and a maximum of 5,000 square feet of CN uses in accordance with the conditions contained herein for Lots 2, 3 and 4. Unless otherwise specified herein, the project shall be developed in accordance with CN zoning district standards.
  - 1.1 Notwithstanding the foregoing or anything herein these conditions to the contrary, no development shall be permitted that triggers a turn lane at the project's Sinclair Hills Dr. access, nor that causes cumulative development within Lots 1 and 20 to exceed 32 inbound a.m. peak hour trips, or 32 inbound p.m. peak hour trips. Additionally:
    - 1.1.1 ~~A maximum of 12,000 square feet of the total development may be medical office uses.~~
      - 1.1.1.1 Concurrently with each increment of development within Lots 1 and 20, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross inbound and total trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. a.m. peak and p.m. peak) shall also be provided.
2. ~~The dry cleaners shall be located within the northeast portion of the site as shown on the plan. The land area to the west of the dry cleaners shall be reserved for retention areas and/or open space. The following uses shall be permitted on Lots 1 and 20: limited CN zoning district uses, professional service uses and healthcare practitioner's offices. The following uses shall not be permitted:~~
  - Vehicle sales/rental/ and/or service and/or the sale of vehicle parts
  - Convenience Stores (with gasoline sales)
  - Drive-through facilities associated with any type of use
  - Billiard and pool parlors
  - Bars/taverns or nightclubs
  - Stand alone gas stations
  - Banquet and Reception Halls
  - Wedding Chapels
  - Public or Private Schools
  - 2.1 Buildings shall be limited to a maximum height of 25 feet/1-story
  - 2.2 Where abutting 24<sup>th</sup> Street, a 15-foot wide buffer with Type B screening shall be provided. Any fencing within the buffer shall be limited to a maximum height of 4 feet.
  - 2.3 The southern boundary of Lots 1 and 20 (exclusive of the cross access area) shall provide a 20-foot wide buffer with Type B screening. Tree plantings shall be on 15-foot centers. Where shown on the

site plan (adjacent to the one-story 1,236 sf Retail building), only a solid 6-foot high solid fence or wall shall be required.

2.4 The northern boundary of Lots 1 and 20 shall permit a 6-foot wide vehicular use buffer containing 4-foot tall shrubs (exclusive of the access point).

3. The following uses shall not be permitted within the land area identified as Lots 2, 3 and 4 ~~located to the south of the dry cleaners:~~

- Fast food restaurants
- Vehicle sales/rental/ and/or service and/or the sale of vehicle parts
- Convenience Stores (with or without gasoline sales)
- Stand alone banking establishments
- Drive-through facilities associated with any type of use
- Billiard and pool parlors
- Bars/taverns or nightclubs
- Gun stores
- Stand alone gas stations

3.1 A maximum of 12,000 square feet of the total development may be medical office uses.

4. The following conditions shall apply to the land area identified as Lots 2, 3 and 4 ~~all development located to the south of the dry cleaners:~~

- 4.1 Free-standing CN uses shall be limited to a maximum of 3,000 square feet. The remaining 2,000 square feet must be located within a building with a minimum of 40% of its floor area containing BPO uses.
- 4.2 Retail uses shall not be permitted within the southernmost building.
- 4.3 Maximum building size shall be 6,000 square feet and maximum building height shall be 25 feet.
- 4.4 Buildings shall have a residential appearance and pitched roof lines.
- 4.5 Screening Standard B shall be provided along the western and southern project boundary to include a solid PVC fence, six feet in height with the finished side out.
- 4.6 Hours of operation shall be from 6:00am to 10:00pm.

5. Landscaping consisting of one street tree every 40 feet and one canopy tree every 50 feet shall be provided along Sinclair Hills Road. Landscaping along Livingston Avenue shall meet Land Development Code requirements for a Scenic Corridor.

6. Within Lots 1 and 20, a minimum 25-foot building setback shall be provided along Sinclair Hills Road. Within the area of Lots 2, 3, and 4, a minimum 20-foot building setback shall be provided along Sinclair Hills Road.

7. Vehicular and pedestrian cross access within the project shall be provided as shown on the site plan. In addition, a sidewalk shall be provided that links the pedestrian circulation system within the project to the required sidewalks along Livingston Avenue.

8. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
9. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
10. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
11. 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.
12. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
13. Effective February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
14. 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.

With respect to development within Lots 1 and 20:

15. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
16. All existing project access connections to N. 24<sup>th</sup>. St., Sinclair Hills Rd. and Livingston Ave. shall be closed and resodded. Access for Lots 1 and 20 shall be restricted to a maximum of one (1) access on Sinclair Hills Rd., which shall align with the driveway serving folio 34642.0100.
17. Construction access shall be restricted to those access connections shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.
18. Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way to accommodate a future 4-lane roadway along the project's Livingston Ave. frontage, currently anticipated to be up to +/- 26 feet of right-of-way. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan/LDC shall be permitted within the preserved right-of-way.

The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

19. Prior to or concurrent with the (re)development of the subject site, the developer shall dedicate and convey right-of-way to Hillsborough County within the area which is the subject of the easement recorded in Official Records Book 8737, Page 1961. In accordance with Sec. 6.03.02.D, of the LDC, the developer shall dedicate and convey an easement, for public access and maintenance purposes, over any portion of the proposed external sidewalk system located within the subject site.

20. If MM 26-0551 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated May 5, 2026) which was found approvable by the County Engineer (on May 14, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Sinclair Hills Rd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Sinclair Hills Rd. access and the next closest connections as follows:

20.1 A variance of +/- 94 feet from the closest driveway to the west (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 151 feet from that driveway.

20.2 A variance of +/- 114 feet from the 24<sup>th</sup> St. to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 131 feet from 24<sup>th</sup> St.

20.3 A variance of +/- 156 feet from the closest driveway to the east (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 89 feet from that driveway.

21. As Sinclair Hills Rd. is a substandard collector roadway, the developer shall make certain improvements to Sinclair Hills Rd. (along the project's frontage) consistent with the Design Exception request (dated May 5, 2026) and which was found approvable by the County Engineer (on May 14, 2026). Specifically, the developer shall:

21.1 Construct a 10-foot-wide multi-purpose pathway along the south side of Sinclair Hills Rd.;

21.2 Dedicate and convey to Hillsborough County an +/- 11-foot-wide easement (for public access and maintenance purposes).

If MM 26-0551 is approved, the County Engineer will approve the Design Exception request.

**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.

## 7.0 ADDITIONAL INFORMATION

### Variation Request: LDC Section 6.06.00 – South Buffer Requirement

A variation to Section 6.06.00 is requested to allow an alternative buffer configuration along a portion of the south property line. The request includes:

- permitting a 3-foot buffer with Type “A” screening adjacent to the existing building, in place of the 20-foot buffer with Type “B” screening normally required;
- maintaining the required 20-foot Type “B” buffer with enhanced tree spacing (15 feet on center) along the remainder of the south boundary.

The applicant indicates that the reduced buffer is necessary due to existing site constraints created by the long-standing building. Screening is maintained within the reduced area, and enhanced buffering is provided elsewhere along the south property line.

Staff notes that the extent of the reduction is limited and that required screening is retained. The enhanced buffer along the remainder of the boundary supports the general intent of the buffering standards. Based on the information provided, staff finds the requested variation acceptable and recommends approval.

### Variation Request: LDC Section 6.06.00 – Right-of-Way Buffer Along Sinclair Hills Road

A variation to Section 6.06.00 is requested to allow a reduced right-of-way buffer width along the site’s frontage on Sinclair Hills Road. The request includes:

- allowing a 6-foot right-of-way buffer where an 8-foot buffer is required;
- providing an enhanced 4-foot high hedge at planting and a 10-foot multi-use path within the frontage area.

The applicant states that the reduction is necessary due to the narrow configuration of the parcel. The proposed enhancement measures are intended to maintain adequate frontage appearance and buffering within the available space.

Staff notes that the enhanced hedge and multimodal improvements help meet the functional intent of right-of-way buffering standards despite the reduced width. Based on the available information, staff finds the requested variation supportable and recommends approval.

**7.1 ADDITIONAL INFORMATION**

Property Violation History

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	HC-CMP-25-0000369	Construction of accessory structure, including electrical, and change of use without permits	Hearing scheduled
	HC-CMP-25-0000372	Installation of outdoor electrical for food trucks without a permit	In compliance
<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)			



## **8.0 SITE PLANS (FULL)**

### **8.2.1 Proposed Site Plan (Full)**

---





AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: USF

PETITION NO: MM 26-0551

- Options for agency comments: no comments, no objection, no objection with conditions, or objects for reasons set forth below.

NEW AND REVISED CONDITIONS

Revised Conditions

1. The project shall be limited to a 3,500 square foot dry cleaners, 6,000 s.f. of limited CN zoning district uses, professional service uses and health practitioners' offices on Lots 1 and 20, and a maximum of 10,000 square feet of BPO uses, and a maximum of 5,000 square feet of CN uses in accordance with the conditions contained herein for Lots 2, 3 and 4. Unless otherwise specified herein, the project shall be developed in accordance with CN zoning district standards.

1.1 Notwithstanding the foregoing or anything herein these conditions to the contrary, no development shall be permitted that triggers a turn lane at the project's Sinclaire Hills Dr. access, nor that causes cumulative development within Lots 1 and 20 to exceed 32 inbound a.m. peak hour trips, or 32 inbound p.m. peak hour trips. Additionally:

A maximum of 12,000 square feet of the total development may be medical office uses.

1.1.1 Concurrently with each increment of development within Lots 1 and 20, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross inbound and total trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. a.m. peak and p.m. peak) shall also be provided.

2. The dry cleaners shall be located within the northeast portion of the site as shown on the plan. The land area to the west of the dry cleaners shall be reserved for retention areas and/or open space. The following uses shall be permitted on Lots 1 and 20: limited CN zoning district uses,

professional service uses and healthcare practitioner's offices. The following uses shall not be permitted:

- 2.1 Fast food restaurants with drive-thrus;
- 2.2 Vehicle sales/rental/ and/or service and/or the sale of vehicle parts;
- 2.3 Convenience Stores (with gasoline sales);
- 2.4 Drive-through facilities associated with any type of use;
- 2.5 Billiard and pool parlors;
- 2.6 Bars/taverns or nightclubs;
- 2.7 Stand alone gas stations;
- 2.8 Banquet and Reception Halls;
- 2.9 Wedding Chapels; and
- 2.10 Public or Private Schools.

#### New Conditions

- With respect to development within Lots 1 and 20:
  - Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
  - All existing project access connections to N. 24<sup>th</sup>. St., Sinclair Hills Rd. and Livingston Ave. shall be closed and resodded. Access for Lots 1 and 20 shall be restricted to a maximum of one (1) access on Sinclair Hills Rd., which shall align with the driveway serving folio 34642.0100.
  - Construction access shall be restricted to those access connections shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.
  - Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way to accommodate a future 4-lane roadway along the project's Livingston Ave. frontage, currently anticipated to be up to +/- 26 feet of right-of-way. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan/LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
  - Prior to or concurrent with the (re)development of the subject site, the developer shall dedicate and convey right-of-way to Hillsborough County within the area which is the subject of the easement recorded in Official Records Book 8737, Page 1961. In accordance with Sec. 6.03.02.D, of the LDC, the developer shall dedicate and convey an easement, for public access and maintenance purposes, over any portion of the proposed external sidewalk system located within the subject site.
  - If MM 26-0551 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated May 5, 2026) which was found approvable by the County Engineer (on May 14, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Sinclair Hills Rd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Sinclair Hills Rd. access and the next closest connections as follows:
    - A variance of +/- 94 feet from the closest driveway to the west (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 151 feet from that driveway.

- A variance of +/- 114 feet from the 24<sup>th</sup> St. to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 131 feet from 24<sup>th</sup> St.
  - A variance of +/- 156 feet from the closest driveway to the east (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 89 feet from that driveway.
- As Sinclair Hills Rd. is a substandard collector roadway, the developer shall make certain improvements to Sinclair Hills Rd. (along the project's frontage) consistent with the Design Exception request (dated May 5, 2026) and which was found approvable by the County Engineer (on May 14, 2026). Specifically, the developer shall:
- Construct a 10-foot-wide multi-purpose pathway along the south side of Sinclair Hills Rd.;
  - Dedicate and convey to Hillsborough County an +/- 11-foot-wide easement (for public access and maintenance purposes).

If MM 26-0551 is approved, the County Engineer will approve the Design Exception request.

### **PROJECT SUMMARY AND TRIP GENERATION ANALYSIS**

The applicant is requesting a Major Modification (MM) to a portion of an existing Planned Development (PD) #06-1564. The MM area consists of two parcels, totaling +/- 0.9 ac. The existing PD currently has approval for the following entitlements:

1. The project shall be limited to a 3,500 square-foot dry cleaners, a maximum of 10,000 square feet of BPO uses, and a maximum of 5,000 square feet of CN uses in accordance with the conditions contained herein. Unless otherwise specified herein, the project shall be developed in accordance with CN zoning district standards.
  - 1.1 A maximum of 12,000 square feet of the total development may be medical office uses.
2. The dry cleaners shall be located within the northeast portion of the site as shown on the plan. The land area to the west of the dry cleaners shall be reserved for retention areas and/or open space.
3. The following uses shall not be permitted within the land area located to the south of the dry cleaners:
  - Fast food restaurants
  - Vehicle sales/rental/ and/or service and/or the sale of vehicle parts
  - Convenience Stores (with or without gasoline sales)
  - Stand alone banking establishments
  - Drive-through facilities associated with any type of use
  - Billiard and pool parlors
  - Bars/averns or nightclubs
  - Gun stores
  - Stand alone gas stations
4. The following conditions shall apply to all development located to the south of the dry cleaners:
  - 4.1 Free-standing CN uses shall be limited to a maximum of 3,000 square feet. The remaining 2,000 square feet must be located within a building with a minimum of 40% of its floor area containing BPO uses.
  - 4.2 Retail uses shall not be permitted within the southernmost building.
  - 4.3 Maximum building size shall be 6,000 square feet and maximum building height shall be 25 feet.
  - 4.4 Buildings shall have a residential appearance and pitched roof lines.
  - 4.5 Screening Standard B shall be provided along the western and southern project boundary to include a solid PVC fence, six feet in height with the finished side out.
  - 4.6 Hours of operation shall be from 6:00am to 10:00pm.

The portion of the site, which is currently in the PD modification process, hereafter referred to as the "subject area", is approved for a 3,500 s.f. dry-cleaning establishment. The applicant is seeking to allow up to 6,000 s.f. of limited Commercial Neighborhood (CN) uses, health practitioner's offices and professional service uses within the modification area. The limited CN use are those uses allowed in the

CN district, except for those listed below, and are collectively referred to as “Limited Commercial Uses” for the purposes of this report. Prohibited uses include:

- Vehicle sales/rental/ and/or service and/or the sale of vehicle parts;
- Convenience Stores (with gasoline sales);
- Drive-through facilities associated with any type of use;
- Billiard and pool parlors;
- Bars/taverns or nightclubs;
- Stand alone gas stations;
- Banquet and Reception Halls;
- Wedding Chapels; and,
- Public or Private Schools.

The applicant provided a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Given the broad range of allowable uses within the CN district, and considering the list of excluded uses above, the applicant utilized the Institute of Transportation Engineer’s (ITE’s) Land Use Code (LUC) 814, Variety Store, to estimate trip impacts from the existing potential uses onsite. The applicant is proposing an inbound trip cap of 32 peak hour trips for development within the modification area, and is being done to ensure no inbound traffic triggers a turn lane on Sinclair Hills Rd., given a lack of available right-of-way to accommodate turn lanes due to the size (depth) of the parcels and proximity to the intersection/configuration of the roadway. Staff notes that the this analysis presented by the applicant does not analyze in all peak periods and for all movements; however, staff notes that the combination of applicant proposed restrictions and staff conditions addresss the majority of potential impacts. Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed uses if the subject modification is approved. Data presented below is based on the ITE Trip Generation Manual, 12<sup>th</sup> Edition, except as otherwise noted.

Existing Uses (Inbound Peak Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Inbound Peak Hour Trips	
		AM	PM
PD, 10,000 s.f. BPO Uses (ITE Code 720)	331	23	9
PD, 5,000 s.f. Limited Commercial Uses – See 06-1564 (ITE Code 882)	1,139	26	65
PD, 3,500 s.f. Dry Cleaner (ITE Code 814)	223	6	12
<b>Total:</b>	<b>1,693</b>	<b>55</b>	<b>86</b>

Proposed Uses (Inbound Peak Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Inbound Peak Hour Trips	
		AM	PM
PD, 10,000 s.f. BPO Uses (ITE Code 720)	331	23	9
PD, 5,000 s.f. Limited Commercial Uses – See 06-1564 (ITE Code 882)	1,139	26	65
PD, 6,000 s.f. Limited Commercial Uses – See Proposed Request 26-0551 (By Trip Cap)	640 (est.)	32	32
<b>Total:</b>	<b>2,110</b>	<b>81</b>	<b>106</b>

Difference (Inbound Peak Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
---------------	------------------------	-----------------------

		AM	PM
<b>Total:</b>	<b>(+) 417</b>	<b>(+) 26</b>	<b>(+) 20</b>

## Existing Uses (All Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10,000 s.f. BPO Uses (ITE Code 720)	331	30	31
PD, 5,000 s.f. Limited Commercial Uses – See 06-1564 (ITE Code 882)	1,139	50	128
PD, 3,500 s.f. Dry Cleaner (ITE Code 814)	223	11	23
<b>Total:</b>	<b>1,693</b>	<b>91</b>	<b>182</b>

## Proposed Uses (All Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10,000 s.f. BPO Uses (ITE Code 720)	331	30	31
PD, 5,000 s.f. Limited Commercial Uses – See 06-1564 (ITE Code 882)	1,139	50	128
PD, 6,000 s.f. Limited Commercial Uses – See Proposed Request 26-0551 (By Trip Cap)	640 (est.)	64 (est.)	64 (est.)
<b>Total:</b>	<b>2,110</b>	<b>144</b>	<b>223</b>

## Difference (All Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>(+) 1,276</b>	<b>(+) 53</b>	<b>(+) 41</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Sinclair Hills Rd. is a 2-lane, publicly maintained, undivided, substandard, rural collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 52-foot-wide right-of-way along the project's frontage. There are no bicycle facilities along the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide sidewalks located along the north side of Sinclair Hills Rd. in the vicinity of the proposed project.

Livingston Ave. is a 2-lane, publicly maintained, undivided, substandard, rural arterial roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 58-foot-wide right-of-way along the project's frontage. There are no bicycle facilities along the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide to +/- 5-foot-wide sidewalks located along portions of the east and west sides of Livingston Ave. in the vicinity of the proposed project.

Livingston Ave. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway along the project's frontage. The amount of right-of-way needed for a future 4-lane urban roadway is 110 feet, pursuant to Typical Section – 4 (TS-4) as found within the Hillsborough County

Transportation Technical Manual (TTM). Given the existing right-of-way is 58 feet along the project frontage, per the LDC the developer is required to preserve one-half of the needed right-of-way along the project's frontage (i.e. the developer must preserve up to 26 feet of right-of-way).

### **SITE ACCESS CONSIDERATIONS**

The PD is currently served by two access connections. The existing PD required removal of an existing Livingston Ave. driveway (which is not proposed to change), resulting in one (1) access to Livingston Ave. from that portion of the PD which is not the subject of this modification. The existing PD also permitted one (1) access to Sinclair Hills Rd., in a location slightly different than the existing access serving the site. The applicant proposing to shift this project access from aligning with the folio 34642.0000 driveway, to instead align with the driveway serving folio 34642.0100. This shift is necessary due to the presence of an eastbound to northbound left turn lane which serves the intersection of Livingston Ave. and Sinclair Hills Rd., as well as the volume of traffic which is anticipated to queue back from the intersection.

In addition to the proposed trip cap, staff has included a condition which prohibits any development which would cause traffic to exceed Sec. 6.04.04.D. turn lane thresholds.

### **ADMINISTRATIVE VARIANCE – SINCLAIR HILLS RD – ACCESS SPACING**

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated May 5, 2026) from the Sec. 6.04.07 LDC requirement, governing the project's Sinclair Hills Rd. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. Sinclair Hills Rd. has a posted speed of 40 mph in the vicinity of the proposed project. The applicant is seeking the following variances:

- A variance of +/- 94 feet from the closest driveway to the west (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 151 feet from that driveway.
- A variance of +/- 114 feet from the 24<sup>th</sup> St. to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 131 feet from 24<sup>th</sup> St.
- A variance of +/- 156 feet from the closest driveway to the east (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 89 feet from that driveway.

The request was found approvable by the County Engineer (on May 14, 2026). If MM 26-0551 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

### **DESIGN EXCEPTION REQUEST – SINCLAIR HILLS RD. – SUBSTANDARD RD.**

Given that Sinclair Hills Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated May 5, 2026) for the segment of the road along the project's frontage, to determine the specific improvements that would be required by the County Engineer. If approved, the Design Exception will authorize deviations from the TS-7 Typical Section (for 2-lane Undivided, Local and Collector Rural Roads) including:

- The developer shall be permitted to utilize 11-foot-wide travel lanes, in lieu of the 12-foot-wide travel lanes required per TS-7;

- In lieu of the 8-foot-wide paved shoulders, of which 5-feet are paved (and functional as bicycle facilities), and 5-foot-wide sidewalk on the south side of Sinclair Hills Rd., required per TS-7 the developer shall be permitted to install a 10-foot-wide multi-use path along the south side of Sinclair Hills Rd. along the project’s frontage;
- In lieu of the 8-foot-wide grass strip between the back and curb and sidewalk required per TS-4, the developer shall be permitted to utilize a variable with grass strip (between 0 and 5 feet) as necessary due to constraints;
- In lieu of the 29-foot separation between the back of sidewalk and edge of the nearest through lane required per TS-7, the developer shall be permitted to utilize a 5.5-foot-wide separation/grass strip; and,
- In lieu of the 2-foot grass strip between the back of multi-use path and closest edge of right-of-way required per TS-7, the developer shall be permitted to utilize a 1-foot grass strip which will occur within an easement to be dedicated and conveyed to the County.

The developer is proposing to dedicate and convey an +/- 11-foot-wide easement (for public access and maintainance purposes) to accomplish the above improvements. If MM 26-0551 is approved, the County Engineer will approve the Design Exception request.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway sections is reported below. Sinclair Hills Rd. was not included in the LOS report. As such, no data for this facility could be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Livingston Ave.	I-275	Vandervort Rd.	D	F
Livingston Ave.	Bearss Rd.	Sinclair Hills Rd.	D	F

Source: Hillsborough County 2024 Level of Service Report.

**Ratliff, James**

---

**From:** Williams, Michael  
**Sent:** Thursday, May 14, 2026 8:43 AM  
**To:** McNeal, Christopher  
**Cc:** Todd Pressman; Grandlienard, Christopher; Ratliff, James; Phillips, Charles; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: MM 26-0551 - Administrative Variance & Design Exception Review  
**Attachments:** 26-0551 AVAdd 05-07-26\_2.pdf; 26-0551 DEAdd 05-07-26.pdf

Chris,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 26-0551 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](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Wednesday, May 13, 2026 3:16 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>  
**Subject:** MM 26-0551 - Administrative Variance & Design Exception Review

Hello Mike,

The attached Administrative Variance and Design Exception are **Approvable** to me, please include the following people in your response:

[cmcneal@mcnealengineering.com](mailto:cmcneal@mcnealengineering.com)  
[todd@pressmaninc.com](mailto:todd@pressmaninc.com)  
[grandlienardc@hcfl.gov](mailto:grandlienardc@hcfl.gov)  
[ratliffja@hcfl.gov](mailto:ratliffja@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

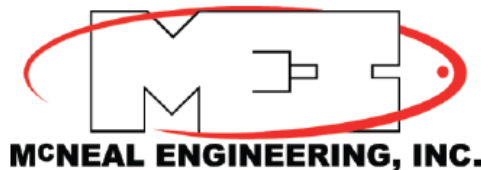
601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)

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**Hillsborough County Florida**

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





Hillsborough County  
 Development Services  
 601 E Kennedy Blvd 20th Floor  
 Tampa, FL 33602

Re: **LIVINGSTON/SINCLAIR HILLS PD**  
 15120 Livingston Avenue, Lutz  
 Hillsborough County  
 Folio #34476.0000 & 34497.0000  
 MM 26-0551

Attn: Mr. Michael J. Williams, PE  
 Hillsborough County Engineer

MEI File # 23-111  
 May 5, 2026

**REQUEST FOR ADMINISTRATIVE VARIANCE – ACCESS SPACING**

Mr. Williams,

We are requesting an Administrative Variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing on Sinclair Hills Road.

Our client is requesting an MM (requested to PD 06-1564) to Folio #34476.0000 & 34497.0000, the project site to allow for a maximum use of 6.0k SF of Limited CN Uses (i.e. all CN Uses, excluding Wedding Chapel, Banquet & Reception Hall, and Public/Private Charter School), Professional Services, &/or Heath Practitioner’s Office.

The adjacent site - located within the same PD 06-1564 but outside the MM 26-0551 project area - is approved for 10k SF General Office & 5k SF Retail. The primary access to the adjacent site is on Livingston Avenue with cross access through the project site.

We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following criteria: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

**6.04.07 Access Spacing**

We are requesting a variance to reduce the required access spacing for a Class 6 roadway from 245 feet (per LDC) to the distances below. The existing driveway locations less than 245 feet to the proposed site access are listed as follows:

South side of Sinclair Hills Road

131 feet west to 24<sup>th</sup> Street

North side of Sinclair Hills Road

162 feet east to a commercial drive

89 feet east to a residential drive

151 feet west to a residential drive

The proposed access for this site would have direct access through a connection with Sinclair Hills Road. Sinclair Hills Road adjacent to this site is a 2-lane un-divided rural collector roadway, with 10-foot striped lanes and stabilized shoulders. There is an existing EBLT lane for the intersection with Livingston Avenue. There is an existing sidewalk on the north side of Sinclair. Our responses to review criteria a, b, and c are as follows:

Development Ser

Mr. Michael J. Williams, PE  
LIVINGSTON/SINCLAIR HILLS (MM 26-0551)  
MEI File # 23-111  
May 5, 2026  
Page 2 of 2

- (a) The proposed driveway cannot be located on Livingston Avenue or 24<sup>th</sup> Street due to the narrowness of the parcel. Access must be taken from Sinclair Hills Road. The proposed project access is aligned with an existing residential driveway on the north side of Sinclair Hills Road. There are no other financially feasible options for project access.
- (b) The proposed location for the project access on Sinclair Hills Road will reduce a conflict point by relocating the existing driveway - which is not aligned with a driveway across the street - to the west and aligning it with the existing residential driveway across the street. There has been four crashes in the last five years along the Sinclair Hills Road frontage. None of these crashes appear to be related to driveway spacing but other driver related issues. In addition, the project trip generation should have minimal impacts to the existing roadway network.
- (c) The proposed access location would provide reasonable access for the proposed Zoning Modification. Without access, the proposed future use of the parcel is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal  
DN: CN=Christopher S McNeal,  
dnQualifier=A014100000019DB6031C53003CED58,  
O=McNeal Engineering Inc, C=US  
Date: 2026.05.06 16:56:34-0400

Sincerely,

Christopher S. McNeal, PE  
**MCNEAL ENGINEERING, INC.**

c: Saed Investments LLC, *via* email  
Pressman & Associates, Todd Pressman *via* email

attchs

Christopher S. McNeal,  
State of Florida,  
Professional Engineer,  
License No. 56193

This item has been digitally  
signed and sealed by  
Christopher S. McNeal, PE on  
the date indicated here.

Signature must be  
verified on any electronic copies.

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

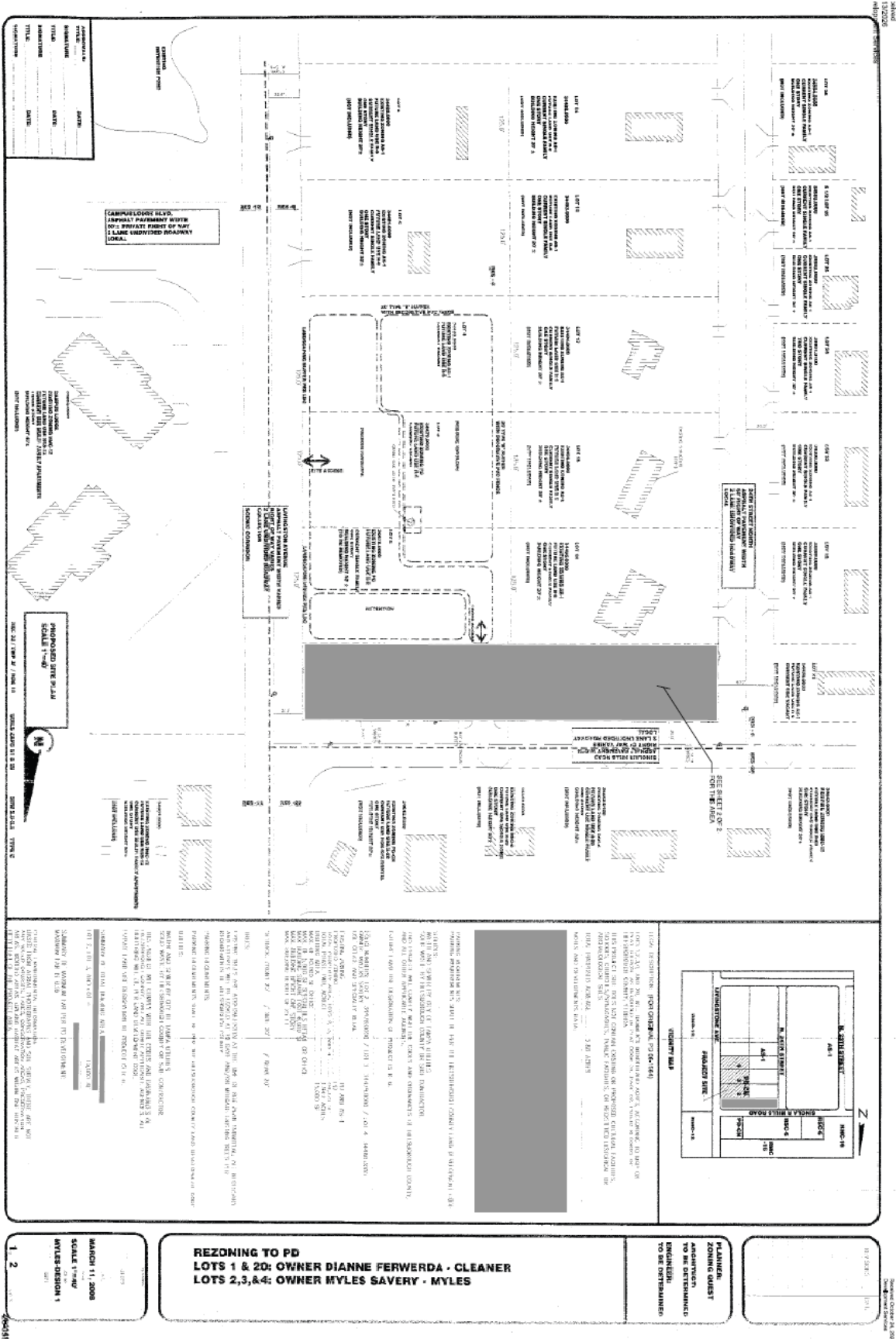
- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions
- \_\_\_\_\_ Disapproved

If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

Sincerely,

Mr. Michael J. Williams, PE  
Hillsborough County Engineer

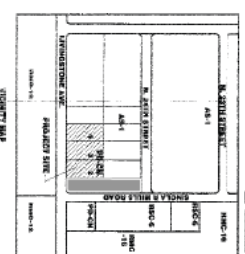




PROJECT NAME	MM 26-0551
OWNER	DIANNE FERWERDA
DATE	7/21/2026
TITLE	REZONING TO PD
SCALE	1" = 20'
DATE	7/21/2026

CAMPFLOODE BLVD. IMPROVED PAYMENT SYSTEM FOR PRIVATE FRONT OF NEW 2 LANE UNDIVIDED ROADWAY LOCAL.

PROPOSED SITE PLAN SCALE 1"=20'



**REZONING TO PD**  
**LOTS 1 & 20: OWNER DIANNE FERWERDA - CLEANER**  
**LOTS 2,3,4: OWNER MYLES SAVERY - MYLES**

MARCH 11, 2008  
 SCALE 1"=20'  
 INTERSECTION 1  
 1 2



**Ratliff, James**

---

**From:** Williams, Michael  
**Sent:** Thursday, May 14, 2026 8:43 AM  
**To:** McNeal, Christopher  
**Cc:** Todd Pressman; Grandlienard, Christopher; Ratliff, James; Phillips, Charles; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: MM 26-0551 - Administrative Variance & Design Exception Review  
**Attachments:** 26-0551 AVAdd 05-07-26\_2.pdf; 26-0551 DEAdd 05-07-26.pdf

Chris,  
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 26-0551 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

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Wednesday, May 13, 2026 3:16 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>  
**Subject:** MM 26-0551 - Administrative Variance & Design Exception Review

Hello Mike,

The attached Administrative Variance and Design Exception are **Approvable** to me, please include the following people in your response:

[cmcneal@mcnealengineering.com](mailto:cmcneal@mcnealengineering.com)  
[todd@pressmaninc.com](mailto:todd@pressmaninc.com)  
[grandlienardc@hcfl.gov](mailto:grandlienardc@hcfl.gov)  
[ratliffja@hcfl.gov](mailto:ratliffja@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

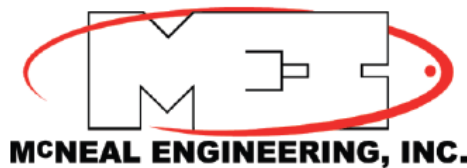
601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)

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**Hillsborough County Florida**

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Hillsborough County  
 Development Services  
 601 E. Kennedy Blvd, 20<sup>th</sup> Fl  
 Tampa, FL 33602

Re: **LIVINGSTON/SINCLAIR HILLS PD**  
 15120 Livingston, Lutz  
 Hillsborough County  
 Folio # 34476.0000 & 34497.0000  
**MM 26-0551**

Attn: Mr. Michael J. Williams, PE  
 County Engineer/Director

MEI File # 23-111  
 May 5, 2026

**REQUEST FOR DESIGN EXCEPTION – SINCLAIR HILLS ROAD**

Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with MM 26-0551 for the LIVINGSTON/SINCLAIR HILLS PD which will allow a maximum use of 6k SF of Limited CN Uses (i.e. all CN Uses, excluding Wedding Chapel, Banquet & Reception Hall, and Public/Private Charter School), Professional Services, &/or Health Practitioner’s Office. The primary access to the project site is on Sinclair Hills Road with cross access through the adjacent parcels to Livingston Avenue.

The adjacent site - located within the same PD 06-1564 but outside the MM 26-0551 project area - is approved for 10k SF General Office & 5k SF Retail. The primary access to the adjacent site is on Livingston Avenue with cross access through the project site. Reference the General Site Plan, [Exhibit A](#).

**Introduction**

The project is bordered by Sinclair Hills Road to the north, Livingston Avenue to the east, 24<sup>th</sup> Street along the west, and a mixed use of existing single family and approved commercial to the south. Sinclair Hills Road is currently a 2-lane Rural Roadway with an EBLT lane and is Substandard.

Per Local Functional Classification Map, Sinclair Hills Road is a collector roadway. A Design Exception is requested for relief from the two-lane undivided collector roadway (TS-7) as a condition of MM approval for the project site; where in lieu of meeting the full TS-7 Typical Section, alternative improvements are proposed. The County typical section for a two-lane undivided rural collector roadway (TS-7) is provided as [Exhibit B](#).

**Typical Sections Elements**

**Right-of-Way** – The existing Right-of-Way width is 50 feet. The TS-7 typical section requires a minimum Right-of-Way width of 96 feet. No additional Right-of-Way is proposed; however, 10 feet of sidewalk easement and an additional 1 foot of maintenance easement are proposed to be dedicated to the County, so the resultant width will be 61 feet.

**Lane Width** – Sinclair Hills Road is 22 feet plus an 11-foot EBL turn lane to make 33 feet of pavement near the intersection at Livingston Avenue. The existing lanes are approximately 11 feet in width. There are no changes proposed to the existing lane/pavement configuration. The TS-7 typical section requires 12-foot lanes; however, Section 3.1.1 of the TTM allows for use of 11-foot lanes when bike lanes are present.

**Bicycle Lanes** – There are no existing bicycle lanes; however, a 10-foot multi-use path is proposed in the 10-foot sidewalk easement on the project (south) side of the roadway. The addition of this bicycle lane allows for the 11-foot lanes noted above.

Development Servi

Mr. Michael J. Williams, PE
LIVINGSTON/SINCLAIR HILLS PD (MM 26-0551)
MEI File # 23-111
May 6, 2026
Page 2 of 2

Shoulders – There are existing unpaved shoulders in the existing rural condition which are to remain. No paved shoulders are proposed.

Swales – There are no defined swales in the existing condition on both sides of Sinclair Hills Road and no swales are proposed. The roadway runoff appears to travel west to east in the green space between the edge of pavement and the existing sidewalk on the north side of Sinclair Hills Road. The proposed condition on the project (south) side of Sinclair Hills Road will mimic the north.

Sidewalk – There are no sidewalks on the south side of Sinclair Hills Road adjacent to the project site. A 10-foot multi-use path is proposed on the south side of the Right-of-Way.

Speed Limit – The posted speed is 45 MPH.

Justification for the Request:

A Design Exception is requested to propose an alternative typical section to TS-7. Sinclair Hills Road has minimal pedestrian and bicycle traffic, any pedestrian and bicycle traffic generated should be to/from the project site or the convenience store north of the project site. The use of an 10-foot multi-use path on the south side of the road would currently be the best option from a maintenance perspective for this infill area. As noted, a sidewalk easement (10 feet) and maintenance easement (1-foot) are to be dedicated (11 feet total) in addition to the existing Right-of-Way (50 feet) to provide a total of 61 feet. The proposed Sinclair Hills Road Typical Section is provided in Exhibit C.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410D0000019DB6031C53003CED58,
O=McNeal Engineering Inc, C=US
Date: 2026.05.06 17:00:57-04'00'

Sincerely,

[Handwritten Signature]

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

c: Saed Investments LLC, via email
Todd Pressman, Pressman & Associates via email

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193

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

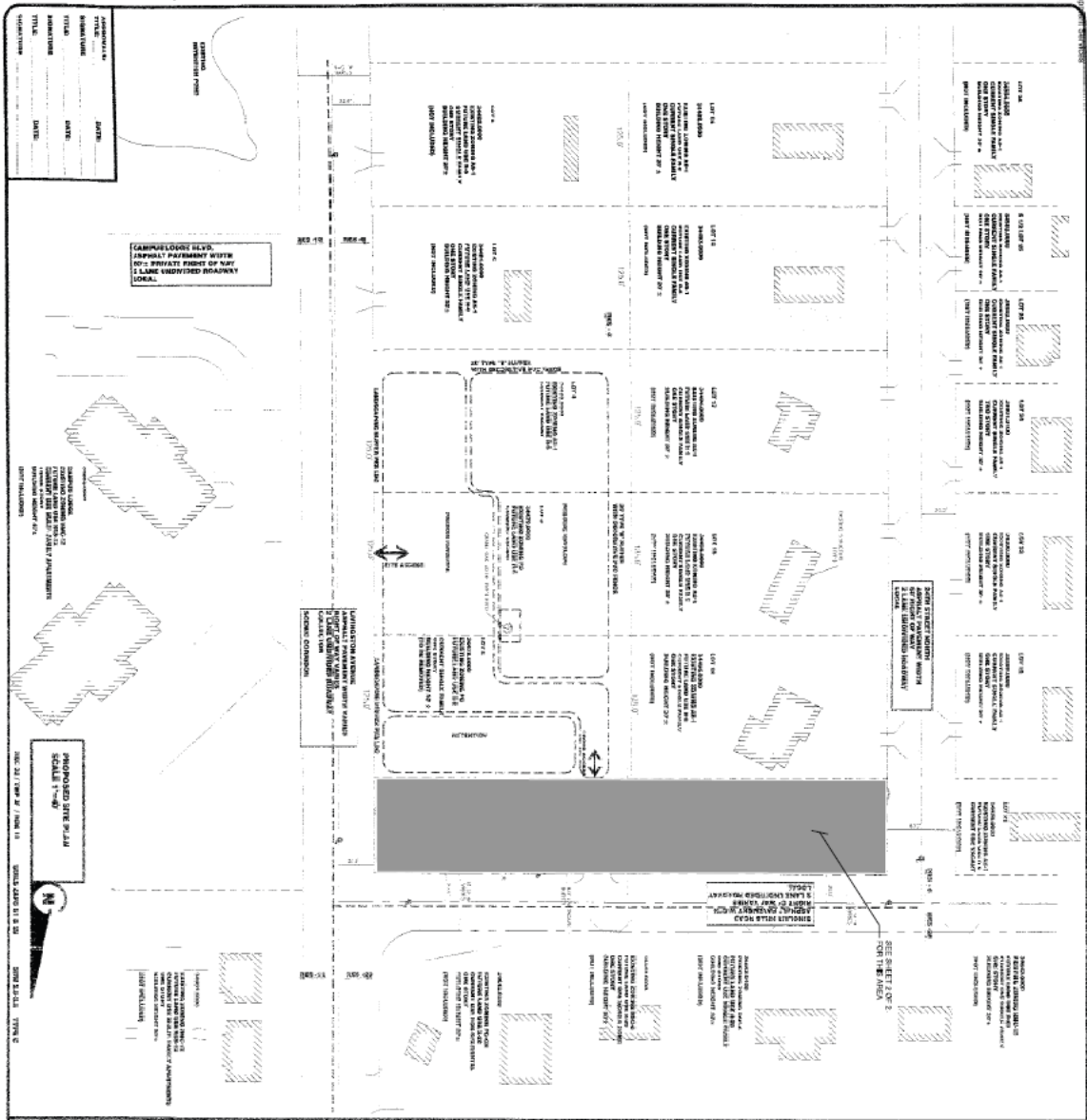
- \_\_\_\_\_ Approved
\_\_\_\_\_ Approved with Conditions
\_\_\_\_\_ Disapproved

This item has been digitally signed and sealed by Christopher S. McNeal, PE on the date indicated here.

Signature must be verified on any electronic copies.

Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

EXHIBIT A, 1 OF 2



**PLANNING ZONING QUEST**  
 ACCORDING TO BE OBTAINED  
 ENGINEER TO BE DETERMINED

**REZONING TO PD**  
**LOTS 1 & 20: OWNER DIANNE FERWERDA - CLEANER**  
**LOTS 2,3,&4: OWNER MYLES SAVERY - MYLES**

**REZONING TO PD**  
 REZONING TO PD FOR LOTS 1 & 20: OWNER DIANNE FERWERDA - CLEANER  
 REZONING TO PD FOR LOTS 2, 3, & 4: OWNER MYLES SAVERY - MYLES

**PLANNING ZONING QUEST**  
 ACCORDING TO BE OBTAINED  
 ENGINEER TO BE DETERMINED

**REZONING TO PD**  
 REZONING TO PD FOR LOTS 1 & 20: OWNER DIANNE FERWERDA - CLEANER  
 REZONING TO PD FOR LOTS 2, 3, & 4: OWNER MYLES SAVERY - MYLES

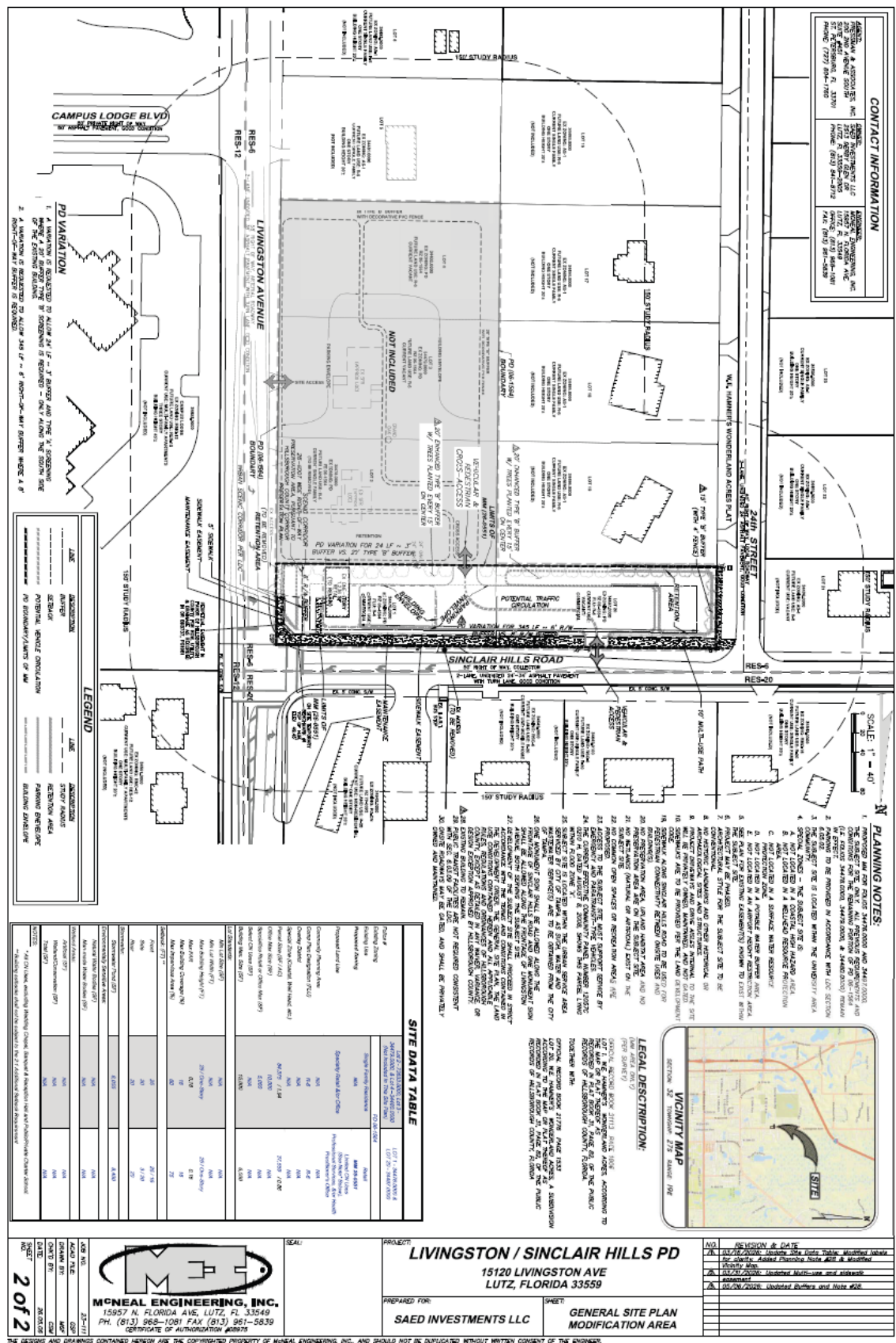
MARCH 11, 2008  
 SCALE 1"=40'  
 MYLES DESIGN 1

1 2

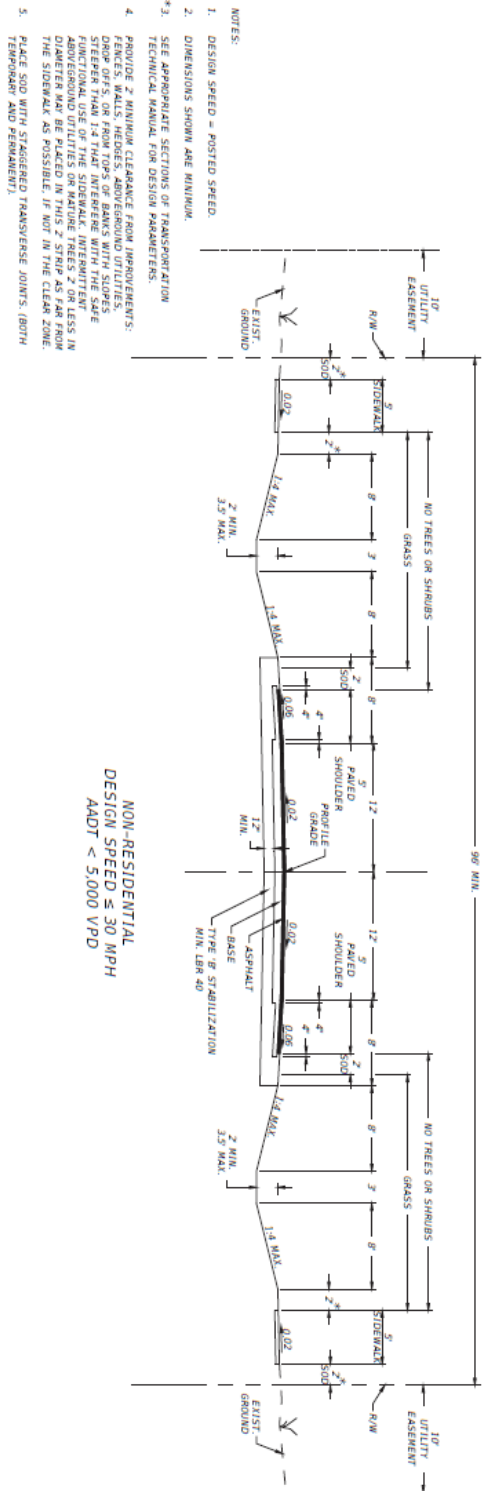
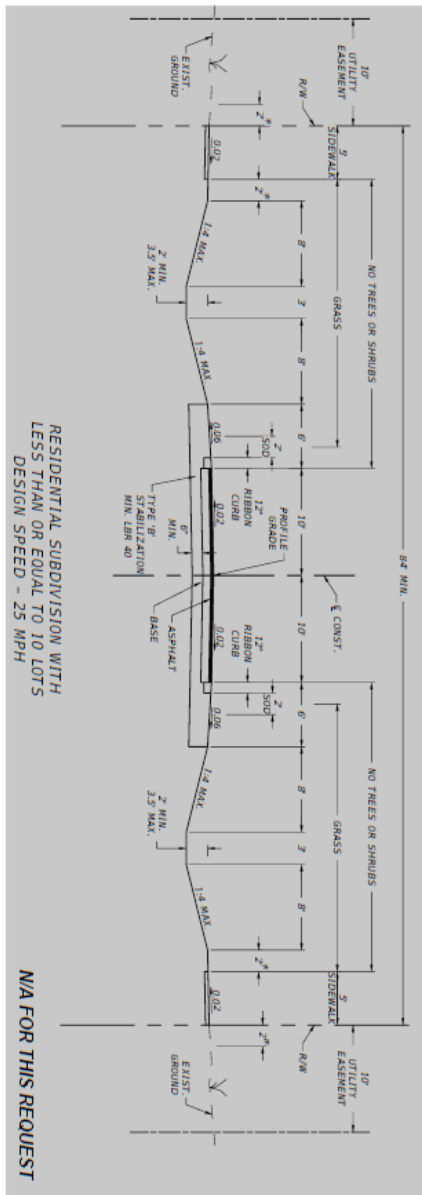
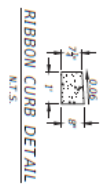
Inventory map of 2024 Development Services

**EXHIBIT A, 2 OF 2**

**Development Services**



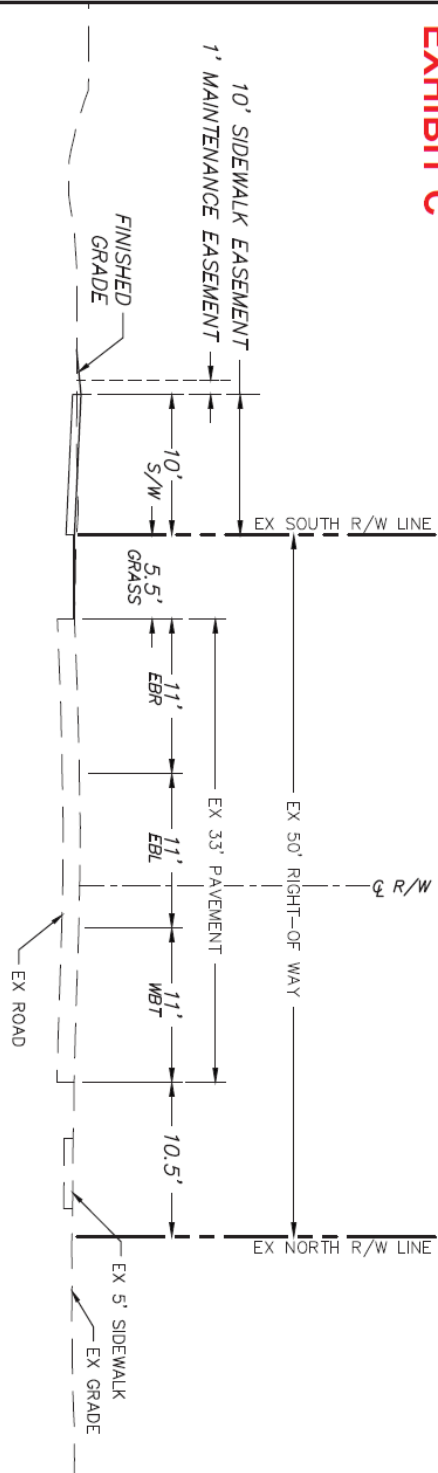
**EXHIBIT B**



- NOTES:
1. DESIGN SPEED = POSTED SPEED.
  2. DIMENSIONS SHOWN ARE MINIMUM.
  3. SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
  4. PROVIDE 2' MINIMUM CLEARANCE FROM IMPROVEMENTS: FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DRIVE OFFS, OR FROM TOPS OF BANKS WITH SLOPES STEEPER THAN 1:1 THAT INTERFERE WITH THE SAFE OPERATION OF THE ROADWAY. ABOVEGROUND UTILITIES OR 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.
  5. PLACE SOI WITH STAGGERED TRANSVERSE JOINTS, (BOTH TEMPORARY AND PERMANENT).

REVISION DATE	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL RURAL ROADS 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
10/2023				TS-7	1 OF 1

**EXHIBIT C**



**TYPICAL SECTION**

SINCLAIR HILLS ROAD  
NTS

DESIGN SPEED = 40 MPH  
AADT < 5,000 VPD

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 EDGE OF PAVEMENT AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED (BOTH TEMPORARY AND PERMANENT).

DATE	26.05.06	DATE	12-7
CHECKED BY:	MP/COM	DATE	26.05.06
DRAWN BY:	MP/COM	SCALE:	N/A
ACAD FILE:	23-111	SHEET NO.:	12-7
PROJECT:	LIVINGSTON / SINCLAIR HILLS PD	NO.	REVISION & DATE
PREPARED FOR:	15150 LIVINGSTON AVE		
SAVED INVESTMENTS LLC	SINCLAIR HILLS ROAD		
	TYPICAL SECTION		

26.055

Received May 11, 2026  
Development Service



**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> MM 26-0551  <b>Folio(s):</b> 34476.0000 & 34497.0000  <b>General Location:</b> South of Sinclair Hills Road between North 24 <sup>th</sup> Street and Livingston Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-6 (6 du/ga;0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Major Modification to Planned Development (PD 06-1564) to allow a maximum of 6,000 square feet of limited Commercial, Neighborhood uses, Professional Services and/or Health Practitioners Office on Lots 1 & 20
<b>Parcel Size</b>	+/- 0.86 acres
<b>Street Functional Classification</b>	Sinclair Hills Road – <b>County Collector</b> North 24 <sup>th</sup> Street – <b>Local</b> Livingston Avenue – <b>County Arterial</b>
<b>Commercial Locational Criteria</b>	Meets
<b>Evacuation Area</b>	None

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	PD 06-1564	Vacant + Light Commercial
North	Residential-20	RSC-6 + PD	Single-Family Residential + Light Commercial
South	Residential-6	AS-1 + PD	Single-Family Residential
East	Residential-12	RMC-12	Multifamily
West	Residential-6	AS-1	Single-Family Residential

**Staff Analysis of Goals, Objectives and Policies:**

The ± 0.86-acre subject site is made up of two parcels that are located on the south side of Sinclair Hills Road between North 24th Street and Livingston Avenue. The site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The subject site has a Future Land Use (FLU) designation of Residential-6 (RES-6), which allows for the consideration of agricultural, low density residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting a Major Modification to Planned Development (PD 06-1564) to allow a maximum of 6,000 square feet of limited Commercial, Neighborhood uses, Professional Services and/or Health Practitioners Office on Lots 1 & 20. The following Commercial, Neighborhood uses are proposed to be excluded: Wedding Chapel, Banquet & Reception Hall, Public/Private Charter School, Billiard and pool parlors, Bars/taverns or nightclubs, Convenience stores without gasoline sales, Standalone gas stations, Vehicle sales/rental/ and/or service and/or the sale of vehicle parts, and Drive-through facilities associated with any type of use. The excluded uses will be outlined in the Conditions of Approval.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The Major Modification area is classified as vacant commercial on the western parcel and light commercial on the eastern parcel. It appears the eastern parcel is developed with an existing 1,236 square foot retail building, which is proposed to remain. There are single family uses to the north, south and west of the area. To the east are multifamily developments. To the north, at the northwest corner of Sinclair Hills

Road and Livingston Avenue, there is a gas station. The southern parcels that make up the Planned Development 06-1564 (Lots 2, 3 & 4) are currently entitled for a maximum of 10,000 square feet of Business Professional Office (BPO) uses and a maximum of 5,000 square feet of limited Commercial, Neighborhood uses. Overall, the proposed uses will complement the existing residential and light commercial uses located in this area. The proposal meets the intent of FLUS Objective 1.1 and Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the RES-6 Future Land Use category, which is intended for residential development at a density of 6 dwelling units per gross acre or nonresidential development at a Floor Area Ratio of 0.25. The Major Modification area is approximately  $\pm 0.86$  acres which would allow for a maximum of 9,365 square feet of nonresidential uses ( $0.86 \times 43,560 = 37,461 \times 0.25 = 9,365$ ). Lots 1 & 20 which make up the modification area propose a maximum of 6,000 square feet of development which is within the allowable intensity for a  $\pm 0.86$ -acre site in the Residential-6 Future Land Use category. The proposed square footage is also within the allowable intensity for the entitled Planned Development which totals approximately 2.8 acres. Therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all developments 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). At the time of filing this report, there were no County Transportation comments in Optix, therefore they were not considered during the analysis of this request.

The proposal meets the intent of FLUS Policy 3.1.1 and 4.4.1 which requires the restriction of incompatible land uses and that new development to be integrated into the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single family residential, multifamily residential and some light commercial uses. The proposed development will complement the surrounding neighborhoods. FLUS Policy 3.1.2 requires that gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. The proposal includes increased landscape buffers between the modification area and the southern parcels that are a part of the Planned Development. A 20' enhanced Type B buffer with trees planted every 15' on center is proposed. A significant amount of retention area is proposed at the westernmost side of the modification area, providing a buffer from adjacent residential uses. The site plan appears to show an efficient system of internal vehicular and pedestrian circulation with the main access on Sinclair Hills Road and Livingston Avenue, as well as cross access between Lots 1 & 20, and Lots 2, 3 & 4.

The proposal meets the intent and is consistent with Objective 4.7 and the associated policies of the Future Land Use Section relating to Commercial Locational Criteria. At least 75% of the subject site falls within 1,000 feet of an intersection of roadways (Sinclair Hills Road and Livingston Road) that have a functional classification of either a collector or arterial per the Hillsborough County Functional Classification Map. Because the site meets the locational criteria, it can be considered for neighborhood serving uses to the maximum FAR permitted (0.25) in the Residential-6 Future Land Use category.

Overall, staff finds that the proposed uses are allowable in the RES-6 Future Land Use category and are compatible with the existing development pattern found within the surrounding area. The proposed Major Modification 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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## **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

### **FUTURE LAND USE SECTION (FLUS)**

#### ***Urban Service Area***

**Objective 1.1:** *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

#### ***Future Land Use Categories***

**Objective 2.2:** *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

**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.*

#### ***Compatibility***

**Objective 3.1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood.*

**Policy 3.1.1:** *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

**Policy 3.1.2:** *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

**Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. 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

### **Development**

**Objective 4.1:** Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

**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 – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

**Policy 4.4.1:** Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

### **Commercial-Locational Criteria**

**Objective 4.7:** To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

**Policy 4.7.1** In the Urban Service Area, locational criteria must be met to allow neighborhood- serving commercial uses in the following primarily residential land use categories:

- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Residential - 4 (RES-4)
- Neighborhood Mixed Use- 4(3) (NMU-4(3))
- Neighborhood Mixed Use-6 (NMU-6)
- Residential - 6 (RES-6)
- Suburban Mixed Use-6 (SMU-6)
- Residential - 9 (RES-9)
- Any rural Future Land Use categories in the Urban Service Area
- Residential - 12 (RES-12)
- Residential - 16 (RES-16)
- Residential - 20 (RES-20)
- Residential - 35 (RES-35)

**Policy 4.7.2:** *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant (see graphic).

**Policy 4.7.3:** *Non-residential uses in the residential land use categories in the USA may also be considered if they meet one of the following:*

- An isolated parcel of 10 acres or less fronting on an arterial or collector roadway that is unsuitable for residential development may be considered for office uses. The rezoning must be to a site plan-controlled district or to a zoning district restricting uses to residential scale office.
    - o Sites which may be unsuitable may include but are not limited to: parcels altered due to the acquisition of adjacent land for public purposes or natural features (rivers, lakes or preservation areas) either of which may isolate a parcel, or if existing development has isolated a parcel along a roadway shown on the adopted Long Range Transportation Plan. Parcels must be ten usable acres or less.
  - Neighborhood-serving commercial uses that are integrated and connected as part of a larger mixed-use development of at least 10 acres in size.
  - Non-residential uses at the intersection of a major local roadway or a local roadway and an arterial or collector road. All measurements should begin at the edge of the road right-of-way.
- A Planned Development established by the PEC ½ category shall be exempt from the locational criteria.*

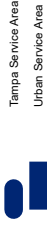
**Policy 4.7.4:** *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.*

# HILLSBOROUGH COUNTY FUTURE LAND USE MM 26-0551

Rezoning  
STATUS

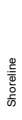


PENDING

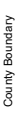


Tampa Service Area

Urban Service Area



Shoreline



County Boundary



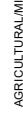
Jurisdiction Boundary



Roads



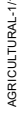
Parcels



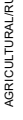
Water



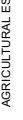
AGRICULTURAL/MINING-1/20 (.25 FAR)



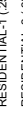
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



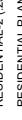
AGRICULTURAL-1/10 (.25 FAR)



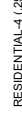
AGRICULTURAL/RURAL-1/5 (.25 FAR)



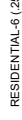
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



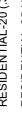
RESIDENTIAL-4 (.25 FAR)



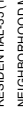
RESIDENTIAL-6 (.25 FAR)



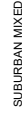
RESIDENTIAL-9 (.35 FAR)



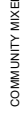
RESIDENTIAL-12 (.35 FAR)



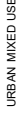
RESIDENTIAL-16 (.35 FAR)



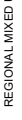
RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



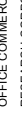
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



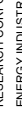
SUBURBAN MIXED USE-6 (.35 FAR)



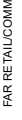
COMMUNITY MIXED USE-12 (.50 FAR)



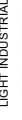
URBAN MIXED USE-20 (1.0 FAR)



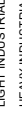
REGIONAL MIXED USE-35 (2.0 FAR)



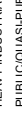
INNOVATION CORRIDOR MIXED USE-.35 (2.0 FAR)



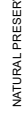
OFFICE COMMERCIAL-20 (.75 FAR)



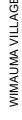
RESEARCH CORPORATE PARK (1.0 FAR)



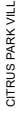
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



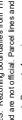
LIGHT INDUSTRIAL (.75 FAR)



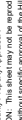
HEAVY INDUSTRIAL (.75 FAR)



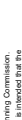
PUBLIC/QUASH-PUBLIC



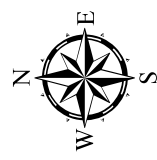
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

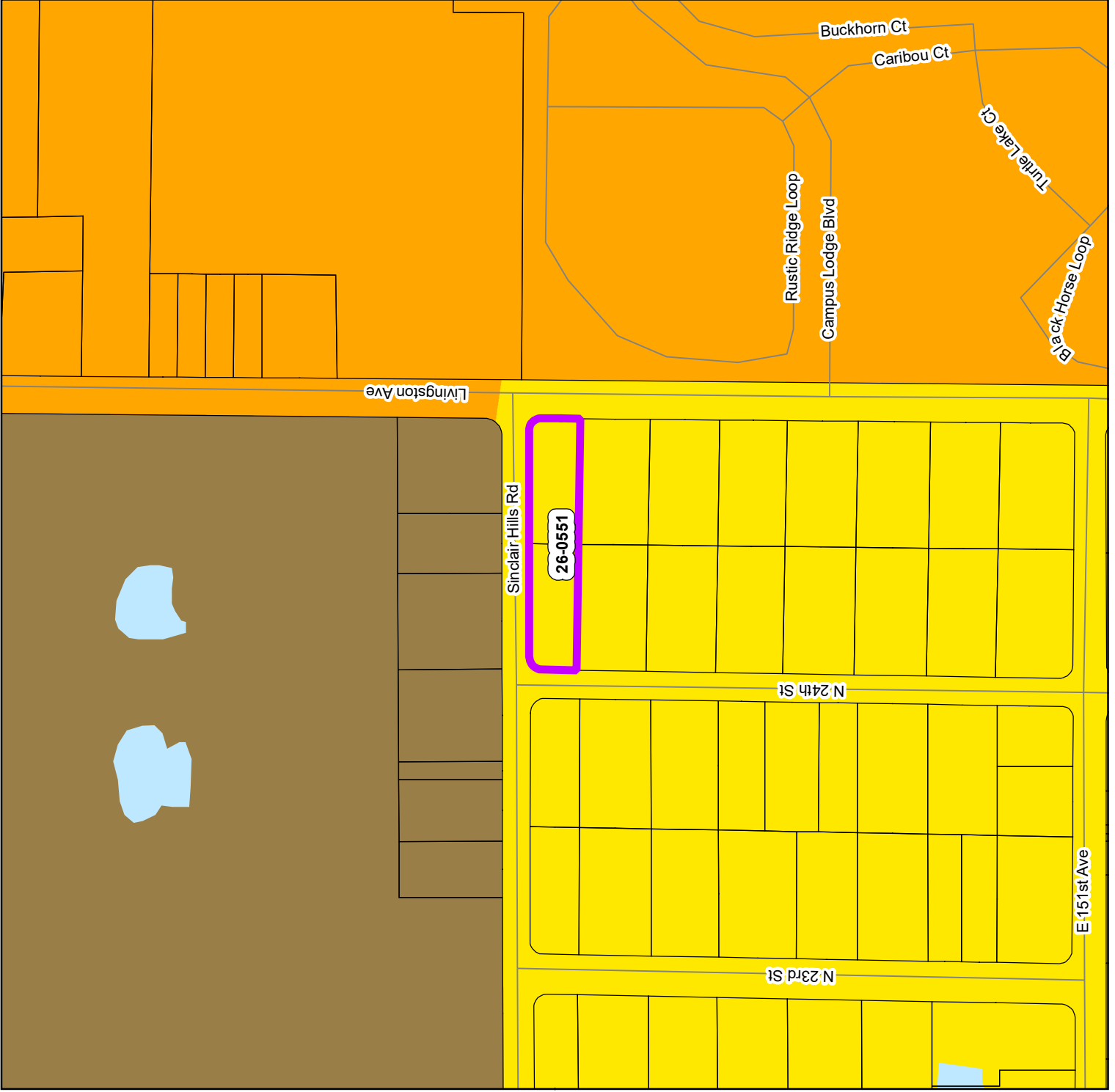


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only. It is intended that the user seek to verify the information presented on this map with appropriate local government officials. The user should not rely on this map for any legal or financial purposes. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/6/2026  
Author: A. Cone  
File: G:\Rezoning\System\MapProjects\HC\Hobby\_HdrRezoning.mxd



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