

PD Modification Application: MM 26-0551 (Revised 2)

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 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)

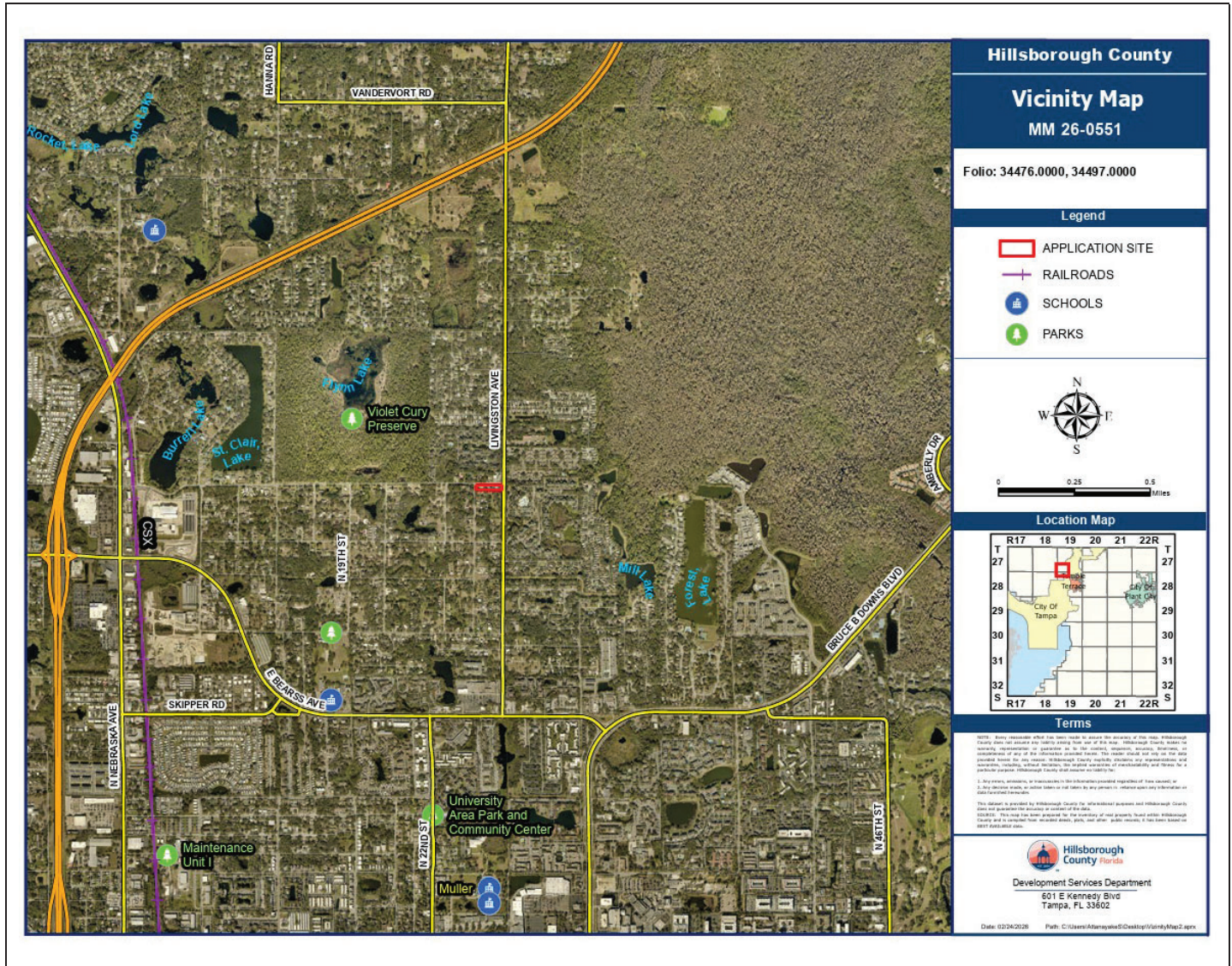
Additional Information:

PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code:	None Requested as part of this application

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

2.1 Vicinity Map

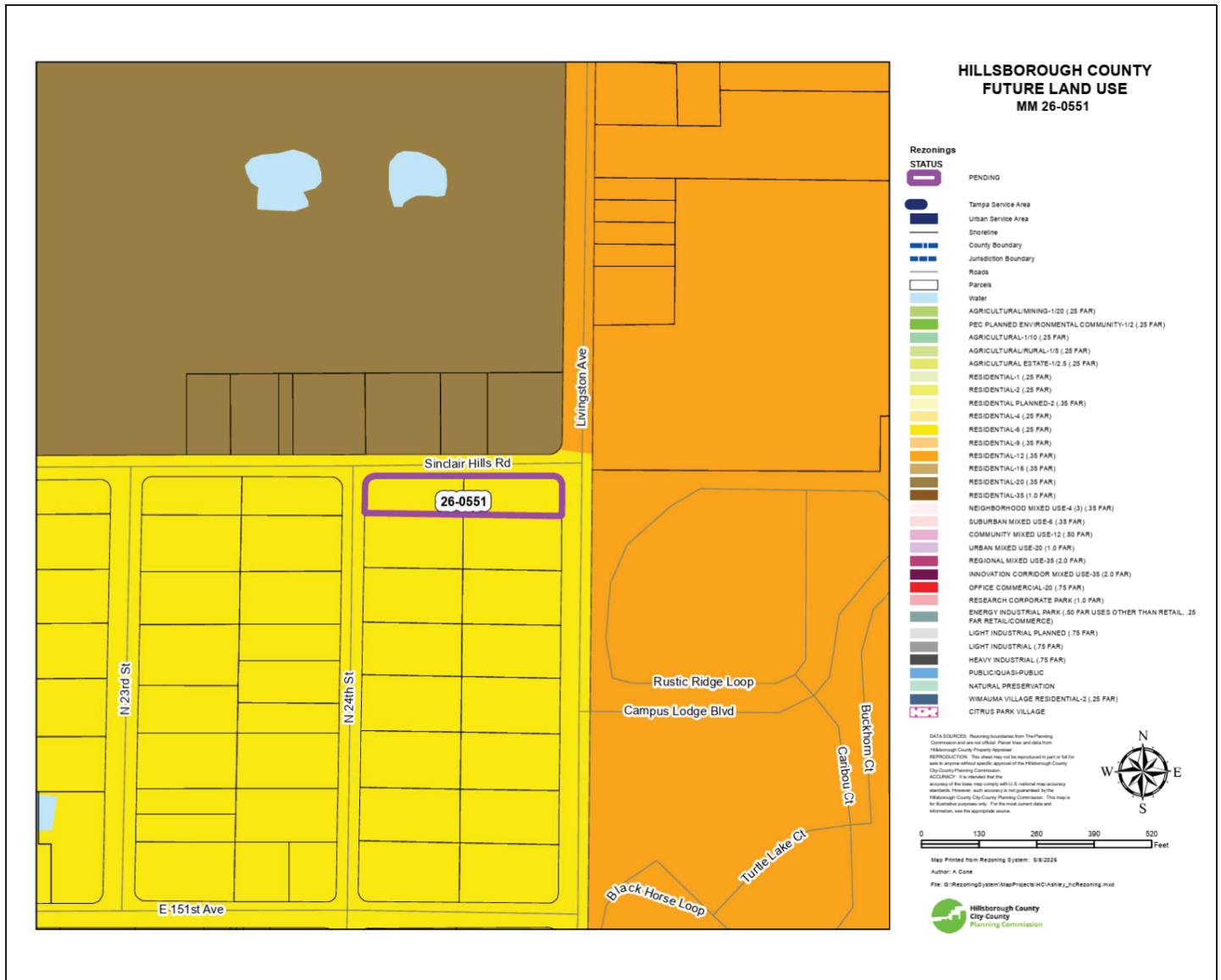


Context of Surrounding Area:

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

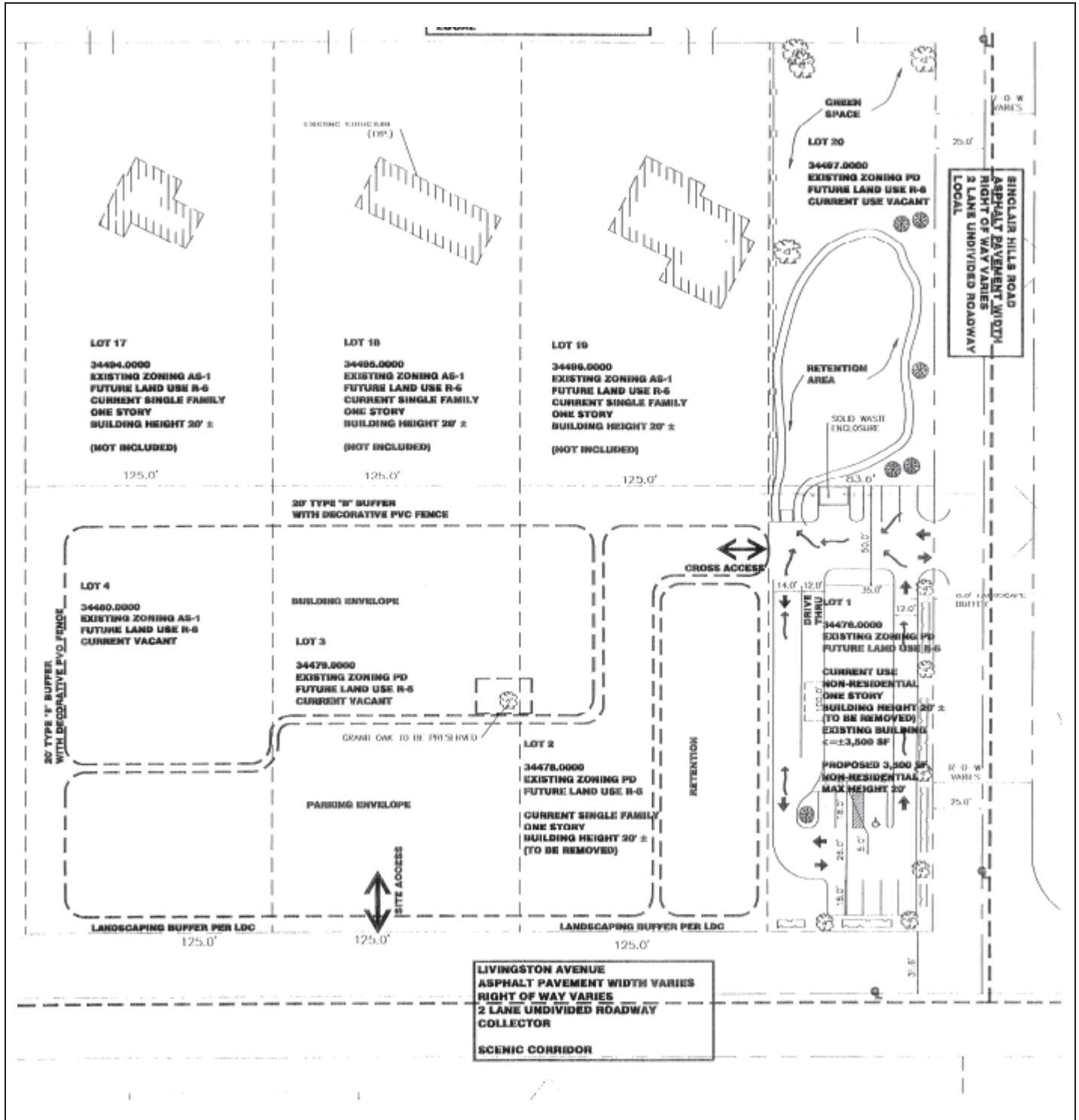


Adjacent Zonings and Uses

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

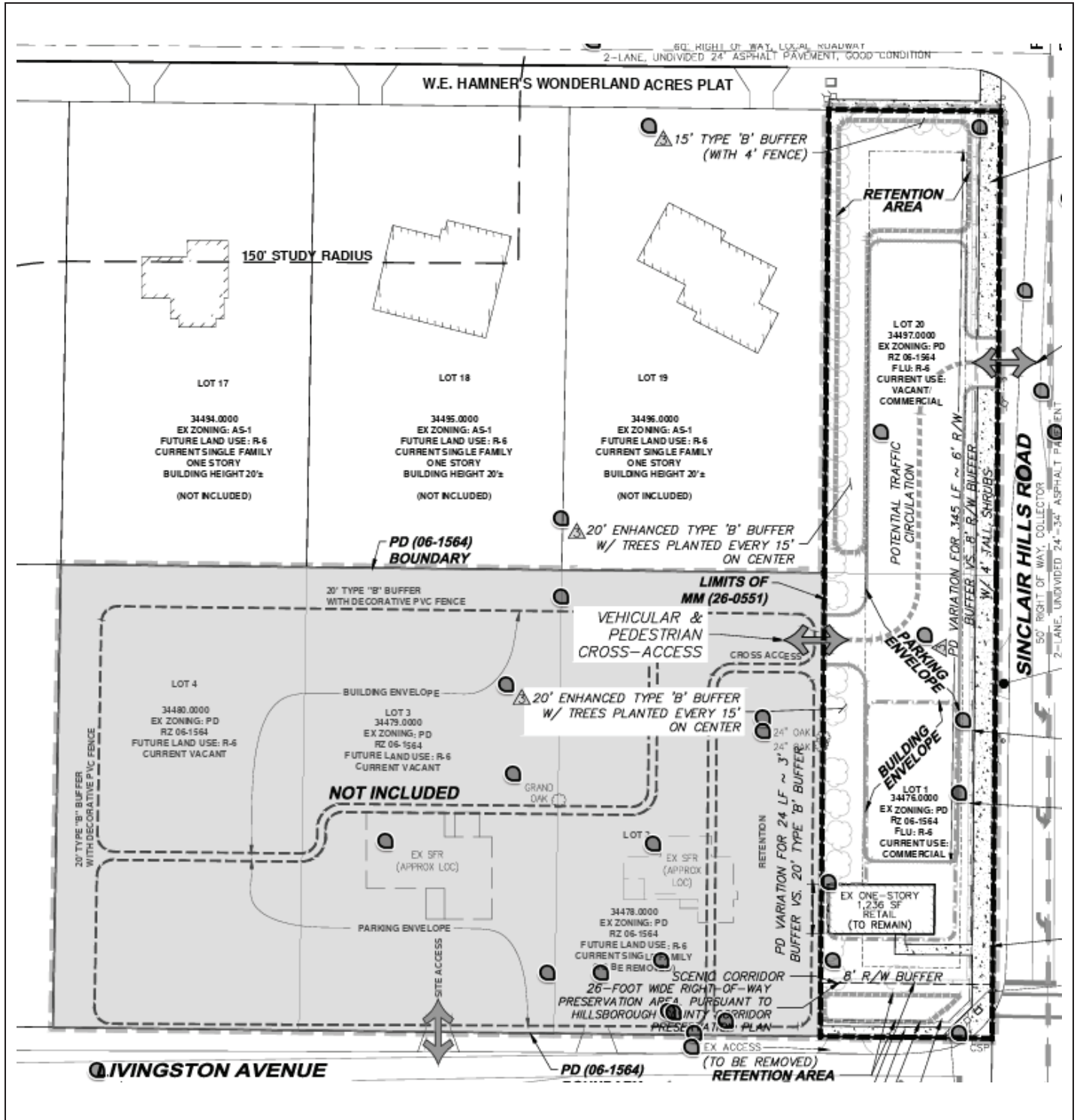
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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 (Revised 2)

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 ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Sinclair Hills Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

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

*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

INFORMATION/REVIEWING AGENCY												
	Comments Received	Objections	Conditions Requested	Additional Information/Comments								
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Resource Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Other												
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments								
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No									
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No									
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No									
Impact/Mobility Fees <table border="0"> <tr> <td>Daycare (Per 1,000 s.f.) Mobility: \$13,156 Fire: \$95</td> <td>Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313</td> <td>Medical office (<10k sq ft) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Gen. Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> </tr> <tr> <td>Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313</td> <td>Discount Store (Per 1,000 s.f.) Mobility: \$13,530.00 Fire: \$313</td> <td>Clinic (Per 1,000 s.f.) Mobility: \$33,345 Fire: \$95</td> <td>Single Tenant Office (per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> </tr> </table>					Daycare (Per 1,000 s.f.) Mobility: \$13,156 Fire: \$95	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Medical office (<10k sq ft) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Gen. Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	Discount Store (Per 1,000 s.f.) Mobility: \$13,530.00 Fire: \$313	Clinic (Per 1,000 s.f.) Mobility: \$33,345 Fire: \$95	Single Tenant Office (per 1,000 s.f.) Mobility: \$10,005 Fire: \$158
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments								
Planning Commission ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	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 24th 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 24th 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 (Revised)

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 Rd. 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 24th 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 16-foot building setback shall be provided along Sinclair Hills Road and a minimum 25 foot building setback shall be provided along Livingston Avenue. 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. 24th. 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 24th 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 24th 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:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION

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.

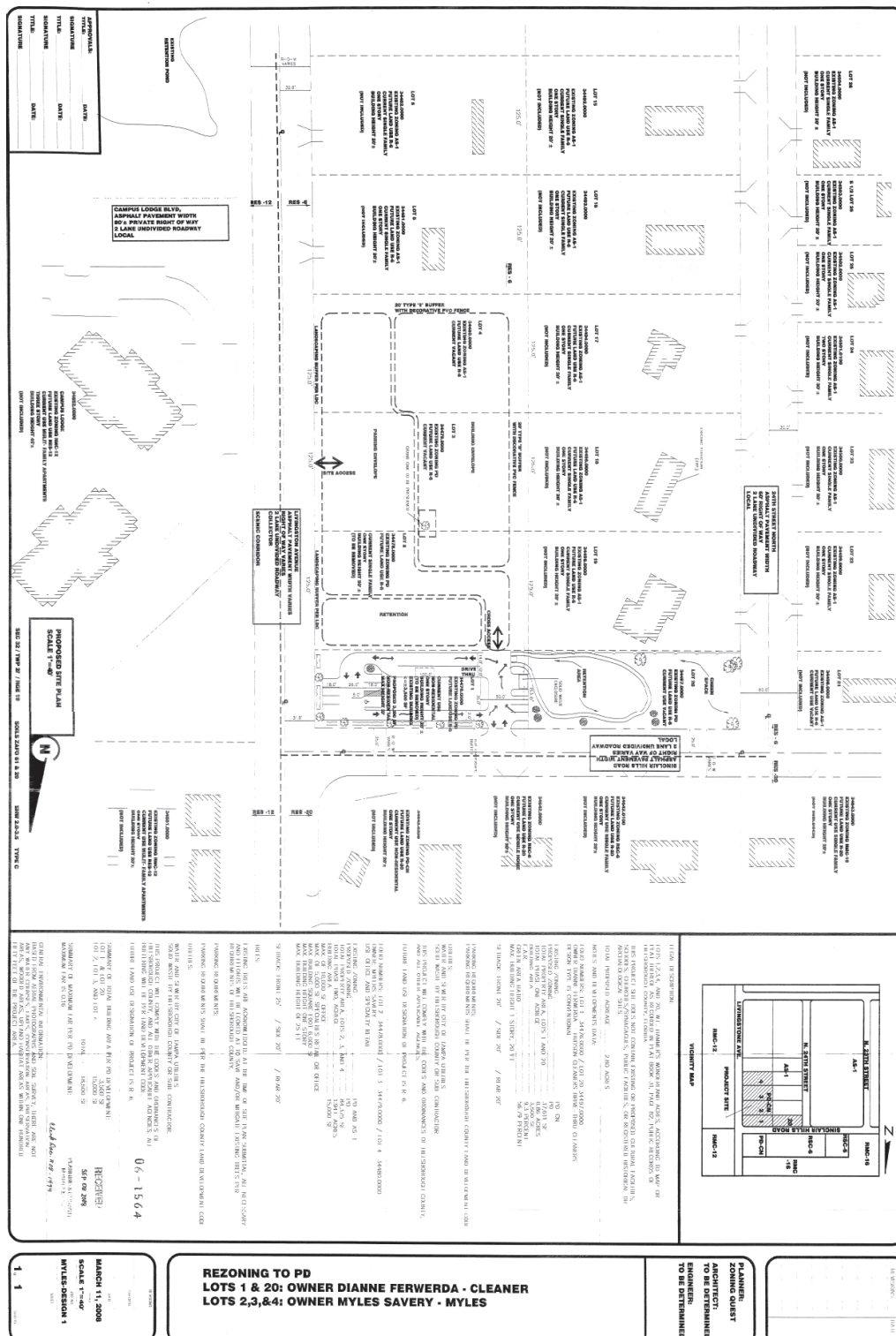
7.1 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ 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
	<u>HC-CE-25-014238</u>	<u>Violating conditions of approval for planned development</u>	<u>Pending before CEB</u>
Building Code Compliance*			
☒ None current or pending			
☒ Violation(s)	<u>HC-CMP-25-0000369</u>	<u>Construction of accessory structure, including electrical, and change of use without permits</u>	<u>Hearing scheduled</u>
	<u>HC-CMP-25-0000372</u>	<u>Installation of outdoor electrical for food trucks without a permit</u>	<u>In compliance</u>
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plans (Full)



8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

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

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

NEW AND REVISED CONDITIONSRevised 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.

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BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

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. 24th. 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 24th 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 24th 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 parking establishments
 - Drive-through facilities associated with any type of use
 - Billiard and pool parlors
 - Bars/taverns 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 Servicing 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, 12th 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
Total:	1,693	55	86

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
Total:	2,110	81	106

Difference (Inbound Peak Movements):

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

		AM	PM
Total:	(+) 417	(+) 26	(+) 20

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
Total:	1,693	91	182

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.)
Total:	2,110	144	223

Difference (All Movements):

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

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 24th 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 24th 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 width 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 maintenance 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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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
todd@pressmaninc.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

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

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

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

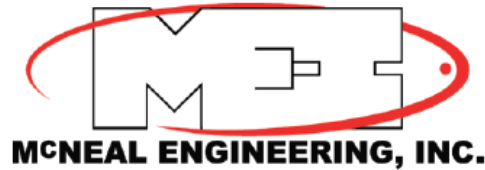
Supplemental Information for Transportation Related Administrative Reviews

Development Serv

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Driveway Spacing - Sinclair Hills Rd 4. ☒ 2. Driveway Spacing - Sinclair Hills Rd 5. ☐ 3. 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Livingston/Sinclair Hills
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	34476.0000 & 34497.0000
☐ Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 06-1564
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0551
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



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 24th 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 24th 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=A014100000019DB6031C53003CED68,
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.

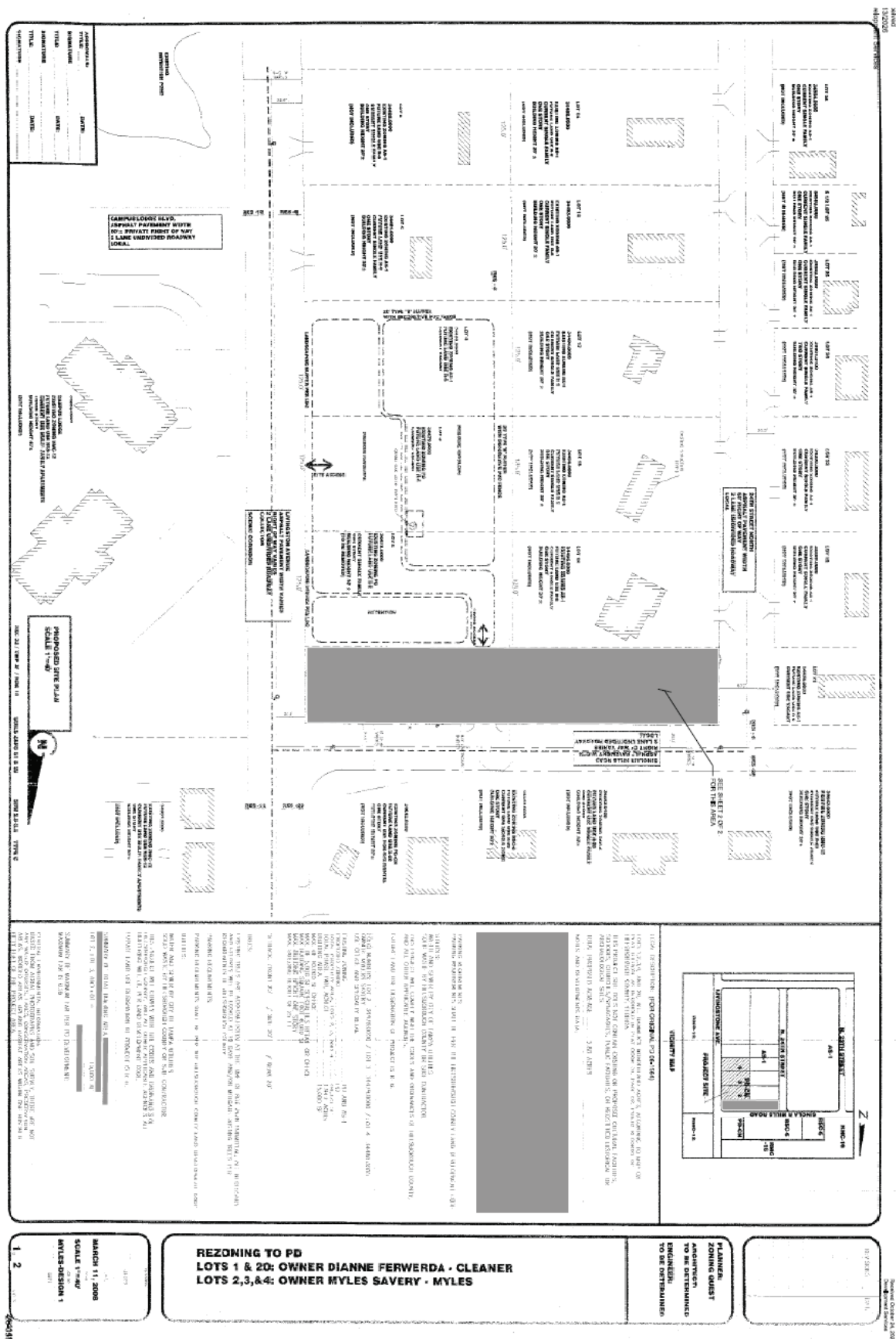
Based on the information provided by the applicant, this request is:

- _____ 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



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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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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
todd@pressmaninc.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

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

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

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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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 Florida**
Development Services

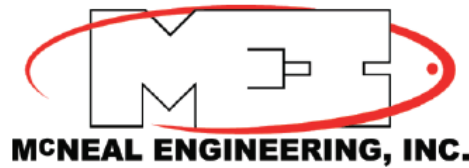
Supplemental Information for Transportation Related Administrative Reviews

Development Servi

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Substandard Road - Sinclair Hills Rd 4. ☒ 2. Substandard Road - Sinclair Hills Rd 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Livingston/Sinclair Hills
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	34476.0000 & 34497.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 06-1564
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0551
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Hillsborough County
Development Services
601 E. Kennedy Blvd, 20th 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, 24th 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,

A handwritten signature of Christopher S. McNeal in black ink.

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

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

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:

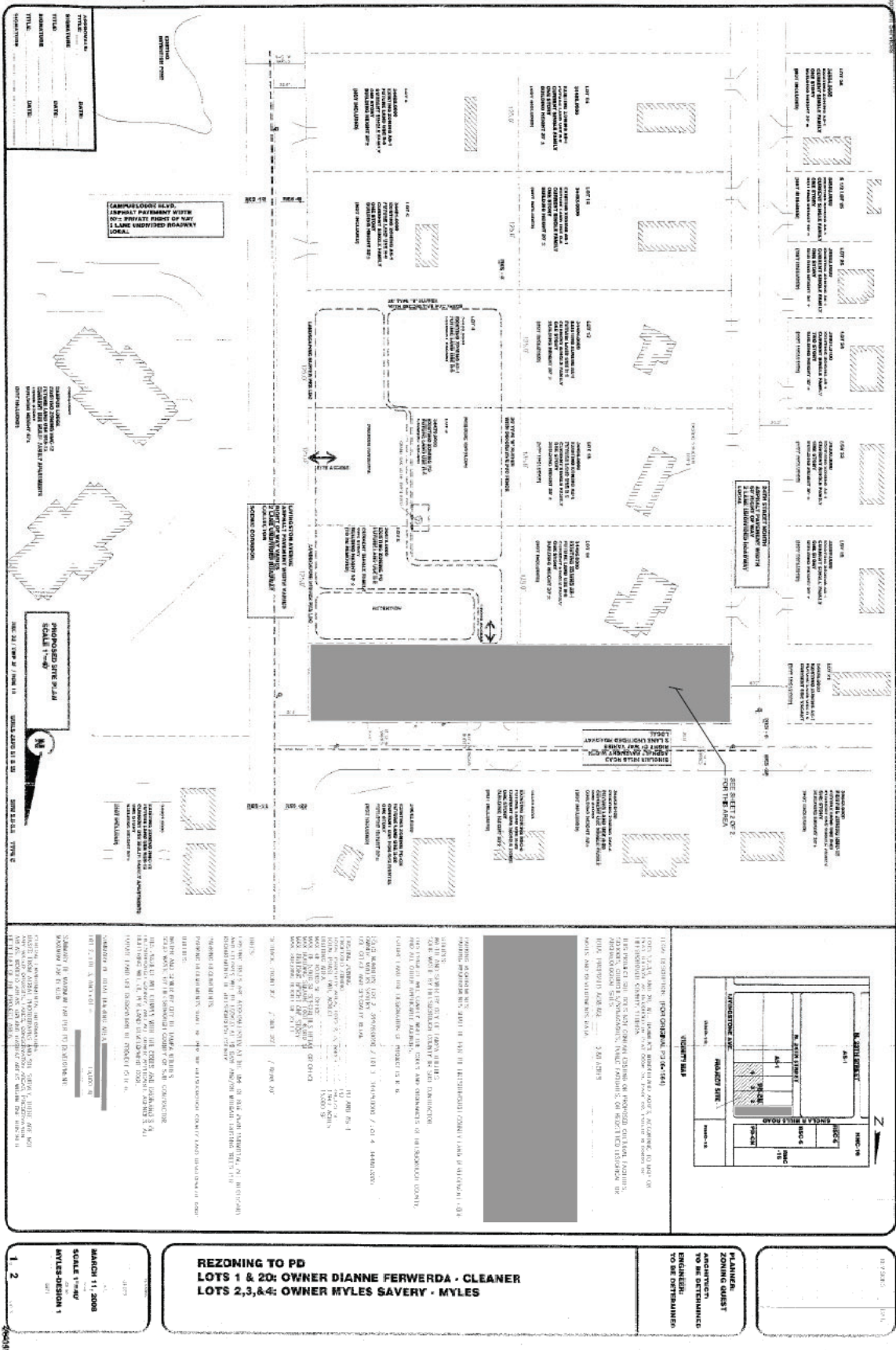
_____ Approved

_____ Approved with Conditions

_____ Disapproved

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

EXHIBIT A, 1 OF 2



Development Services

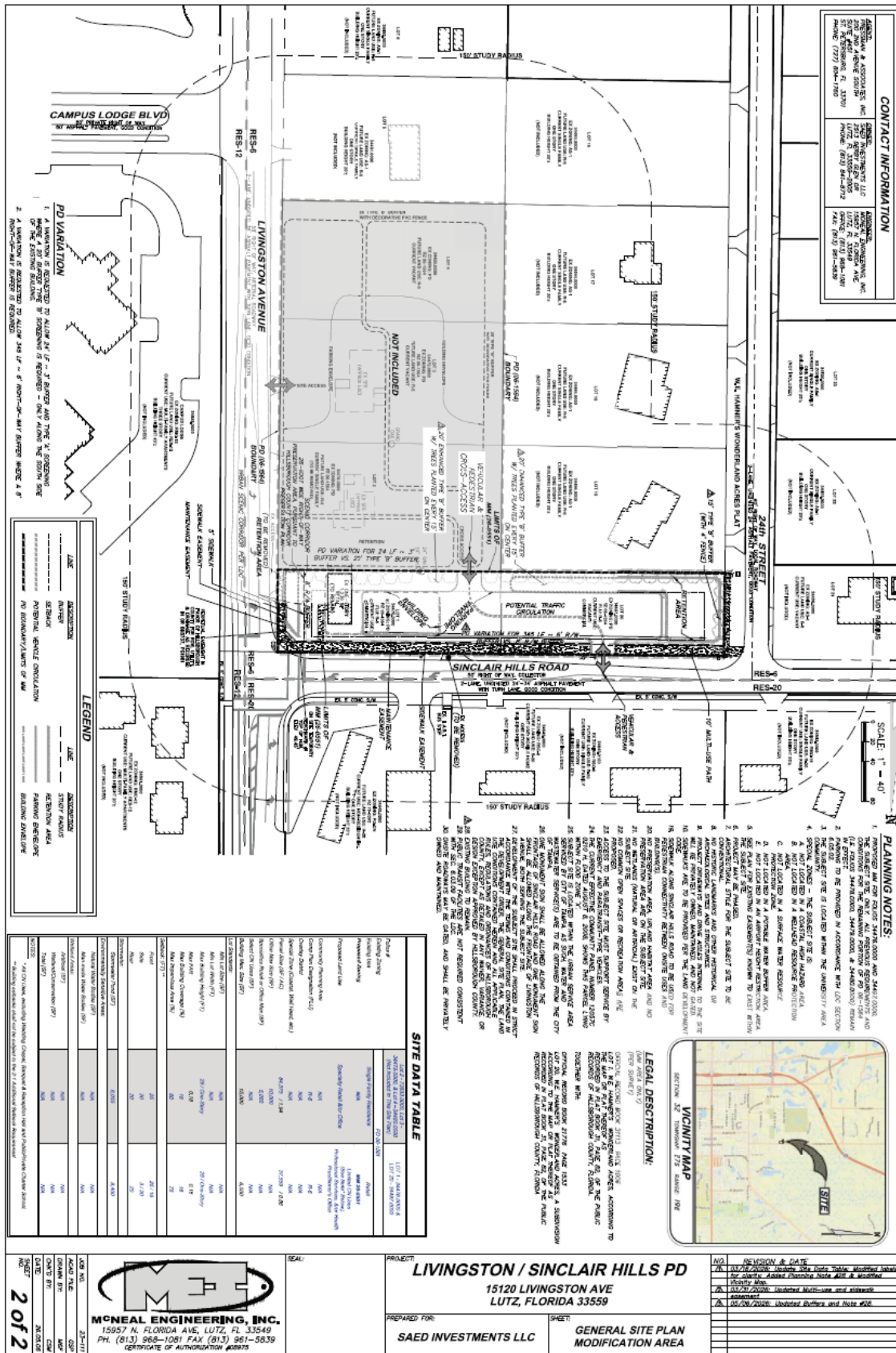
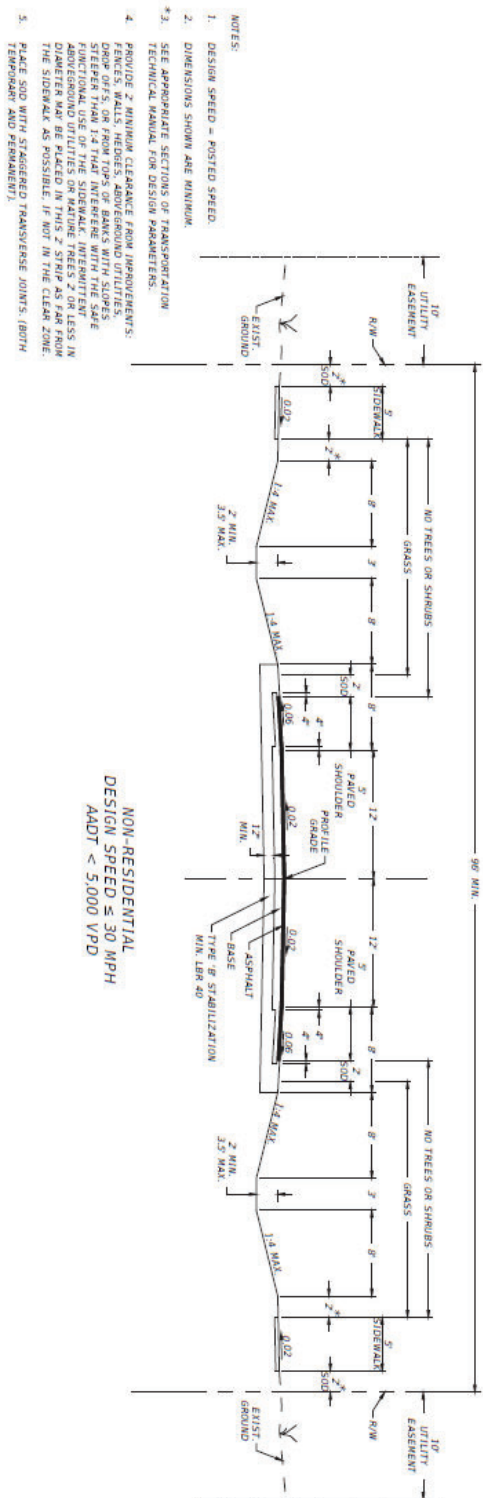
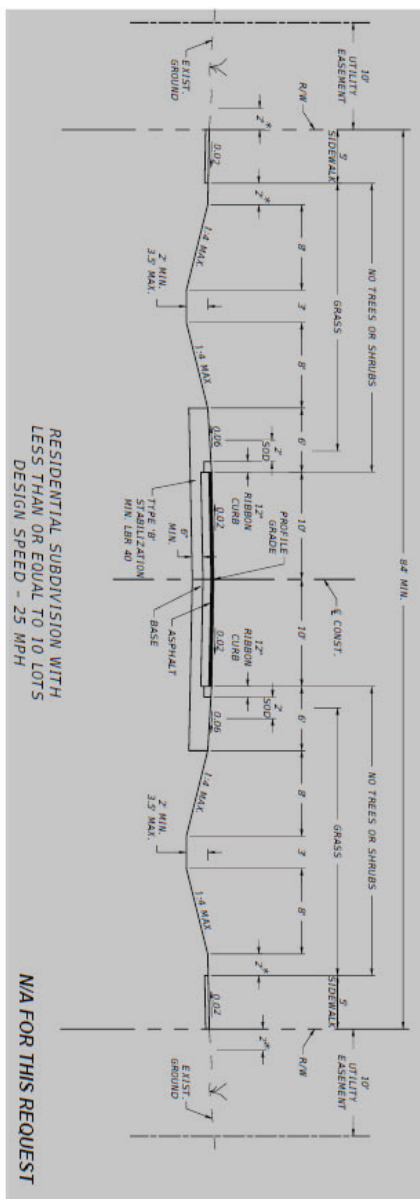
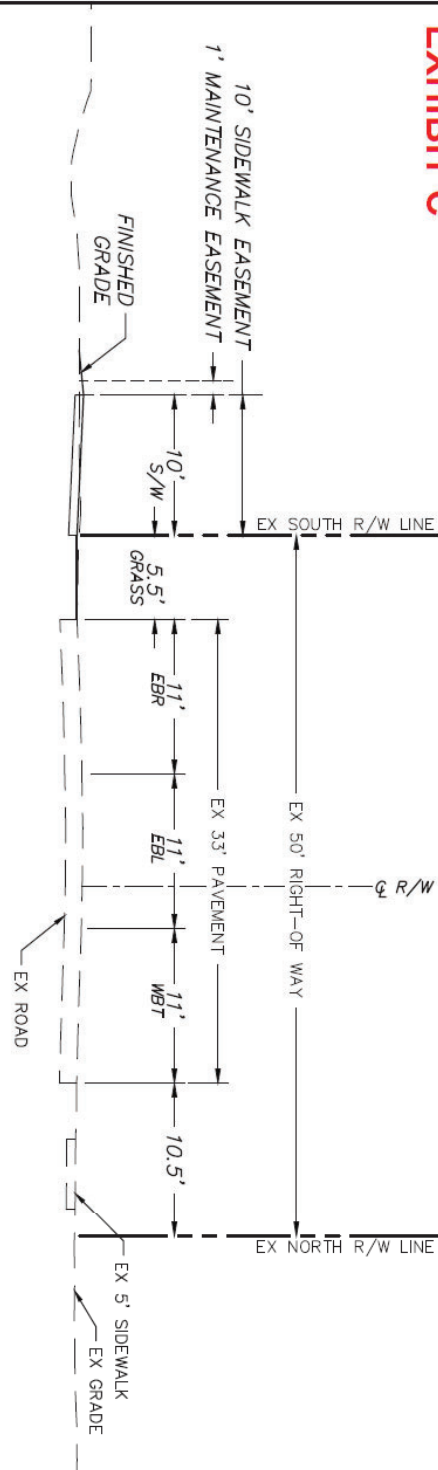


EXHIBIT B



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

EXHIBIT Creceived may 01, 2024
Development Service**TYPICAL SECTION**SINCLAIR HILLS ROAD
NTSDESIGN 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).

DRW NO.	23-111	PROJECT	LIVINGSTON / SINCLAIR HILLS PD	NO.	REVISION & DATE
ACAD FILE	RD-SEC	PREPARED FOR	15150 LIVINGSTON AVE		
DRAWN BY	MF/GCD	SAVED INVESTMENTS LLC			
CHECKED BY	CM	SHEET TITLE	SINCLAIR HILLS ROAD		
SCALE	N/A		TYPICAL SECTION		
DATE	26.03.06				
SHEET NO.	1 OF 7				



15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
P. (813) 981-4839
www.mcnealengineering.com

26.055

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 26-0551
DATE OF HEARING:	May 26, 2026
APPLICANT:	Pressman & Assoc. Inc.
PETITION REQUEST:	MM
LOCATION:	Southwest corner of Sinclair Hills Road and Livingston Avenue
SIZE OF PROPERTY:	0.86 acres
EXISTING ZONING:	PD (06-1564)
FUTURE LAND USE CATEGORY:	R-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Lutz

SUMMARY OF APPLICATION

The application is a request to modify a 0.86-acre parcel identified as Lots 1 and 20 of a larger approximate 2.8-acre retail and office Planned Development. The PD is located at the southwest corner of Sinclair Hills Road and Livingston Avenue in the Lutz area.

The subject parcel to be modified, Lots 1 and 20, front on Sinclair Hills Road. Lot 1 is located at the corner and fronts on both Sinclair Hills Road and Livingston Avenue. The remainder of the PD, Lots 2, 3 and 4 front on Livingston Avenue. The remainder of the PD is not a part of this major modification.

The existing PD, approved in 2006, is approved for a maximum of 3,500 square feet for a dry cleaners use on Lots 1 and 20. The balance of the PD is approved for 10,000 sq. ft. of BPO uses and 5,000 sq. ft. of CN uses (on Lots 2, 3 and 4).

The Major Modification request is to allow for a maximum of 6,000 sq. ft. of retail and office uses on Lots 1 and 20. The conditions of approval further limit the range of retail uses allowed.

The uses not to be permitted on Lots 1 and 20 are as follows:

Vehicle sales/rental and/or service and/or sale of vehicle parts
Convenience Stores (with gasoline sales)
Drive-thru facilities associated with any type use
Billiard and pool parlors
Bars/taverns or nightclubs
Standalone gas stations
Banquet and Reception Halls
Wedding Chapels

Public or Private Schools

To date, the PD has not been developed.

It is noted that there is a retail store (Smoke Shop) in business on Lot 1, the corner lot parcel. It is not clear when this business opened. The use is not permitted by zoning and limited site improvements associated with this existing use have been constructed. The existing non-conforming curb cuts located close to the intersection of Sinclair Hills Road and Livingston Avenue have not been removed. Stormwater ponds have not been constructed.

It is noted that there have been other no-conforming food truck type uses located on the Sinclair Hills Road frontage lots, Lots 1 and 20, over the past few years. These uses have been removed from the property.

It is noted that in 2024 the owner of Lots 1 and 20 filed a request to amend the zoning on lots 1 and 20. The request was to add 2 food truck type uses. This rezoning had all denials and was denied by the BOCC 7-0 in April 2025.

Development Services Department staff allowed for the filing of this new MM application within a year of the prior denial as the request is no longer for food truck type uses.

Development Services staff is recommending approval of the proposed MM.

The parcel has a FLUE Map designation of R-6. The Planning Commission staff finds the request consistent with the Comprehensive Plan.

SUMMARY OF HEARING

The applicant representative, Todd Pressman, provided power point slides and testimony in support of the request.

It was stated that the Major Modification is to allow for a maximum of 6,000 sq. ft. for a limited range of CN uses and BPO uses. Maximum height is limited to one story buildings.

The applicant proposes an enhanced 20 wide landscaped buffer with 10 ft. tall trees planted 15 ft. apart along with a six ft. tall fence along the south side of Lots 1 and 20.

It was stated that this MM is responsive to the land use and lack of buffering concerns that were brought up last year and this plan addresses those concerns.

Development Services finds the major modification approvable subject to conditions.

The Planning Commission staff finds the proposed major modification consistent with the Comprehensive Plan under the R-6 designation.

No one spoke in support at the hearing.

The following people spoke in opposition at the hearing:

Nashat Soufan, 15118 Livingston Avenue

Debbie Haines, 15123 N. 24th Street

Ross Pappas, 15803 DeWitt Court

Barbara Fite, 16102 E. Lake Burrell Drive

It was stated that the existing property owner has allowed the Smoke Shop and then the food truck businesses to operate on the subject parcel in violation of zoning. It was stated that property owner has not properly maintained the property.

It was stated that the Sinclair Hills Road and Livingston Avenue intersection is congested. Traffic is a concern in this area. It was state that the driveways to the Smoke Shop are dangerous.

It was stated that this area floods. That the Sinclair Hills Road and Livingston Avenue intersection in particular floods making traffic conditions more dangerous at this corner.

In rebuttal, Todd Pressman pointed out that the property has been cleaned up. The proposed plan will provide additional buffering and screening. The project no longer proposes food trucks. It was pointed out that one of the people who spoke in opposition, Nashat Soufan, is the owner of Lots 2, 3 and 4 and he is a part of the overall PD (which is comprised of Lots 1, 20, 2, 3 and 4). It was Mr. Pressman's contention that he believes Mr. Soufan also has a business interest in the deli/food component of the gas station/convenience store located across the street at the northwest corner of Sinclair Hills Road and Livingston Avenue.

EVIDENCE SUBMITTED

The applicant representative provided a power point presentation and oral testimony supplementing the file on record. The opposition provided oral testimony at the hearing.

FINDINGS OF FACT

The subject site is approximately 0.86 acres in size. The parcel is identified as Lots 1 and 20 of a part of a larger 2.08 acre Planned Development approved in 2006 for a Dry Cleaners (on Lots 1 and 20) and a maximum of 5,000 square feet of a limited range of CN uses and 10,000 sq. ft. of BPO uses on Lots 2, 3 and 4.

The overall PD has yet to be developed.

The subject 0.86-acre parcel (Lots 1 and 20) has 450 feet of frontage along Sinclair Hills Road and is 83 feet deep.

There is a gas station/convenience store located across the street on the northwest corner of Sinclair Hills Road and Livingston Avenue.

There is a single-family home located to the south, along approximately half of the southern boundary of the subject site. The other half of the southern property boundary is the location of the balance of the subject overall PD approved for 5,000 sq. ft. of retail and 10,000 sq. ft. of office uses.

The proposed Major Modification request is for a maximum of 6,000 sq. ft. of retail and office uses on Lots 1 and 20. The retail is for CN uses and the proposed zoning conditions exclude more intensive traffic generating CN uses. Maximum building height is limited to one story.

The MM site plan provides for a 20 ft. wide landscaped buffer along the southern property boundary. The landscaping includes an enhanced tree planting plan, spacing 10 ft. tall trees 15 ft. on center along the southern boundary.

The MM proposes that an existing structure located on Lot 1 remain. This structure is approximately 1,236 sq. ft. in size and is setback 3 ft from the southern property line.

A variance has been requested to not provide the full 20 ft. wide buffer yard and Type "A" screening in the location of this building. Given that the balance of the retail/office PD is located directly to the south, this variance is supported.

The applicant has requested a reduction of the perimeter landscaping/buffer yard required adjacent to rights-of-ways. The reduction is from 10 ft. to 8 ft. The required landscaping will be provided. The enhanced plantings along the southern property boundary are substantive and helps with the overall landscaping design of the site. Given the overall landscaping plan for the site this variance is supported.

It is found that the proposed MM as designed and conditioned by staff is compatible with the surrounding land uses in the area.

It is noted that testimony was presented that the current owner of Lots 1 and 20 has a track record of non-compliance with zoning. The existing small structure at the corner is non-conforming. The past food truck uses, based upon a review of historical aerials appeared in the 2022 time period and removed from the site in the late 2025 time period.

This past and current non-compliance is a concern.

However, the MM application presents a site plan that is reasonable, compatible and more marketable over the current approval (for a dry cleaner only). This proposed MM presents the property owner with an opportunity to redevelop the entire 0.86 parcel (Lots 1 and 20) with a maximum 6,000 sq. ft. of retail/office space and ultimately be designed, engineered, permitted and developed to County LDC site development, transportation and stormwater management standards.

It is found that the proposed MM is consistent with the FLUE Map designation of R-6.

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

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

CONCLUSIONS OF LAW

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

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

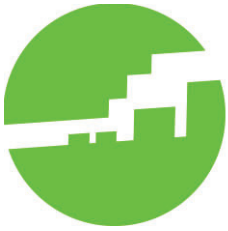
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: MM 26-0551 Folio(s): 34476.0000 & 34497.0000 General Location: South of Sinclair Hills Road between North 24 th Street and Livingston Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga;0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	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
Parcel Size	+/- 0.86 acres
Street Functional Classification	Sinclair Hills Road – County Collector North 24 th Street – Local Livingston Avenue – County Arterial
Commercial Locational Criteria	Meets
Evacuation Area	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 ± 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 ± 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.

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 (.75 FAR)

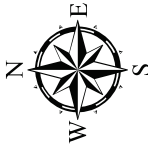
HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

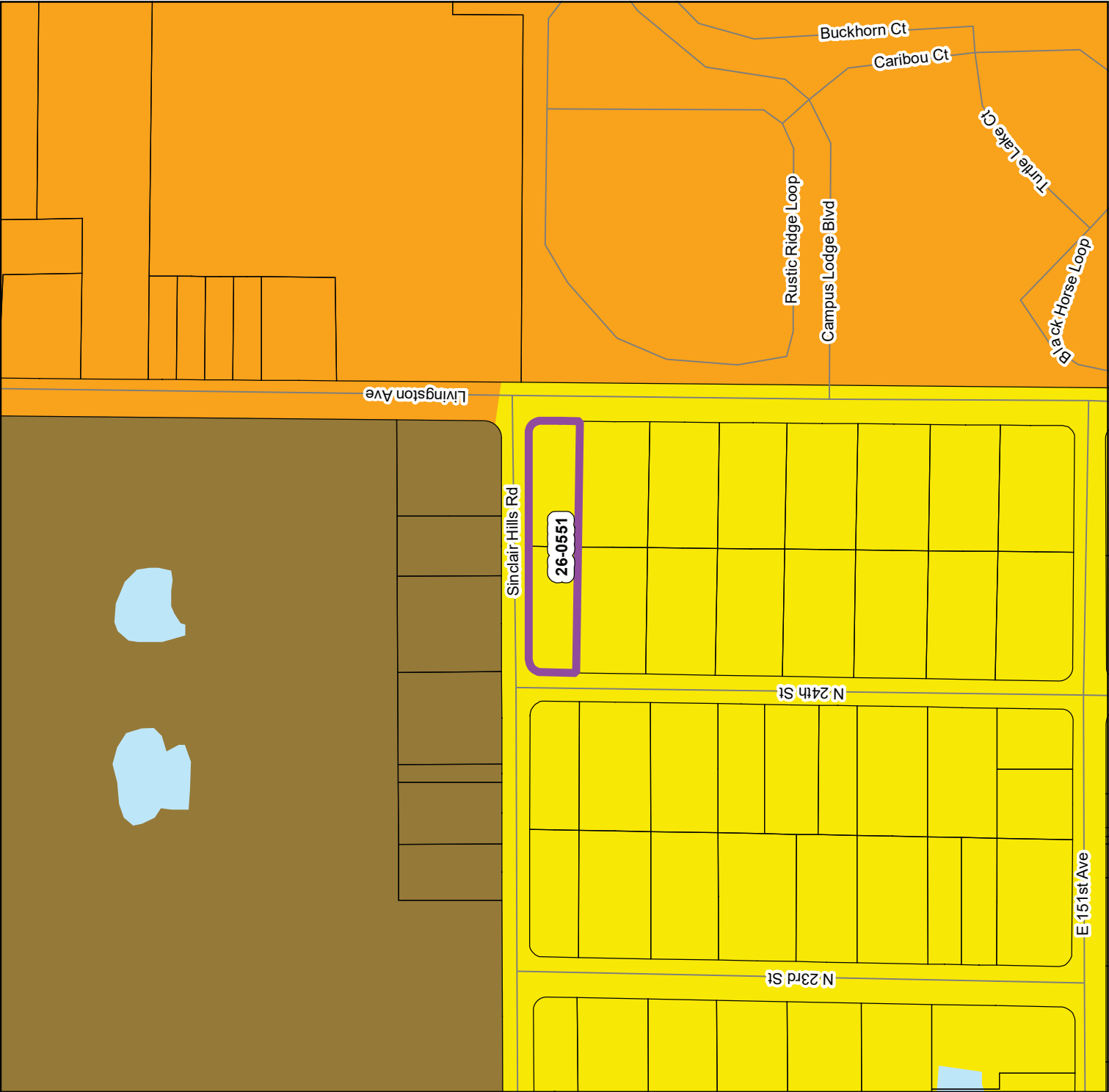
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/6/2026

Author: A. Cone

File: G:\Rezoning\System\MapProjects\HCHalley_hbRezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: RZ-PD 06-1564 Modification: MM 26-0551

Atlas Page: NONE Submitted: 6/16/26

To Planner for Review: 6/16/26 Date Due: ASAP

Contact Person: Todd Pressman Phone: (727) 804-1760/Todd@Pressmaninc.com

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

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

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

Reviewed by: Christopher Grandlienard Date: 06-16-26

Date Agent/Owner notified of Disapproval: _____

PLANNED DEVELOPMENT PLANS FOR ANNA DRIVE PROFESSIONAL RESIDENTIAL FACILITY

LEGAL DESCRIPTION

(INSTRUMENT # 2021509252) S 104 FT MOL OF THE S 1/2 OF SW
1/4 OF NE 1/4 OF SE 1/4 LESS THE E 244 FT THEREOF - SEC - TWP -
RCE - 32 - 28 - 20

INDEX OF REZONING PLANS

P-1 COVER SHEET
P-2 GENERAL DEVELOPMENT PLAN

5624 ANNA DRIVE
TAMPA, FLORIDA
FOLIO: 62784.0000

PREPARED FOR:
WOS PROPERTIES III
1709 MARY LANE
LUTZ, FL 33558

PROFESSIONAL TEAM

CIVIL ENGINEER:
SUNCOAST CIVIL, LLC
2818 CYPRESS RIDGE BLVD, STE 150
LUTZ, FL 33558
PHONE: (813) 694-7676
CONTACT: MIKE WOS

OWNER'S AGENT:
PRESSMAN & ASSOCIATES, INC.
334 E LAKE ROAD S
PALM HARBOR, FLORIDA 34685
PHONE: (727) 804-3608
CONTACT: TODD PRESSMAN

SURVEYOR:
COMPANY: TBD
ADDRESS:
CITY, STATE, ZIP
PHONE:
CONTACT:

REZONING RECORD IDENTIFICATION

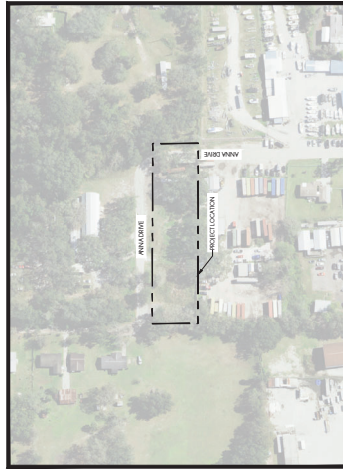
HILLSBOROUGH COUNTY: TBD

PREPARED BY:

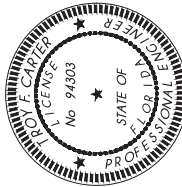
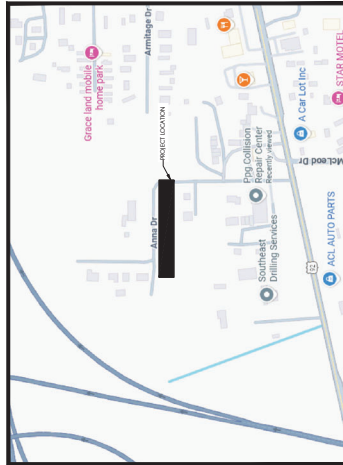


2818 CYPRESS RIDGE BLVD, STE 150
WESLEY CHAPEL, FL 33544
P: (813) 694-7676

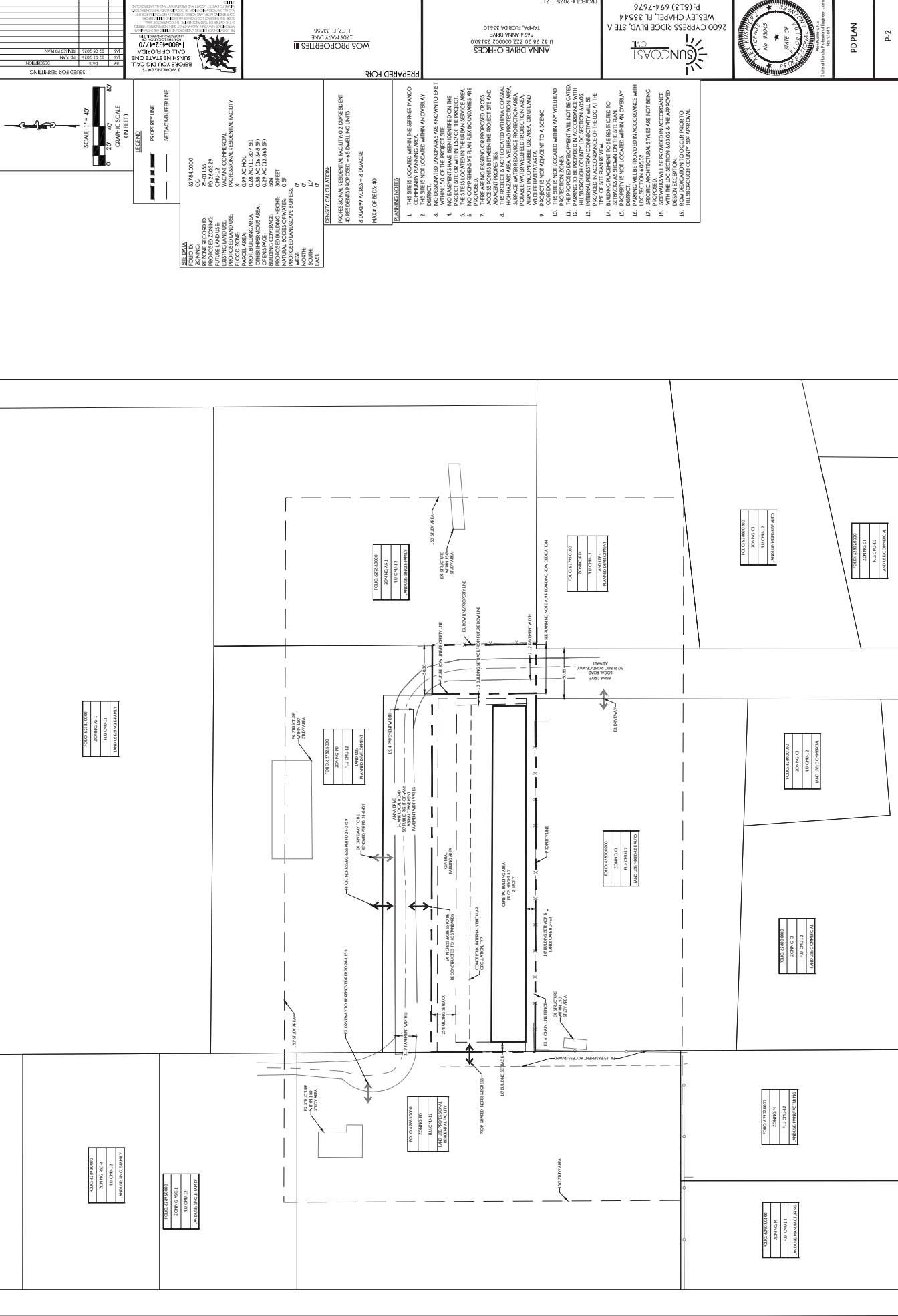
VICINITY MAP



LOCATION MAP



Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No. 94303





AGENCY COMMENTS

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

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

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 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:

~~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. 24th. 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 24th 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 24th 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/taverns 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 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 address 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, 12th 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
Total:	1,693	55	86

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
Total:	2,110	81	106

Difference (Inbound Peak Movements):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
Total:	(+) 417	(+) 26	(+) 20

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
Total:	1,693	91	182

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.)
Total:	2,110	144	223

Difference (All Movements):

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

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 24th 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 24th 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 maintenance 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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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
todd@pressmaninc.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov



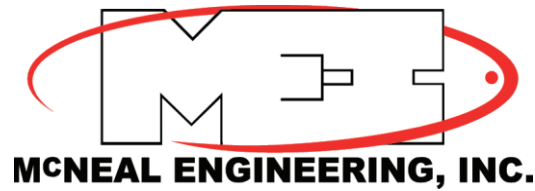
**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Driveway Spacing - Sinclair Hills Rd ☐ 4. ☒ 2. Driveway Spacing - Sinclair Hills Rd ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Livingston/Sinclair Hills
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	34476.0000 & 34497.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 06-1564
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0551
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



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 24th 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 Hills Road. Our responses to review criteria a, b, and c are as follows:

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 24th 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=A01410D0000019DB6031C53003CED58,
O=McNeal Engineering Inc, C=US
Date: 2026.05.06 16:56:34-04'00'

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher S. McNeal".

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

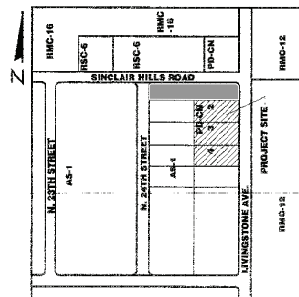
HSRW	CrashDate	CrashTime	CrashHour	OnStreet	CrossStreet	CrashType	Direction	Distance	Vehicle1Direction	Vehicle2Direction	ImpactType	Event/KonVehicularCollision	Person/Driver/CausMain	Latitude	Longitude
26556130	12/23/2025	16:52	16	LIVINGSTON AVE	SINCLAIR HILLS RD	Rear End	No Data		0 N	N	Front to Rear	Motor Vehicle in Transport	Followed Too Closely	28.09150477	-82.43075661
27716681	11/14/2025	06:57	06	SINCLAIR HILLS RD	LIVINGSTON AVE	Sideswipe	W	202 E	0 E	E	Sideswipe, Same Direction	Motor Vehicle in Transport	Failed to Keep in Proper Lane	28.09150477	-82.4313786
89433137	08/10/2025	08:03	08	LIVINGSTON AVE	SINCLAIR HILLS RD	Angle	No Data		0 E	N	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150477	-82.43075661
25929995	05/07/2025	20:45	20	LIVINGSTON AVE	SINCLAIR HILLS RD	Rear End	No Data		0 N	N	Front to Rear	Motor Vehicle in Transport	Front to Rear	28.09150477	-82.43075661
26554734	09/07/2025	08:26	08	SINCLAIR HILLS RD	LIVINGSTON AVE	Left Turn	No Data		0 W	E	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150477	-82.4310191
26549719	12/25/2024	15:16	07	LIVINGSTON AVE	SINCLAIR HILLS RD	Rear End	No Data		0 N	N	Front to Rear	Motor Vehicle in Transport	Followed Too Closely	28.09136974	-82.43075427
26548329	11/18/2024	11:55	11	LIVINGSTON AVE	N 24TH ST	Hit Fixed Object	No Data		0 W	S	Other	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09150479	-82.43234883
26548326	11/08/2024	13:20	13	LIVINGSTON AVE	SINCLAIR HILLS RD	Rear End	No Data		0 S	S	Front to Rear	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09147778	-82.43075614
26545110	08/22/2024	17:03	17	LIVINGSTON AVE	SINCLAIR HILLS RD	Angle	No Data		0 S	E	Angle	Motor Vehicle in Transport	Ran Red Light	28.09150477	-82.43075661
26545110	08/17/2024	14:24	14	LIVINGSTON AVE	SINCLAIR HILLS RD	Left Turn	No Data		0 S	N	Front to Rear	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09136074	-82.43075412
26539033	03/13/2024	15:35	15	LIVINGSTON AVE	SINCLAIR HILLS RD	Angle	No Data		0 E	S	Angle	Motor Vehicle in Transport	Ran Red Light	28.09150477	-82.43075661
26538925	02/22/2024	13:50	13	LIVINGSTON AVE	SINCLAIR HILLS RD	Right Turn	No Data		0 E	S	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150477	-82.43075661
26537441	01/31/2024	14:50	14	LIVINGSTON AVE	SINCLAIR HILLS RD	Left Turn	No Data		0 N	S	Angle	Motor Vehicle in Transport	Other Continuing Action	28.09150477	-82.43075661
26537217	01/28/2024	16:50	16	SINCLAIR HILLS RD	LIVINGSTON AVE	Rear End	No Data		0 No Data	No Data	Front to Rear	Motor Vehicle in Transport	Other Continuing Action	28.09150479	-82.43099113
26174079	12/25/2023	22:20	22	LIVINGSTON AVE	SINCLAIR HILLS	Angle	No Data		0 W	N	Front to Front	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150477	-82.43075661
26172489	10/25/2023	20:25	20	LIVINGSTON AVE	SINCLAIR HILLS RD	Left Turn	No Data		0 N	S	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150477	-82.43075661
83372471	09/14/2023	07:35	07	LIVINGSTON AVE	SINCLAIR HILLS RD	Head On	No Data		0 E	S	Front to Front	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150477	-82.43075661
24644973	11/06/2022	17:24	17	LIVINGSTON AVE	SINCLAIR HILLS RD	Pedestrian	No Data		0 N	N	Other	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09150477	-82.43075661
24644780	11/04/2022	07:28	07	LIVINGSTON AVE	SINCLAIR HILLS RD	Pedestrian	No Data		0 N	N	Other	Pedestrian	Failed to Yield Right-of-Way	28.09150477	-82.43075661
24639911	07/13/2022	07:30	10	LIVINGSTON AV	SINCLAIR HILLS RD	Pedestrian	No Data		0 E	N	Other	Traffic Signal Support	Failed to Yield Right-of-Way	28.09150477	-82.43075661
24637288	04/25/2022	10:37	10	LIVINGSTON AV	SINCLAIR HILLS RD	Hit Fixed Object	No Data		0 No Data	N	Other	Run Off Roadway	Failed to Yield Right-of-Way	28.09150477	-82.43075661
24629533	10/28/2021	07:15:00	07	LIVINGSTON AVE	SINCLAIR HILLS RD	Angle	N		500 E	S	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150997	-82.43076001
24629333	10/20/2021	17:12:00	17	LIVINGSTON AV	SINCLAIR HILLS RD	Rear End	N		535 N	N	Front to Rear	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09150997	-82.43076001
24628325	09/29/2021	07:05:00	07	LIVINGSTON AV	SINCLAIR HILLS RD	Right Turn	N		291 W	N	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150997	-82.43076001
24626969	09/03/2021	20:25:00	20	LIVINGSTON AV	SINCLAIR HILLS RD	Rear End	S		50 N	N	Front to Rear	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09137494	-82.43075767
89446922	04/17/2021	18:20:00	18	LIVINGSTON AV	SINCLAIR HILLS RD	Rear End	S		40 N	N	Front to Rear	Motor Vehicle in Transport	Operated MV in Transport	28.09140195	-82.43075814
89444671	02/17/2021	11:49:00	11	LIVINGSTON AV	SINCLAIR HILLS RD	Angle	No Data		0 E	N	Angle	Motor Vehicle in Transport	Operated MV in Careless or Negligent Manner	28.09150997	-82.43076001
89443574	01/16/2021	19:25:00	19	SINCLAIR HILLS RD	LIVINGSTON AV	Angle	W		200 S	W	Angle	Motor Vehicle in Transport	Failed to Yield Right-of-Way	28.09150997	-82.43076001

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

PLANNER:
ZONING QUEST

MARCH 11, 2008
SCALE 1"=40'
BY: J. S. B. 10/08
MMYLES-DESIGN 1

1.2

[illegible]

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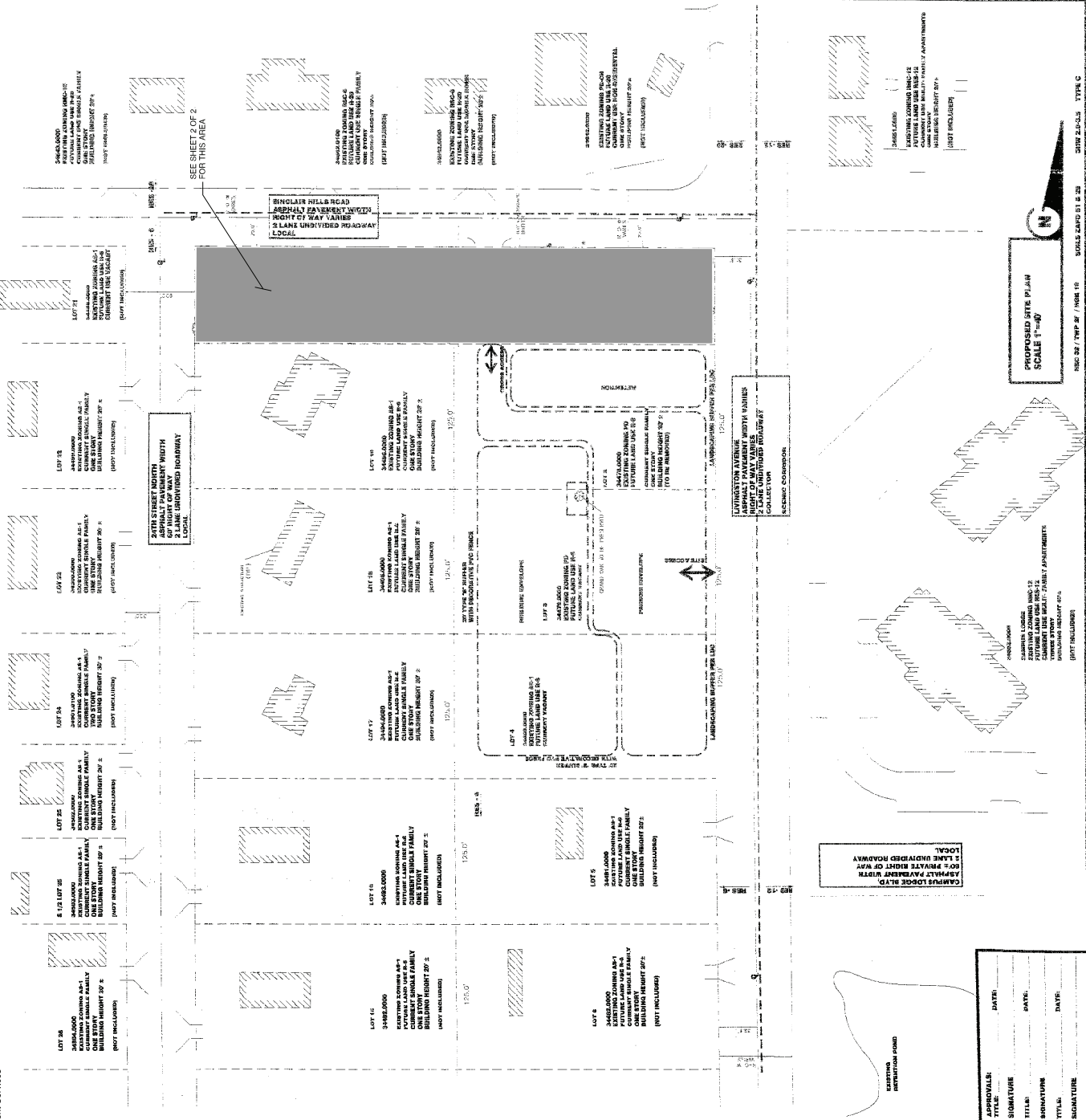
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THE STATE OF NEW YORK
IN SENATE
JANUARY 11, 1911.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 11, 1909.
ALBANY:
J. B. LEECH, STATE PRINTER.
1911.

HAIR AND WATER BY CITY OF TAMPA UTILITIES (SUN) WASTE BY THE THOROUGH COUNTY OR SUB-CONTRACTOR. THIS PROJECT WILL COMPLY WITH THE CODES AND ORDINANCES OF THE THOROUGH COUNTY, AND ALL OTHER APPLICABLE AGENCIES. CONTRACTING WITH THE LAND DEVELOPMENT CODE.

SUMMARY OF TOTAL BIDDING AND A	
	\$17,000.00
SUMMARY OF MAXIMUM FEE PER PROJECT	
	\$17,000.00

CRITICAL INFORMATIONAL REQUIREMENTS. IN ORDER TO:



APPROVALS:	DATE:
TITLE:	
SIGNATURE	DATE:
TITLE:	
SIGNATURE	DATE:
TITLE:	

NSC 52 / TWP 22 / N4M 10 5045 ZAPD 51 & 20 51W 2.0-3.5 TYPE C

NOT INCLUDED

100

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
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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

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Hillsborough County

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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
todd@pressmaninc.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov



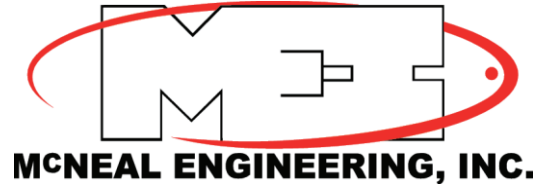
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County Florida**
Development Services

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Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Substandard Road - Sinclair Hills Rd ☐ 4. ☒ 2. Substandard Road - Sinclair Hills Rd ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Livingston/Sinclair Hills
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	34476.0000 & 34497.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 06-1564
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0551
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Hillsborough County
Development Services
601 E. Kennedy Blvd, 20th 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, 24th 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.

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 infil 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,

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

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

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

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

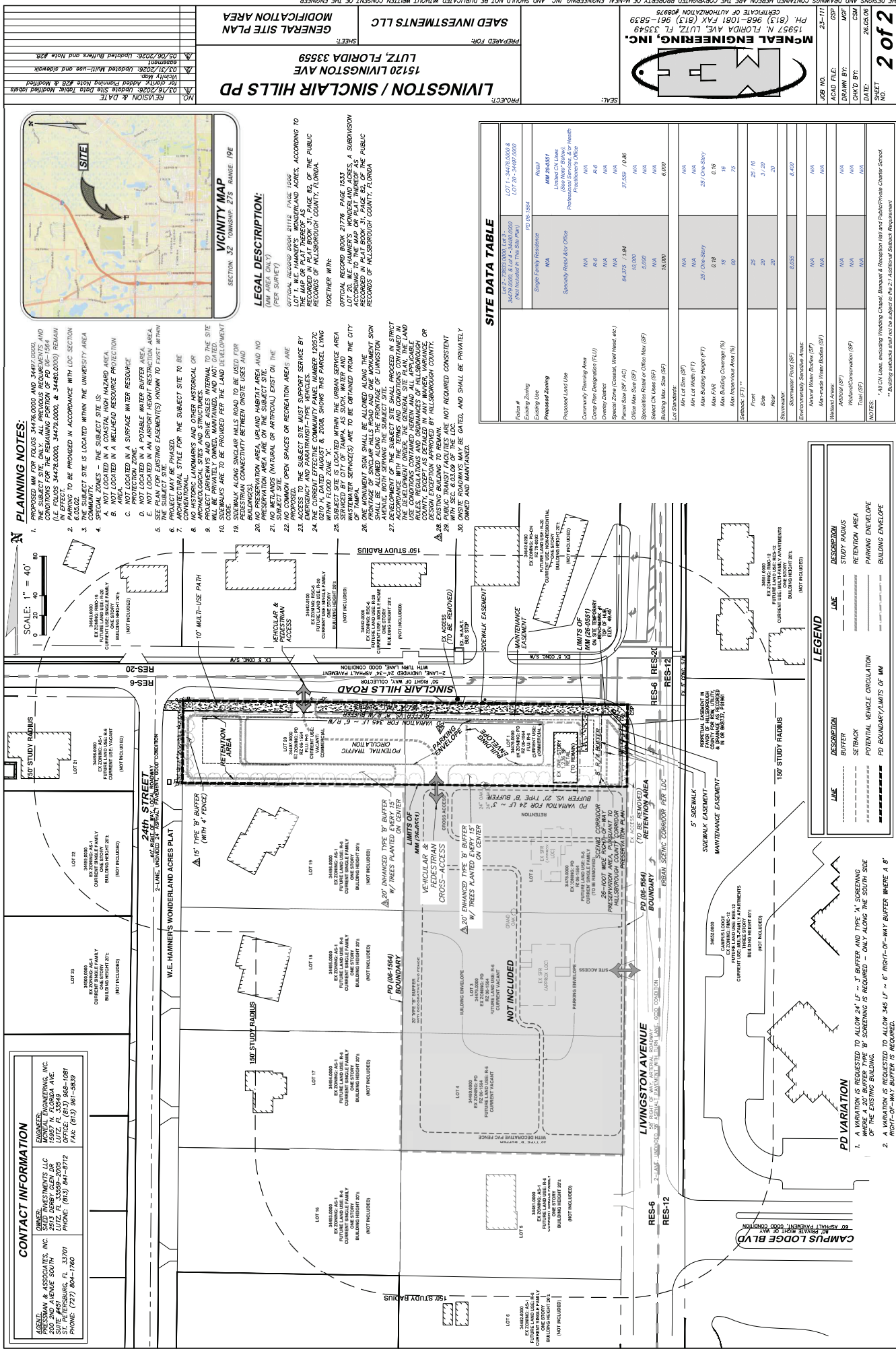
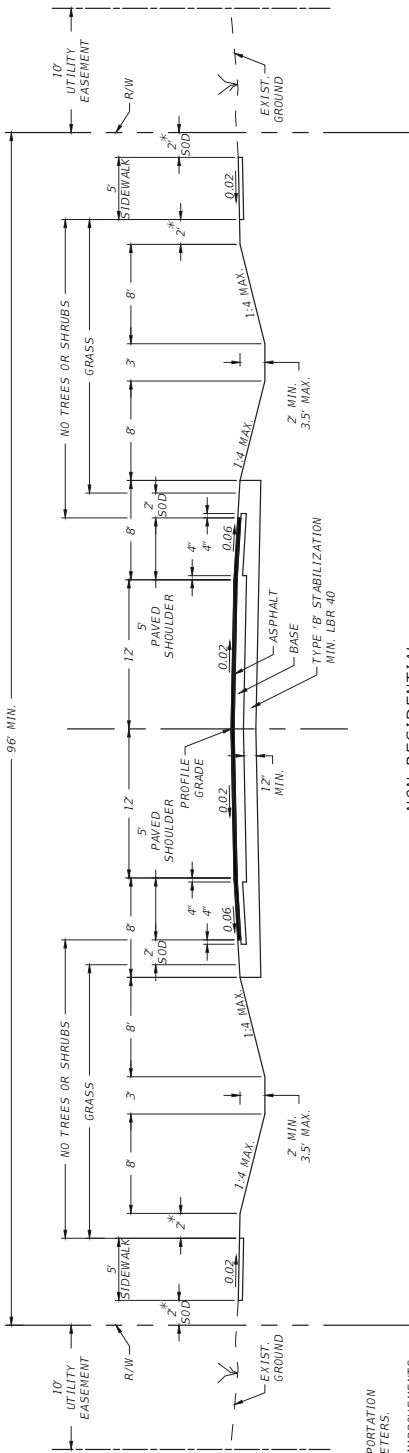
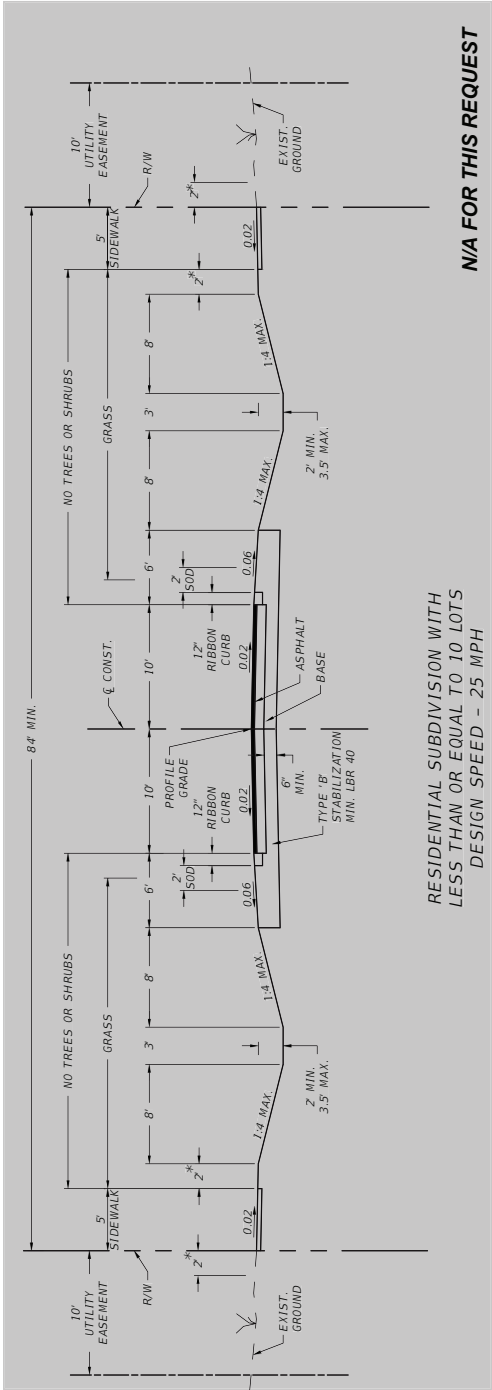
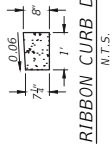


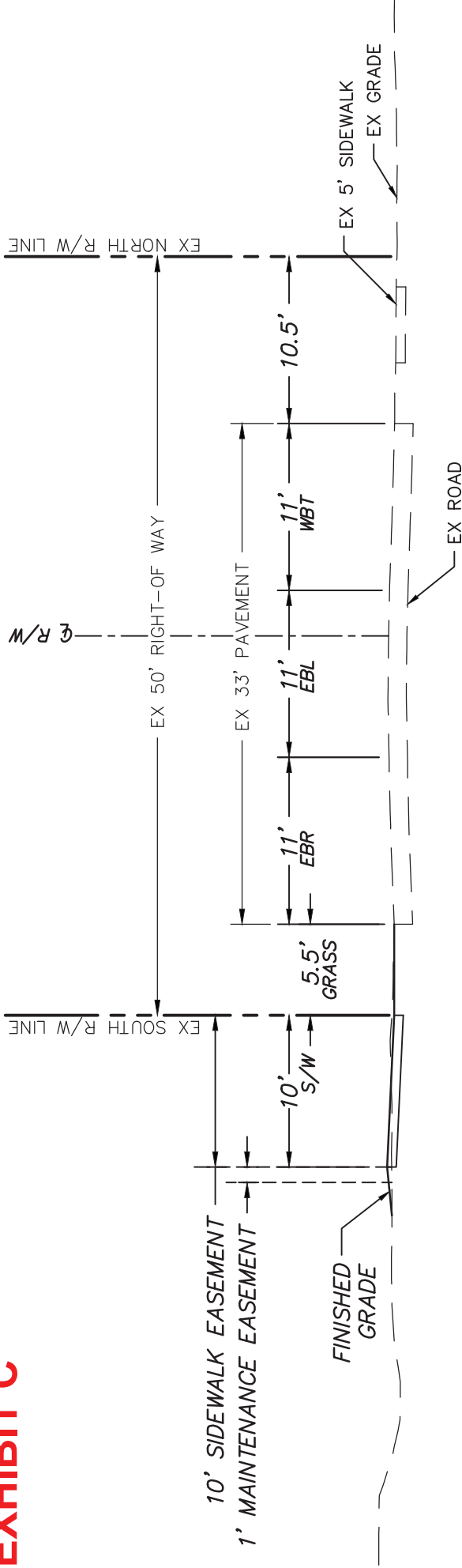
EXHIBIT B



- 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, DROP OFFS, OR FRONT TOPS OF BANKS WITH SLOPES GREATER THAN 3:1. THE MINIMUM CLEARANCE SHALL BE 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.
 5. PLACE SOD 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. TS-7	SHEET NO. 1 OF 1
10/2023					

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).

JOB NO.	23-111	PROJECT:	LIVINGSTON / SINCLAIR HILLS PD	NO.	REVISION & DATE
ACAD FILE:	RD-SEC		15150 LIVINGSTON AVE		
DRAWN BY:	MF/CCM	PREPARED FOR:	SAED INVESTMENTS LLC		
CHECKED BY:	CM	SHEET TITLE:	SINCLAIR HILLS ROAD		
SCALE:	N/A		TYPICAL SECTION		
DATE:	26.05.06				
SHEET NO.	1 OF 1				



McNEAL ENGINEERING, INC.

15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 5/26/2026	COMMENT DATE: 3/10/2026
PETITION NO.: 26-0551	PROPERTY ADDRESS: 15120, 15118, 15516 Livingston Ave, Lutz, FL 33559
EPC REVIEWER: Melissa Yanez	FOLIO #: 344760000, and 344970000
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 32-27S-19E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Major Modification	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

ec: hsullaiman@aol.com / todd@pressmaninc.com

Environmental Excellence in a Changing World

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



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 05/11/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Pressman and Assoc, Inc.

PETITION NO: 26-0551

LOCATION: 15120 15118 15516 Livingston Ave

FOLIO NO: 34476.0000 34497.0000

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Daycare (Per 1,000 s.f.) Mobility: \$13,156 Fire: \$95	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Medical office (<10k sq ft) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Gen. Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158
Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	Discount Store (Per 1,000 s.f.) Mobility: \$13,530.00 Fire: \$313	Clinic (Per 1,000 s.f.) Mobility: \$33,345 Fire: \$95	Single Tenant Office (per 1,000 s.f.) Mobility: \$10,005 Fire: \$158

Project Summary/Description:

Urban Mobility, Northwest Fire - CN uses, including professional office and medical office



Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	REQUEST DATE:	2/18/2026
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	3/4/2026
PROPERTY OWNER:	Falah Lutz, LLC	PID:	26-0551
APPLICANT:	Pressman & Assoc., Inc.		
LOCATION:	15120 Livingston Ave. Lutz, FL 33549		
FOLIO NO.:	34476.0000, 34497.0000		

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 03/11/2026**

Agency: Natural Resources **Petition #: 26-0551**

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

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

PETITION NO.: MM 26-0551

REVIEWED BY: Clay Walker, E.I.

DATE: 3/2/2026

FOLIO NO.: 34476.0000, 34497.0000

WATER

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

WASTEWATER

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

COMMENTS: _____.

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

Major Mod

Project ID# 26-0551

PROJECT NAME not given_FOLIO # 34476.0000

SUBMITTED 02/16/2026 DISTRIBUTED _____ DUE 05-26-2026

EOR NAME & PHONE Todd Pressman 727-804-1750

EOR EMAIL ADDRESS: TODD@PRESSMANINC.COM

OWNER NAME & PHONE _____

OWNER EMAIL ADDRESS: _____

DRC DATE n/a SECTION/TOWNSHIP/RANGE 32-27-19

	APPROVED		GRAND OAKS
	APPROVED WITH CONDITIONS		ON SITE PIPING
	RESUBMITTAL REQUIRED		OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*		PROPORTIONATE FAIR SHARE
	NO REVIEW REQUIRED		LIGHTING PLANS
X	No Comment		FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

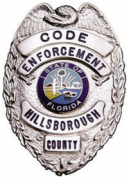
CONDITIONS/COMMENTS

-No Comment

PRELIMINARY APPROVED: _____

REVIEWED BY: Jan Kirwan PHONE# 672-7876 DATE: 02-27-2026

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
	ZONING	272-5600		SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239	XX	CELM	672-7876



CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-014238

CRM SR NUMBER:

CASE STATUS: Hearing Scheduled

CURRENTLY ASSIGNED TO: Christopher Masson

START DATE:	10/22/2025	END DATE:	NEXT INSPECTION DATE:
STRUCTURE TYPE:	Block	OCCUPANCY:	Commercial
ADDRESS:	15120 Livingston Ave Lutz FL 33559		
ZONED:	PD	PARCEL #	034476.0000

ORIGINAL COMPLAINT DESCRIPTION:

PEOPLE ASSOCIATED WITH THIS CASE

Owner	FALAH LUTZ LLC ET AL	Phone: 941-524-2549
	15120 Livingston Ave	
	Lutz, FL 33549	
		Phone:

VIOLATIONS CITED

Z VIOLATING CONDITIONS OF APRVL / PLANNED DEVELOPMENT

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 5.03.00- LAND DEVELOPMENT CODE

ACTION REQUIRED: CONFORM TO THE APPROVED CONDITIONS

10/22/2025 The conditions of approval. The dry cleaners shall be located within the northeast portion of the site as shown on the plan. The land area to west of the dry cleaners shall be reserved for retention areas and/or open space. The following uses shall not be permitted within the land area located to the south of the dry cleaners:

- " Fast food restaurants
- " Vehicles sales/rental/ and or service and/ or the sale of vehicle parts
- " Convenience Stores (with or without gasoline sales)
- " Stand-alone banking establishment
- " Drive-through facilities associated with any type of use.
- " Billiard and pool parlor
- " Bars/Taverns or nightclubs
- " Gun Store
- " Stand-alone gas station

The project shall be limited to 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.

Contact the Center for Development Services, 813-272-5600, for permitting information.

Vendors not permitted in the PD either. Remove vendors.

CASE COMMENTS

10/22/2025 By: MASSONC

Masson, 10/22/2025, 1454hrs. EMAL from attorney from case CE23007305 about Rezoning hearing

From: Todd Pressman <todd@pressmaninc.com>

Sent: Sunday, September 7, 2025 7:09 PM

To: Masson, Christopher <MassonC@hcfl.gov>

Cc: PRESSMAN TODD <todd@pressmaninc.com>; Raed <Faares4@yahoo.com>; Meier, Susan <MeierS@hcfl.gov>

Subject: Pressman: Items at 15120 Livingston Ave/Issue being addressed

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

RE: HC-CE-25-005394 & HC-CB-25-000733 at 15120 Livingston Ave.

Good evening, Mr. Masson. I am a zoning consultant and zoning representative for Mr. Yousef.

In regard to your item #4 (attached) on your correspondence dated 6/13/2025, I will make you aware that we have been fully engage and processing through the Hillsborough County rezoning system.

County file # MM 24-1141 was heard by the Zoning Hearing Master on August 18th, 2025. This application will then proceed to the Board of County Commissioners on 10/07/2025. This application will address the citation that has been issued in regard to the violation of the uses allowed under the current PD. The County assigned planner is Christopher Grandlienard and his contacts are:

P: (813) 276-8372

E: <mailto:GrandlienardC@HillsboroughCounty.org>

This item is scheduled to appear before the Board/Magistrate on 9/26/25, but I will personally be out of the Country and unable to attend. I'll be happy to answer any questions or concerns you might have.

Thank you.

TODD PRESSMAN

President, Pressman & Associates, Inc.

200 2nd Ave., South #451

St. Petersburg, FL 33701

Cell. 727-804-1760

Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner. FURTHER any preliminary report or review of land uses or zoning DOES NOT constitute in ANY manner a due diligence for a property and cannot be relied upon as any kind of due diligence analysis.

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11/04/2025 By: MASSONC

Masson, 11/04/25, 1430hrs.

Supervisor Fernanes and I arrived at 15120 Livingston Ave to meet with the property owner. Upon our arrival, we observed that the smoke shop was still in operation, which was a violation of the existing PD. I discussed the situation with Raed, the owner, who subsequently signed the COMBO notice AOS. The AOS was then emailed to CBS, PPT created and put in folder and a hearing has been scheduled for 11/14/25.

02/09/2026 By: MASSONC

Masson, 02/09/2026, 1005hrs.

Site visit to 15120 Livingston Ave. to acquire pictures for the upcoming hearing that was continued. Upon arrival, the smoke shop is still operating without approval. I checked in a ACCELA and optics, and there are no current re-zoning packages or changes ion ownership as of 2/9/26. Current pictures loaded in case file, case continues to hearing for a ruling.

02/17/2026 By: MASSONC

Masson, 02/17/2026, 1400hrs. ***Email and Text message from Todd Pressman W/ Returned call Left Message, Todd returned my call and is aware of the 2/20/26 hearing***

From: Todd Pressman <todd@pressmaninc.com>
Sent: Monday, February 16, 2026 12:24 PM
To: Rodriguez, Sonia - CBS <RodriguezSO@hcfl.gov>; Masson, Christopher <MassonC@hcfl.gov>
Cc: Todd Pressman <todd@pressmaninc.com>; Sullaiman Hashim <Hsullaiman@aol.com>; raed yousef <raedbaba1970@gmail.com>; Chris Mcneal <cmcneal@mcnealengineering.com>; Padilla, Hipolito <PadillaH@hcfl.gov>
Subject: Pressman: Pressman: HC-CE-25-014238/HC-CB-25-001608/Raed Yousef/ZONE APPLICATION FILED AND ACCEPTED

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

Sonia & Mr. Masson, the rezoning application has been filed and accepted by the County to address the citations.

This is County file # MM 26-0551.

This site is back at the Code En. Hearing on 2/20/26.

Staff Contact is Charles Phillips

Thank you.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

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04/27/2026 By: MASSONC

Masson, 04/27/2026, 0845hrs. Email from Todd Pressman w/ response.

From: Masson, Christopher
Sent: Monday, April 27, 2026 9:28 AM
To: 'Todd Pressman' <todd@pressmaninc.com>
Cc: Rodriguez, Sonia - CBS <RodriguezSO@hcfl.gov>; George, Laura <GeorgeL@hcfl.gov>

Subject: RE: Pressman: Pressman: UPDATE: HC-CE-25-014238/HC-CB-25-001608/Raed Yousef/HEARING SCHEDULED

Todd,

Since this was a board ordered continuance the case cannot be change, but I'm sure the board will grant another continuance.

V/r

Christopher Masson

Code Enforcement Supervisor

Code Enforcement Department

P: (813) 422-1288

E: MassonC@HCFL.gov

W: <http://HCFL.gov>

Hillsborough County

3629 Queen Palm Dr., Tampa, FL 33619

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

From: Todd Pressman <todd@pressmaninc.com>

Sent: Sunday, April 26, 2026 8:05 PM

To: Rodriguez, Sonia - CBS <RodriguezSO@hcfl.gov>; Masson, Christopher <MassonC@hcfl.gov>

Cc: Todd Pressman <todd@pressmaninc.com>; Sullaiman Hashim <Hsullaiman@aol.com>; raed yousef <raedbaba1970@gmail.com>; Padilla, Hipolito <PadillaH@hcfl.gov>

Subject: Re: Pressman: Pressman: UPDATE: HC-CE-25-014238/HC-CB-25-001608/Raed Yousef/HEARING SCHEDULED

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

Sonia, & Mr. Mason, the rezoning application has been scheduled for the Zoning Hearing Master for the May 26th hearing, as documented by the assigned county planner, Jared Folin.

That will take the application to the 7/21 BOCC hearing for a final vote.

I am wondering of the May code enrichment hearing is necessary & asking of that could be deferred?

Thank you.

TODD PRESSMAN

President, Pressman & Associates, Inc.

200 2nd Ave., South #451

St. Petersburg, FL 33701

Cell. 727-804-1760

Fx. 1-800-977-1179

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Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner. FURTHER any preliminary report or review of land uses or zoning DOES NOT constitute in ANY manner a due diligence for a property and cannot be relied upon as any kind of due diligence analysis.

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On Feb 16, 2026, at 12:23?PM, Todd Pressman <todd@pressmaninc.com> wrote:

Sonia & Mr. Masson, the rezoning application has been filed and accepted by the County to address the citations.

This is County file # MM 26-0551.

This site is back at the Code En. Hearing on 2/20/26.

Staff Contact is Charles Phillips

Thank you.

TODD PRESSMAN
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05/04/2026 By: MASSONC

Masson, 05/04/2026, 0843hrs.

Site visit to 15120 Livingston Ave to take pictures for the 5/15/26 hearing. Upon arrival I observed a large rezoning hearing notice scheduled for 5/26/2026, all violations remain, continuance continues to hearing.

CASE ACTIONS

Initial Inspection	11/04/2025	By: Masson	Action: Combo Issued	Time Exp:
--------------------	------------	------------	----------------------	-----------

Quality Control Inspection	11/04/2025	By: Fernandes	Action: No Errors	Time Exp:
Pre-Hearing Inspection	02/09/2026	By: Masson	Action: In Violation	Time Exp:
Pre-Hearing Inspection	05/04/2026	By: Masson	Action: In Violation	Time Exp:
Admin Send Letter Closed by Script	11/04/2025	By: George	Action: Action Status Complete	
Case Affidavit Closed by Script	11/04/2025	By: George	Action: Approval of Combo	
Case Intake Closed on Submission	10/22/2025	By: Masson	Action: Assigned	
Follow-up Investigation Closed by Script	11/04/2025	By: George	Action: Approval of Combo	
Initial Investigation Updated by IRSA Inspection	11/04/2025	By: Masson	Action: Combo Issued	
Supervisor Approval	11/04/2025	By: George	Action: Approval of Combo	

BOARD/MAGISTRATE INFORMATION

HEARING DATE:		05/15/2026		ORDER DATE:				EXTENSION ORDER:						
TOTAL FEES/FINES:				TOTAL PAYMENTS:		\$0.00		CURRENT BALANCE:		\$0.00				
	CORRECT BY		FINE AMOUNT		ORDER				STARTED		ENDED		TOTAL \$	
			\$											

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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Record HC-CMP-25-0000369:
Commercial Building Code
Compliance Case
Record Status: In Process

[Record Info ▼](#)

[Payments ▼](#)



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Work Location

15120 Livingston Ave
Lutz FL 33559 *

Record Details

Project Description:

Construction of accessory structure including electrical and change of use of barber shop to smoke shop without permits.

Owner:

Saed Investments Llc *
2513 Derby Glen Dr
Lutz FL 33559

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Custom Component

Work Location

2401 Sinclair Hills Rd
33559 *

Record Details

Project Description:

CE Referral | Installation of
outdoor electrical for food trucks
without a permit.

Owner:

Saed Investments Llc *
2513 Derby Glen Dr
Lutz FL 33559

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COUNTY WEBSITE

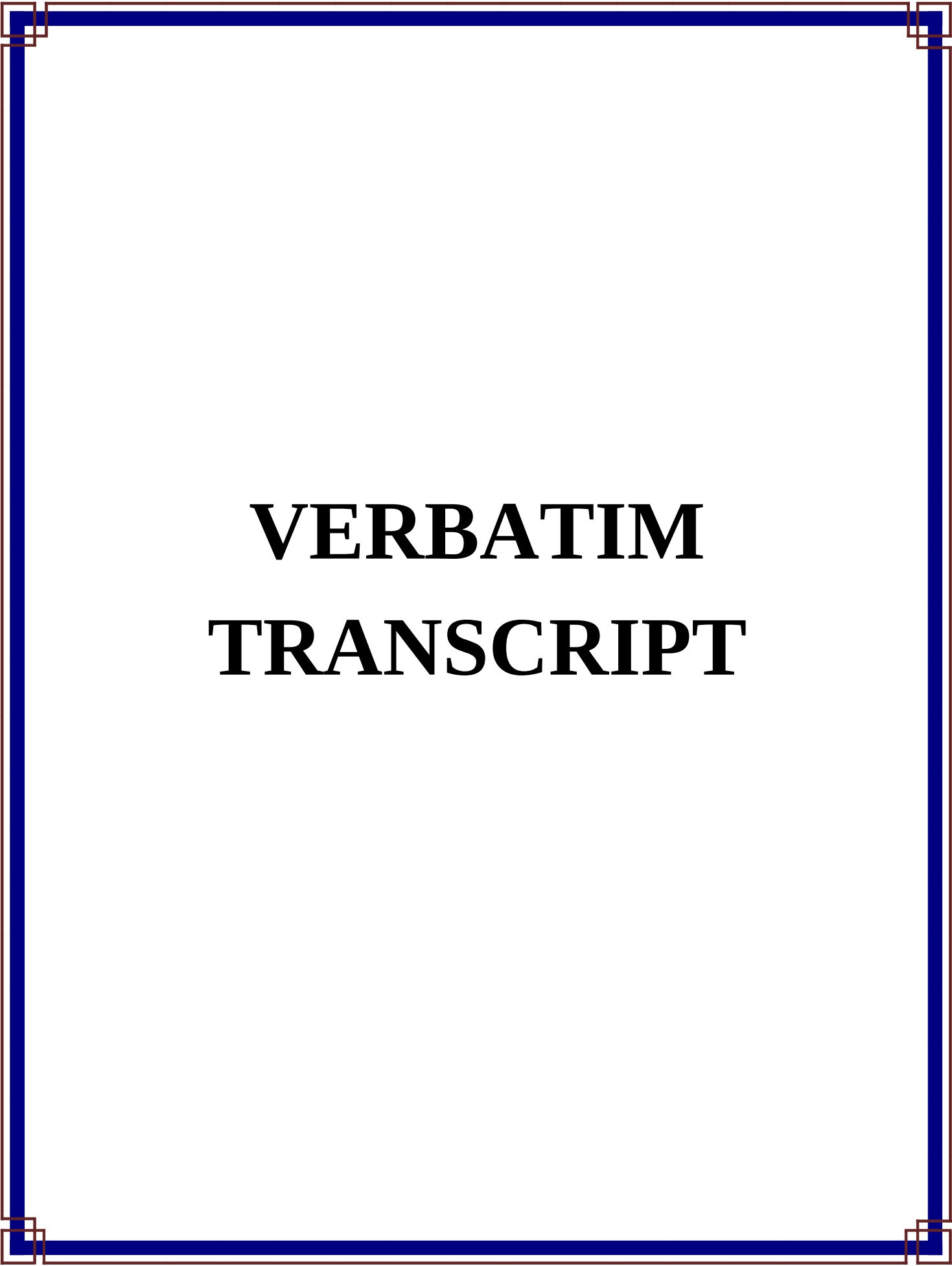
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VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

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

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

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: The next application is item D.10
2 Major Mod 26-0551. The applicant is requesting a major
3 modification to PD 06-1564. Chris Grandlienard with
4 Development Services has reviewed this and will provide staff
5 findings after the applicant presentation.

6 HEARING OFFICER: The applicant, please.

7 MR. PRESSMAN: Good evening, Mr. Hearing Officer,
8 and staff. Todd Pressman, 200 Second Avenue South, Number
9 451 in St. Petersburg. This is major mod 26-0551. Planning
10 Commission found consistent. Development services supports.
11 Meets locational criterion. No agency objections under code
12 enforcement review. This case has had a couple of
13 different -- first of all, the generation of the issue began
14 seeking to split the original PD and uses. So history is
15 that the site came in on 241141 to the ZHM in April 2025.
16 DSD, PC, ZHM, VOCC all denied it.

17 So today what we've done is we have listened very
18 carefully to what all the concerns were, and we've addressed
19 them and we significantly reduced uses in what's proposed,
20 and we even submitted application earlier, rather before one
21 year, which was permissible. Staff approved it with the site
22 and use reductions approved for the early submittal. So
23 location is in Lutz area, 0.90 acres located near 275 and
24 located at the intersection of Sinclair Hills and Livingston
25 Avenue.

1 Now, these are the two parcels under your
2 consideration this evening. The issue is to remove the dry
3 cleaners and allow 6,000 square foot of restricted CN level
4 commercial professional services, health practitioner uses,
5 and enhanced buffers, and we've excluded some uses that we
6 didn't think would work or might be more intensive, like
7 wedding chapel, banquet reception hall, public-private
8 charter school. So specifically, the site use reductions and
9 eliminations from the denied application was a removal of two
10 food trucks, which is 1200 square feet. Clean the property
11 up. CG and CN uses are all now CN uses or office type and
12 three buffer screening variations to two. Removal of the
13 variation which was against residential.

14 So when we looked at this closely, we looked at the
15 VOC transcript of the denial, which was very clear. We've
16 all filed that explicitly, and the ZHM has stated, as the
17 late-night, early-morning operations of the food trucks,
18 trash on site were a problem. Commissioner Walsto, and this
19 is from the transcript, one of the options is essentially
20 placing a commercial business right on top of the homeowners,
21 which was the food trucks and then removed, and Commissioner
22 Cone saying the same thing, he's troubled with the buffers,
23 which would remove one. Honestly, a food truck option
24 abutting residential waiver is just to me not going to do it.

25 So those are the specific elements that we

1 addressed and are moving and eliminated. So the current 06
2 approval are the two parcels that I showed you, but there's
3 also the continued PD to the south. This is all under
4 061564, and, again, driving this home, just this portion
5 along the roadway at Sinclair is under your review not
6 included and remains the same as limited CN uses. Now,
7 critically, what I want to point out, is that when this was
8 all under one PD, originally everything was fine. At some
9 point after, I don't know what it was, there was a big
10 falling out between the different property owners, which is,
11 as indicated, what generated this change today and moved this
12 forward.

13 But critically, what I want to make sure you're
14 aware of is that the adjacent residential -- Livingston, I'm
15 showing you here are the same PD owners. I believe they're
16 here this evening because they had concerns before, and that
17 PD, is still written in stone, and it'll be the same that
18 they are a part of. So this is a site looking at street
19 level. On the left is the site. The smoke shop is there
20 now, and then behind that was where all the food trucks were.
21 Across the street is a mobile gas station. This is looking
22 from the other perspective. Sinclair Hills looking towards
23 the intersection.

24 You can see the site is all cleaned up. It, I have
25 to say, really was a mess. It was really bad. Cleaned it

1 all up. As you can see, it's vacant and everything's been
2 removed, and here's a closer view. You can see, actually one
3 of the pads is still there when I took the pictures of the
4 food truck. So this is the prior PD. To walk you through
5 what we've done here, which is, we had variations, 10 and 15
6 feet type, which was against residential. We had the food
7 trucks, which were against residential. One-story commercial
8 CG uses. So the reductions and eliminations were to get rid
9 of the variation against the residential, get rid of the food
10 trucks against the adjacent residential, and reduce the uses
11 to the one-story CN and office uses, which would be a larger
12 building envelope.

13 Under today's PD, then what you have is, again,
14 that elimination of that critical variation, which was
15 against residential, the modified reduced uses under the
16 proposed buildings at the intersection. As the Planning
17 Commission notes, the increased landscaping buffers between
18 the modification area and the southern parcels, which I'm
19 showing you as enhanced 20-foot B buffer. We're putting
20 trees at 15 feet on center which is the enhancement, that the
21 enhanced type B buffer of trees on center is proposed, which
22 they support, and of course activity would be focused away
23 from any of the residential in the area.

24 But critically, again, the PD running to the south,
25 which the current owners are a part of, remains as retention

1 and parking. Planning Commission notes a significant amount
2 of retention area is proposed providing a buffer from
3 adjacent residential uses and the area abutting the same PD
4 same owners remains the same. Again, the two parcels under
5 your purview today. So there are a few letters, but they all
6 appear to be from two people. Those two people are the PD
7 owners to the south who, of course, own the PD and retention
8 area that's proposed and the uses. That's not changing.

9 They also apparently, from what we can see, have an
10 interest in the gas station across the street under DBA
11 Mr. Soufan, which is also Mr. Soufan listed in the letters,
12 appears to be the same, and appears to have an interest in
13 the gasoline station. That's not related in the opposition
14 letters, but we think it's important, as we research this
15 deeper, to understand who our opposition was and is, which we
16 didn't understand previously, and this is the State of
17 Florida -- were formed and under DBA for New Way Food and
18 Deli it's listed 15202 Livingston Avenue under Mr. Soufan,
19 which is 15202 Livingston is the gas station across the
20 street.

21 So the planning commission notes a significant
22 amount of retention areas proposed providing a buffer to the
23 adjacent residential. Development Services notes the
24 modification incorporates enhanced buffering and screening
25 intended to mitigate impacts on nearby residential properties

1 or adjacent to existing residential, but, again, under the PD
2 where there's opposition those are PD owners. They have
3 their PD that shows retention of CN uses. Future land use is
4 R6. Across the street is R20, gas and C-star and zoning
5 reflects that.

6 Traffic on Livingston was 13,993 vehicles in 2020.
7 We do have a limit that no development should be permitted
8 that causes cumulative development to exceed 64 gross AMP
9 powers or 64 gross PMP powers. Luce Community Plan does
10 refer to the desire to retain existing and encourage new
11 commercial uses geared to serving daily needs of residents in
12 scale and design that complement the community and the
13 character of the community. Also notes improved design
14 aesthetics to make physical development of the community more
15 attractive and provide for individual expression.

16 Planning Commission notes that this will complement
17 the existing residential. The proposed development will
18 complement the surrounding neighborhoods and are compatible
19 with the existing development pattern, and notes that the
20 major modification would allow for development that is
21 consistent with goals, objectives, policies of Hillsborough
22 County. Development Services notes that the enhanced
23 buffering and screening intended to mitigate potential
24 impacts on residential properties would be compatible and is
25 less than the standard commercial zoning districts in terms

1 of maximum height.

2 They note that the proposed increased square
3 footage does not exceed the maximum permitted. The majority
4 of proposed uses are permitted elsewhere in the PD, and are
5 limited to ensure compatibility with adjacent residential
6 uses. So with that, what I'd like to say in summary is that
7 we looked extremely closely at what was brought before. We
8 made significant withdrawals or reductions and eliminations.
9 We looked to see how we could enhance the plan, and we're
10 able to bring this back to you with agency and the planning
11 staffs in support.

12 HEARING OFFICER: Okay.

13 MR. PRESSMAN: Happy to answer any questions you
14 might have.

15 HEARING OFFICER: I have no questions at this time.
16 Thank you.

17 MR. PRESSMAN: Thank you.

18 HEARING OFFICER: Development Services staff.

19 MR. GRANDLIENARD: Good evening. Chris
20 Grandlienard, again. I'm here to present major modification
21 26-0551, which is a major modification to PD 06-1564 for 0.86
22 acres at Livingston Avenue and Sinclair Hills Road. The
23 request would replace the previously approved dry cleaners on
24 lots 1 and 20 with up to 6,000 square feet of restricted CN
25 level commercial professional office and health practitioner

1 uses, while prohibiting higher intensity uses, such as
2 banquet halls, wedding chapels, and schools.

3 The surrounding area includes single-family,
4 multi-family, and small scale commercial uses. Staff finds
5 the proposed uses appropriate for this transitional corridor.
6 The modification includes enhanced buffering, including a
7 type B screening and fencing along the residential and limits
8 building height to 25 feet to ensure compatibility. There
9 are two zoning variations requested, reduced south buffer
10 with the existing building limits with screening maintained,
11 and a reduced right-of-way buffer along Sinclair Hills Road
12 offset with an enhanced hedge and 10-foot multi-use path.

13 Staff finds both variations acceptable due to site
14 constraints and added frontage improvements. Staff finds the
15 request compatible with surrounding development and
16 approvable subject to conditions in the staff report. That
17 concludes my staff report. I'd be glad to answer any
18 questions you might have.

19 HEARING OFFICER: No questions at this time.

20 Planning Commission Staff?

21 MR. ROYAL: Good evening, Tyrek Royal, Planning
22 Commission staff. The 0.86 acre subject site is designated
23 as Residential 6. The applicant is requesting a major
24 modification to allow up to 6,000 square feet for limited
25 neighborhood, commercial professional services, medical

1 office uses, while excluding higher intensity commercial uses
2 such as drive-through, gas stations, vehicle sales, and
3 entertainment-oriented uses. The site includes partially
4 developed light commercial parcel, and a vacant commercial
5 parcel, and it's surrounded by a mix of single-family,
6 multi-family, light commercial uses, including a nearby gas
7 station supporting a transitional land use -- context.

8 The proposal is consistent with FLU policy 3.1.1,
9 which encourages the restriction of incompatible land use,
10 and FLU policy 4.4.1, which requires new development to be
11 integrated with surrounding land use through compatibility,
12 buffering, and appropriate transitions. The proposed limited
13 commercial uses are consistent with the surrounding
14 residential and light commercial pattern, and they are
15 further supported by enhanced buffering, retention areas, and
16 internal circulation improvements.

17 Requested intensity rank remains well within the
18 allowable limits of the residential 6 commercial use
19 category, and the site meets commercial location criteria for
20 neighborhood serving uses. Overall, staff finds the proposed
21 development compatible with the surrounding area and
22 consistent with --

23 HEARING OFFICER: Thank you.

24 Is there anyone in the audience that wishes to
25 speak in support of the application? No one responding.

1 Anyone in the audience wish to speak in opposition to the
2 application?

3 MR. SOUFAN: Good evening.

4 HEARING OFFICER: Good evening.

5 MR. SOUFAN: My name is Nashat Soufan. My property
6 is 15118 Livingston Avenue, right next to this property. The
7 lawyer show you pictures that the property is clean, but the
8 property is really disgusting. I mean, I'm there. The
9 concrete's still there. The pipe is still there. The whole
10 power that they put on over the weekend is still there.

11 There's a tank on the where they people used to
12 wash their hand and all the stuff -- the soap going -- it's
13 still there, and we have the smoke shop next to our house,
14 which is supposed to be a laundromat, or used to be -- like,
15 supposed to be a dry cleaner, and they open 6:00, and they
16 close 2:00 in the morning, and all we're seeing is cars in
17 and out all night. Cars in and out. People taking -- using
18 the bathroom on my fence, which I put the fence there, so
19 it's a three-foot fence.

20 I put it there, and this land when we bought our
21 property, we bought it for our kids future, and the land that
22 they're talking about, that's farming land, not to build
23 stores. We don't need no stores there. The -- first of all,
24 they're saying on the file that there's sidewalks. There's
25 no sidewalks in the neighborhood. The only sidewalk just to

1 go to the bus stop. That's it, and they say people need
2 these things. When they say CNN -- CN, whatever the thing it
3 is, they're talking about, like, a lot of things, not just
4 things, and just six months ago the commissioner voted seven
5 to nothing against it, and one of the commissioners say, "If
6 this is three strike and out, this be out," and now they
7 change a few things, and they're lying on the maps what
8 they're going to do.

9 You could open anything when you say CN. You could
10 open a -- like, a barber shop. You could open a restaurant,
11 food, cafes, and this land this street doesn't handle all
12 this traffic, and nobody from the neighborhood. We have
13 Walmart, we have Wawa, we have Bravo, Food Dollars. We got
14 like 20, 30 convenience stores. We got food trucks,
15 everything, like, in less than a mile radiance, and people
16 start waiting for them to bring the lot. They're doing this
17 to fill up their pockets with money, and they don't live in
18 that neighborhood.

19 They live in nice million-dollar homes, and they
20 could afford to put a lawyer to do the job for them just to
21 get away with it, and the smoke shop is not supposed to be
22 smoke shop. I mean, they broke -- the last time that the
23 tenant took down. They broke the law. They built it without
24 permit. That's why they were thrown down, and the smoke
25 shop, even that's not supposed to be smoke shop, it's

1 supposed to be dry cleaner. I don't know why they're still
2 open. You know, to -- and that's literally next to my house,
3 and always accidents.

4 THE CLERK: And, sir, can you please repeat your
5 full name and address for the record?

6 MR. SOUFAN: Oh. Nashat Soufan, N-A-S-H-A-T
7 S-O-U-F-A-N.

8 HEARING OFFICER: Address?

9 MR. SOUFAN: Oh, I'm sorry. 15118 Livingston
10 Avenue.

11 HEARING OFFICER: Okay. Thank you.

12 MR. SOUFAN: Thank you, sir.

13 HEARING OFFICER: Yes, ma'am.

14 MS. HINES: Debbie Hines. 15123 North 24th Street,
15 Lutz, Florida. It's zoned agricultural, residential, and
16 it's so nasty over there. It floods. You can go now and
17 take pictures, and it's going to flood our yard too. It
18 affects the whole neighborhood, and there is no sidewalks.

19 HEARING OFFICER: Okay. Anything else?

20 MS. HINES: I just get so upset; I'd get in
21 trouble --

22 HEARING OFFICER: Okay.

23 MS. HINES: -- but I don't approve of it at all.

24 HEARING OFFICER: All right. Very good. Thank
25 you, ma'am.

1 HEARING OFFICER: Okay. Sir?

2 MR. PAPPAS: Ross Pappas. Address 15803 Dewitt
3 Court, Lutz, Florida. I used to stay in Sean's house at
4 15518 Livingston Avenue with the smoke shop. My nieces and
5 nephews were here. To put it simple to you, I had to send my
6 nieces back to New York because there was too much traffic.
7 Open to 2:00 in the morning. The flooding -- and when they
8 had the food, believe it or not, that field is flooded,
9 infested with rats. The smoke shop's infested with rats.
10 The traffic is not going to be able to turn to there. I
11 don't care what they do or what barriers they put up.

12 It's just going to mess up the whole neighborhood.
13 It's not for it. It's also a flood zone. I've talked to
14 numerous of the -- I drive -- the HART bus drivers. They
15 don't want it there. They can't even make the turn sometimes
16 with the bus because of the flood. The smoke shop with the
17 things going in and out -- that smoke shop was never supposed
18 to be here. We've had other buildings there. They were told
19 they had to close at 6:00. There was a barber shop, which
20 was a friend of ours. He literally moved out of the building
21 because he was told he had to close at 6:00 because that's
22 not what it is. It's just not -- I don't approve of it.
23 It's very dangerous.

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

25 Is there anyone else who wishes to speak in

1 opposition?

2 MR. PAPPAS: Ross Pappas.

3 THE CLERK: And your address?

4 MR. PAPPAS: 15803 Dewitt Court, Lutz, Florida.

5 HEARING OFFICER: Yes, ma'am.

6 MS. FITE: I am Barbara Fite, F-I-T-E. 16102 East
7 Lake Burrell Drive, and this lot has always been a mess, and
8 it does flood. It's always been pretty nasty, and my concern
9 is that if they get this rezoning, they're going to come back
10 for other higher rezonings, and so I just think it needs to
11 be something a lot more simpler than what they're proposing.

12 HEARING OFFICER: Okay. All right. Thank you.

13 MS. HINES: And he mentioned the traffic in 2020.
14 This is 2026, so that's a big difference -- we can't afford
15 more traffic.

16 HEARING OFFICER: All right. Is there anyone else
17 in the audience that wishes to speak in opposition? No one
18 responding.

19 Staff, anything further?

20 MS. HEINRICH: No, sir.

21 HEARING OFFICER: And the applicant an opportunity
22 for rebuttal.

23 MR. PRESSMAN: Yes, Mr. Hearing Officer. For the
24 record Todd Pressman, 200 Second Avenue South, Number 451 in
25 St. Petersburg. The first gentleman who spoke, Mr. Soufan, I

1 think was his name, complained about trash and debris and
2 remnants, or that the site is still unsightly, and I showed
3 you the pictures, which I took about a month ago. The site
4 is just virtually vacant except for the smoke shop, which you
5 saw. He also seemed to complain about the uses and the
6 intensive use of CN, when literally less than a stone's throw
7 across Sinclair Hills is a gas station that, as far as we've
8 been able to understand, it seems pretty clear from what we
9 can see from the record that he has an interest in either
10 running it or running under the DBA for the food services.
11 So this seems a little conflicting.

12 The nice old lady that spoke as I got her address
13 15123 24th is not adjacent to the site. From what I could
14 see, checking her address, she would not be directly impacted
15 by this. The other address on Dewitt, I was unable to run
16 down. I'd like to take a look at addresses and see what
17 those come up. So where previous to last time we came
18 around, we were not understanding where these neighbors and
19 where these concerns came from. So we're trying to be very
20 diligent in that respect and bring that out.

21 I don't like to get deep into that sort of thing
22 with residents, but in the circumstance it became apparent it
23 was necessary. Some of the other comments about sidewalks of
24 course would be required, is required. If there's drainage
25 issues, of course, there would have to be retention. In

1 fact, the PD plan shows complete retention. I'd also add on
2 the other side of the property where the older woman
3 spoke -- the nice woman, nice old woman -- there is no
4 activity there. There's nothing planned there.

5 We look at the PD, it's PD. The use is only at the
6 intersection. They're not over North 24th at all. In fact,
7 less than half the property would contain any kind of
8 structure. There's a building down below, and then the
9 one-story existing structure, which is, of course, why we're
10 here. I indicated we are under code enforcement. The rest
11 of the property is vacant except for retention, and there's a
12 circulation of traffic cars coming through, but those would
13 be cars coming, as you can see, from the adjacent PD of the
14 gentleman who spoke this evening, and who were in the record.

15 So, again, it's a little of a disparity that we're
16 hearing complaints about these sort of things from the PD
17 people, who know what their uses are and have their uses, and
18 that stub out that cross-access is part of the PD plan. So
19 with that, we appreciate your attention, and I'd like to look
20 more closer at the addresses and just get a copy of those so
21 I can refer to those.

22 HEARING OFFICER: All right. Very good. With that
23 that concludes your --

24 MR. PRESSMAN: Yes.

25 HEARING OFFICER: -- rebuttal?

1 MR. PRESSMAN: Yes.

2 HEARING OFFICER: All right.

3 MR. PRESSMAN: Thank you.

4 HEARING OFFICER: Well, thank you. That concludes
5 this application.

6 Ms. Heinrich, we're ready for the next item.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

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

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

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

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

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

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

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

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDEN ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 W. S.W. VICTORAS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-3947</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

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

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 16114-0176</u>

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

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

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribbecky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2262
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

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

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

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

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

MAY 26, 2026 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

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

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

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

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

 Testimony provided.

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

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

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

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

TUESDAY, MAY 26, 2026

 Testimony provided.

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

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

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

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

 Testimony provided.

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

D.3. RZ-PD 26-0303

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

 Testimony provided.

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

D.4. RZ-PD 26-0329

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

 Testimony provided.

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

D.5. RZ-PD 26-0338

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

 Testimony provided.

TUESDAY, MAY 26, 2026

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

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

D.6. RZ-PD 26-0339

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

 Testimony provided.

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

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

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

 Testimony provided.

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

D.9. RZ-PD 26-0528

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

 Testimony provided.

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

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

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

 Testimony provided.

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

D.12. RZ-PD 26-0560

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

 Testimony provided.

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

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

 ADJOURNMENT

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

MM 26-0551

Application No. RZ 26-0551
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 05/26/2026

Planning Commission: Consistent

D.S.D. Supports

Meets Locational Criteria

No Agency Objections. Under code enforcement

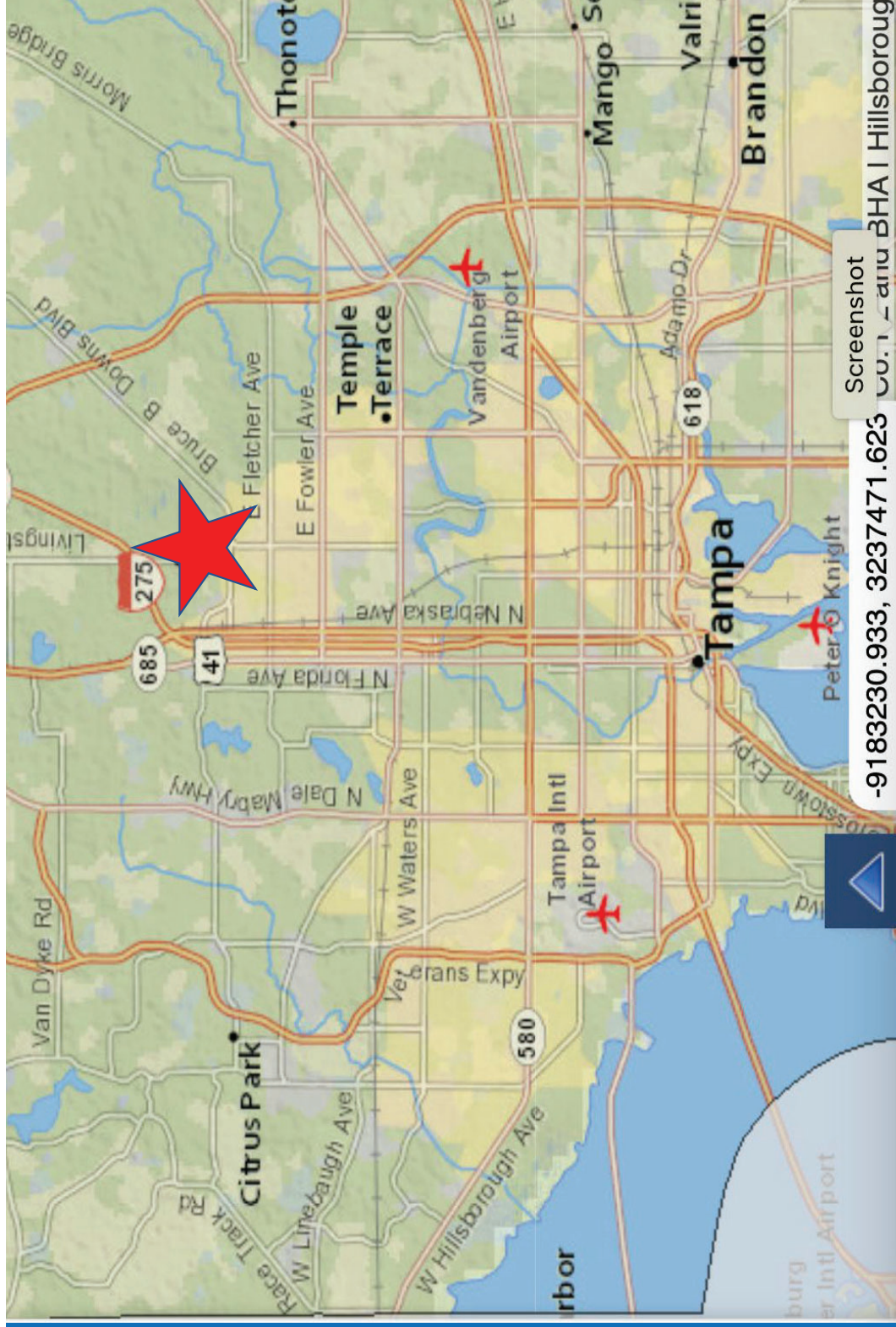
‘Generation’ of issue: Seeking ‘use split’ of the original PD & uses.

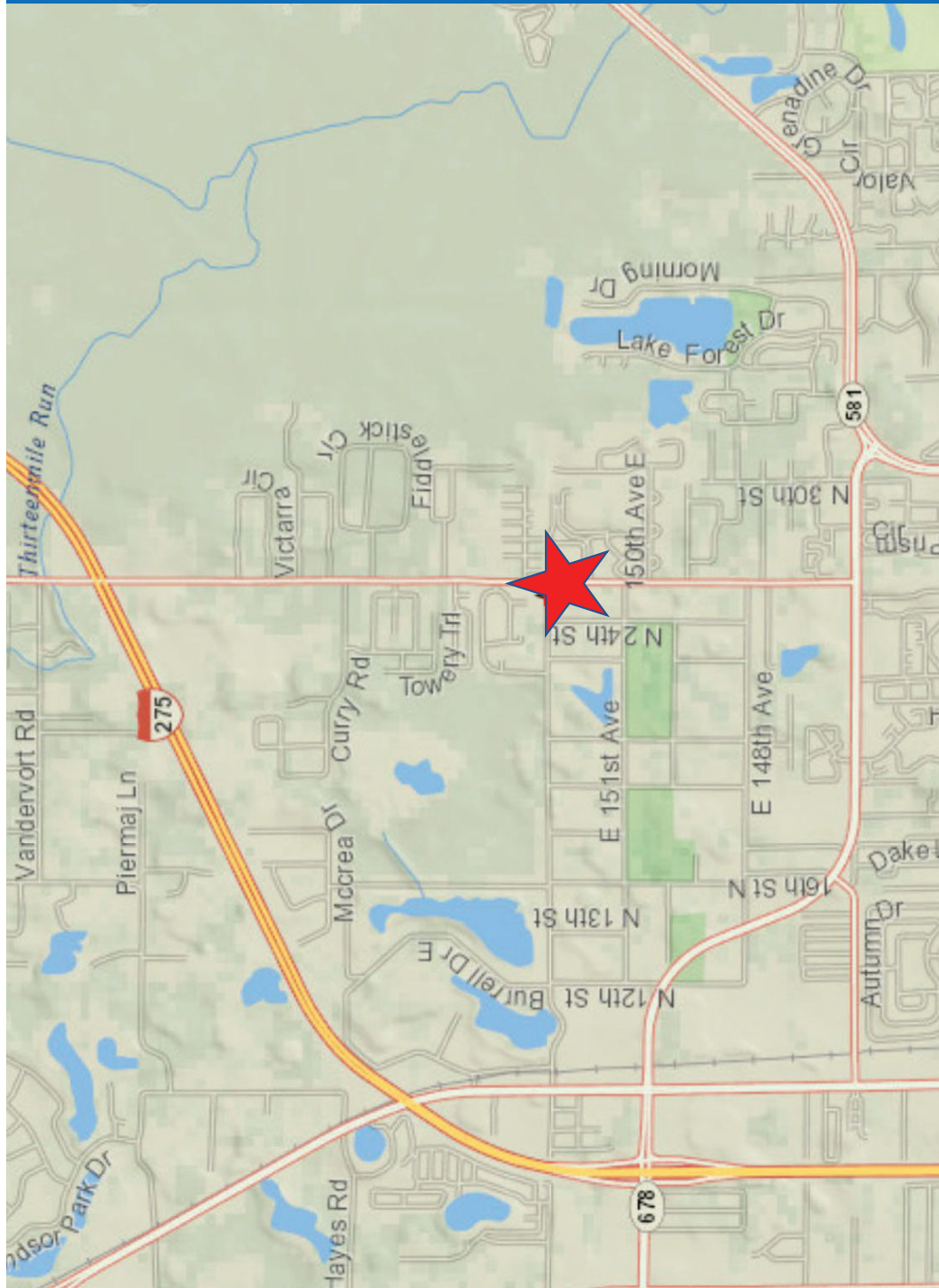
History: Came in Prior: 24-1141, ZHM April 2025. D.S.D., P.C., ZHM, BOCC all Denied.

Today: Submitted early, prior to 1 year, with site & use reductions, approved for early submittal.

.90 acres

Lutz Area







ISSUE: MM .86 acres, mol

Remove Dry Cleaners. **ALLOW:** 6,000 SF Restricted CN level Commercial, Professional Services & Health Practitioner uses. Enhanced buffers.

Prohibit Wedding chapel, Banquet & Reception Hall & Public/Private Charter Schools

SITE USE REDUCTIONS & ELIMINATIONS

FROM DENIED APPLICATION

- Removal of 2 Food Trucks, 1,200 SF
- Property clean up
- CG & CN uses to all CN uses, Professional Office & Health practitioner
- 3 buffer and screening variations to 2
- Removal variation against residential

BOCC Transcript of Denial

OPPOSITION WAS PROVIDED AT THE REMAND ZONING HEARING MASTER

HEARING BY TWO AREA PROPERTY OWNERS.

CONCERNS INCLUDING -- EXPRESSED INCLUDED LATE NIGHT, EARLY

MORNING OPERATIONS OF THE EXISTING FOOD TRUCKS, TRASH ON THE

SITE,

(Comm. Wostal): I ALSO FELT LIKE ONE OF THE OPTIONS WAS

ESSENTIALLY PLACING THE COMMERCIAL BUSINESS RIGHT ON TOP OF THE

HOMEOWNER.

EVIDENTLY THAT JUST SPOKE.

HARRY COHEN: I DON'T REALLY HAVE MUCH MORE TO ADD OTHER THAN I

ALSO HAVE SOME TROUBLE WITH THE BUFFERS, AND HONESTLY, THE FOOD

TRUCK OPTION ABUTTING RESIDENTIAL WITH A WAIVER JUST IS TO ME IS

NOT GOING TO DO IT.

ZHM: OPPOSITION WAS PROVIDED AT THE REMAND ZONING HEARING MASTER HEARING BY TWO AREA PROPERTY OWNERS. CONCERNS INCLUDING -- EXPRESSED INCLUDED **LATE NIGHT, EARLY MORNING OPERATIONS OF THE EXISTING FOOD TRUCKS, TRASH ON THE SITE,**

(Comm. **Wostal**): I ALSO FELT LIKE ONE OF THE OPTIONS WAS ESSENTIALLY PLACING THE COMMERCIAL BUSINESS RIGHT ON TOP OF THE HOMEOWNER. EVIDENTLY THAT JUST SPOKE.

HARRY **COHEN**: I DON'T REALLY HAVE MUCH MORE TO ADD OTHER THAN I ALSO HAVE SOME TROUBLE WITH THE BUFFERS, AND HONESTLY, THE FOOD TRUCK OPTION ABUTTING RESIDENTIAL WITH A WAIVER JUST IS TO ME IS NOT GOING TO DO IT.

[illegible]

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 06-1564 USF
MEETING DATE: September 23, 2008
DATE TYPED: September 23, 2008

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 8, 2008.

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.

RZ 06-1564

3,500 SF dry cleaners

[illegible]

Not Included Limited on Uses

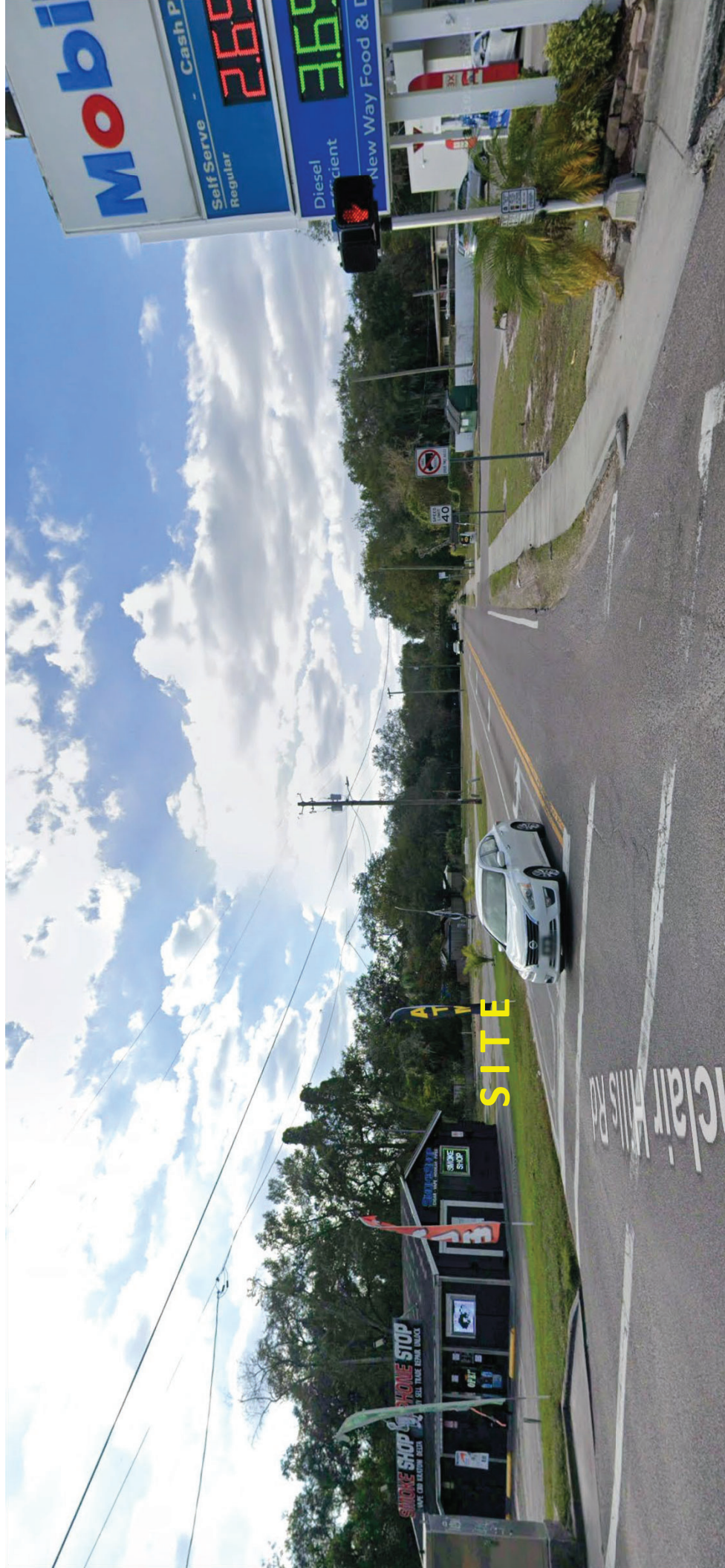


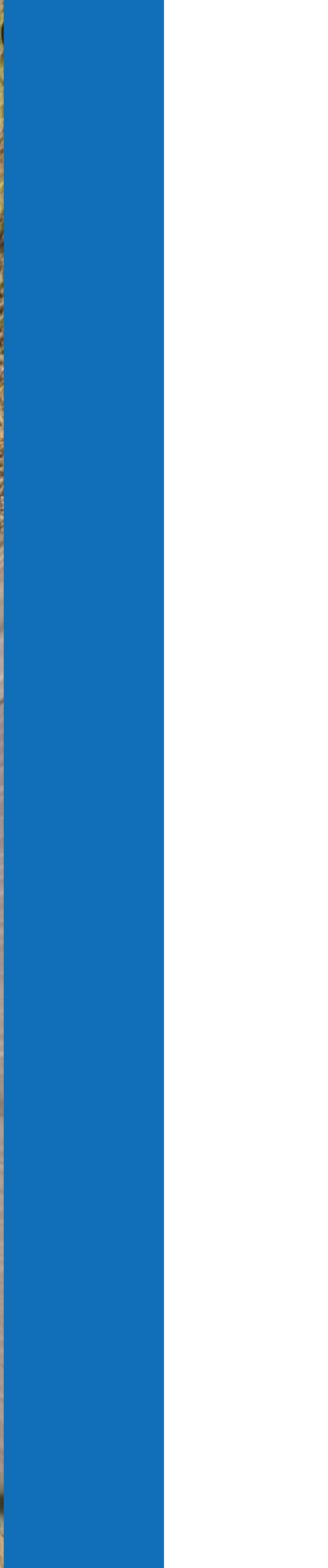
2 Parcels



2 Parcels



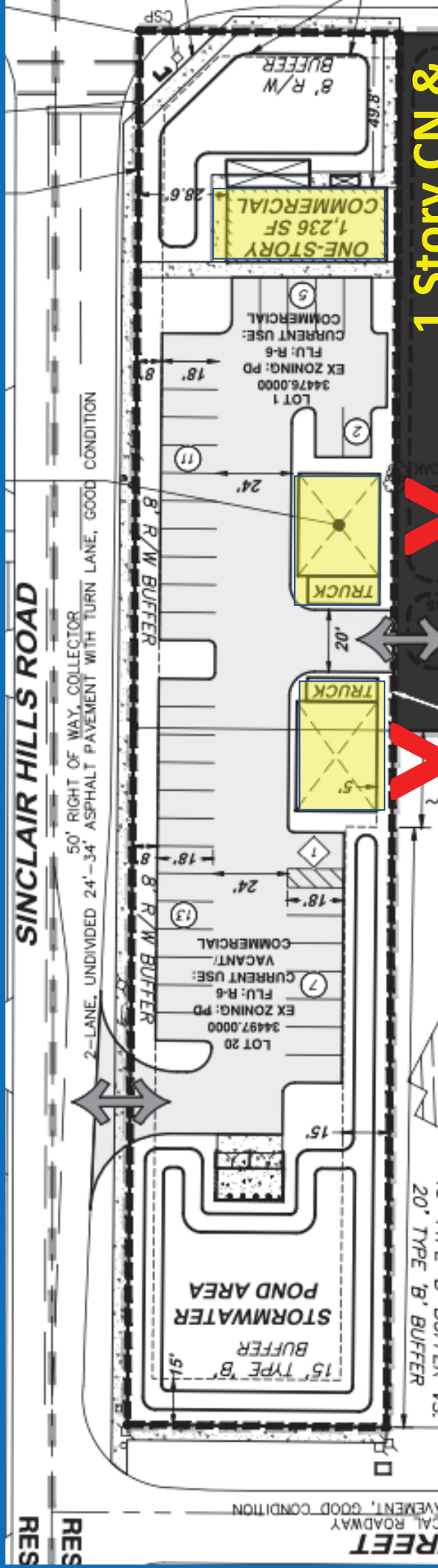




Cleaned Up



Reductions & Eliminations



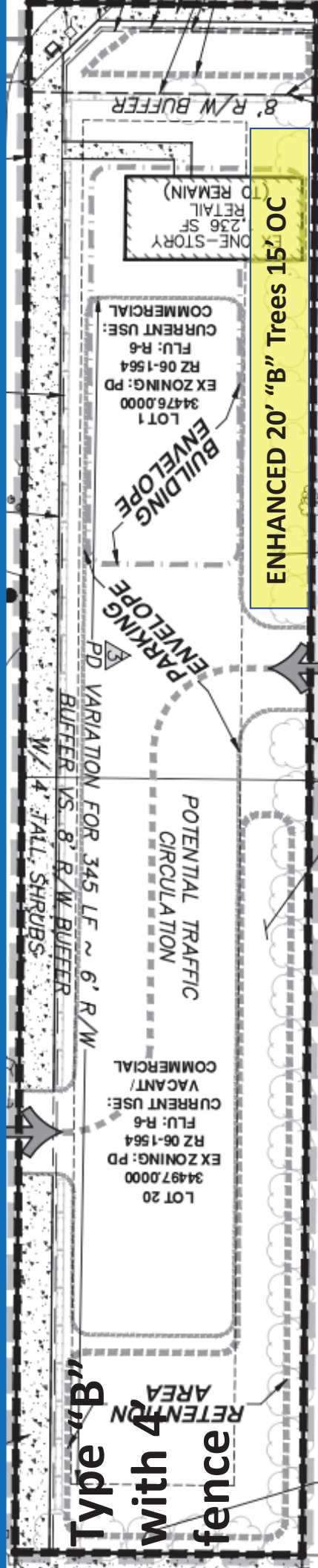
1 Story CN &
'Office' ~~Q~~
uses

~~FOOD~~
~~TRUCK~~

~~FOOD~~
~~TRUCK~~
ADJACENT RESIDENTIAL

VARIATIONS: 15' and 15' type "B" where 20'
"B: required

Today's PD



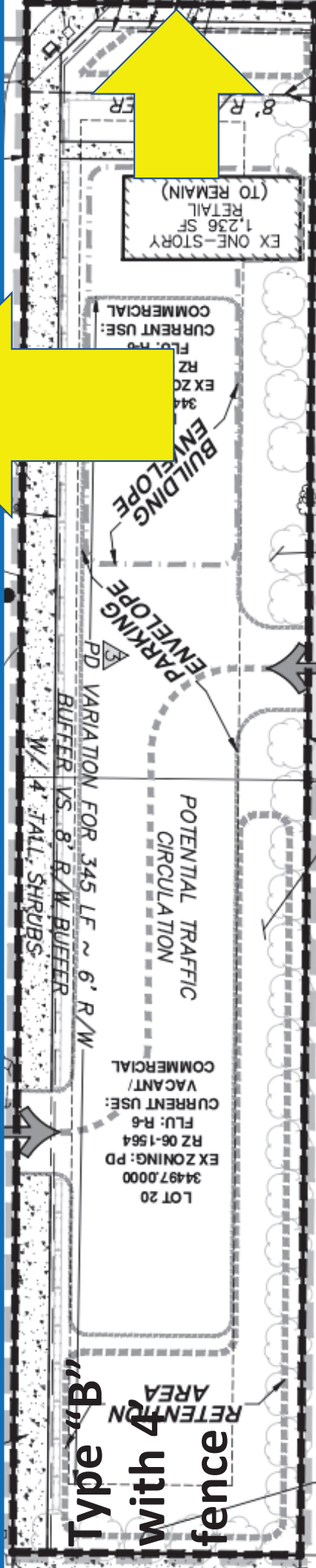
VARIATIONS: 10' and 15' Type "B" where 20' "B" required

ADJACENT RESIDENTIAL

1 story commercial
MODIFIED
6,238 SF, CN & CG uses

Plan Comm, "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.

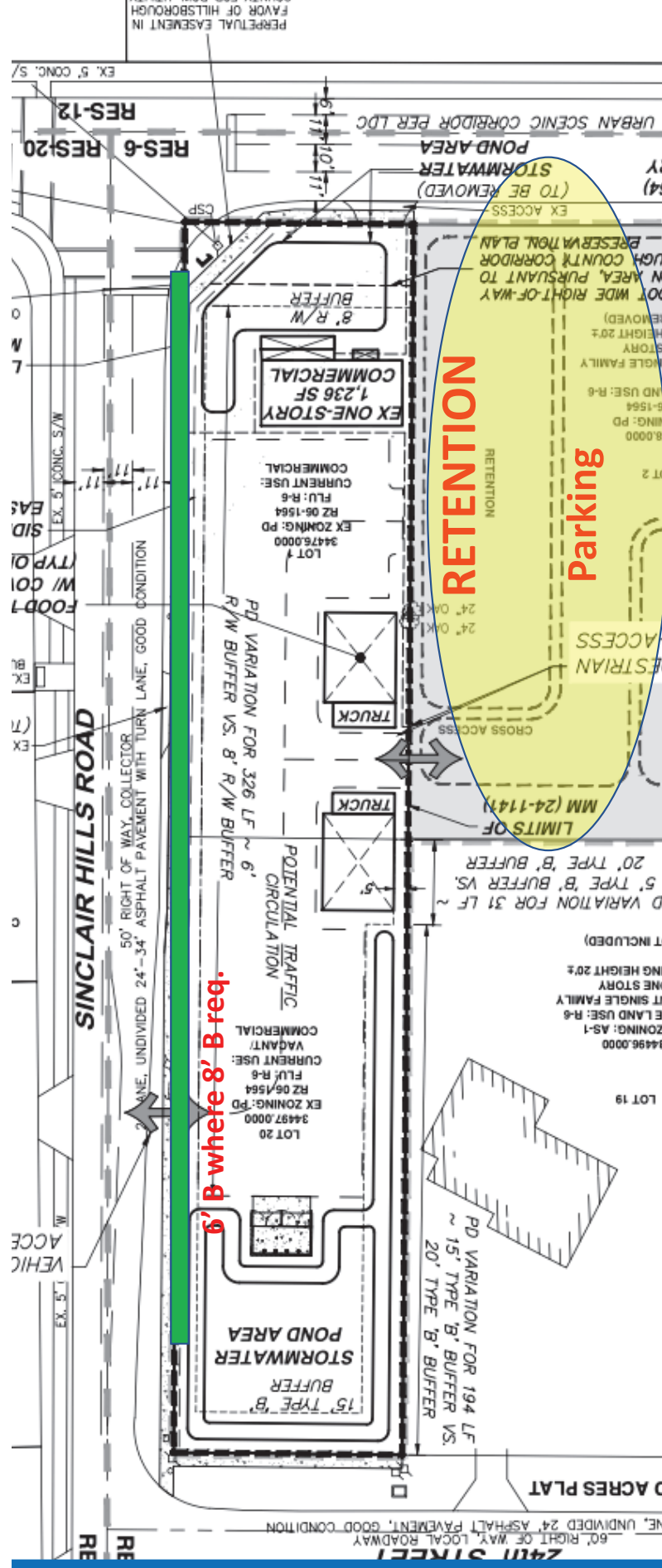
Today's PD : Activity Focused Away



VARIATIONS: 10' and 15' type "B" where 20' "B" required

ADJACENT RESIDENTIAL

1 Story commercial
6,238 SF, CN & CG uses



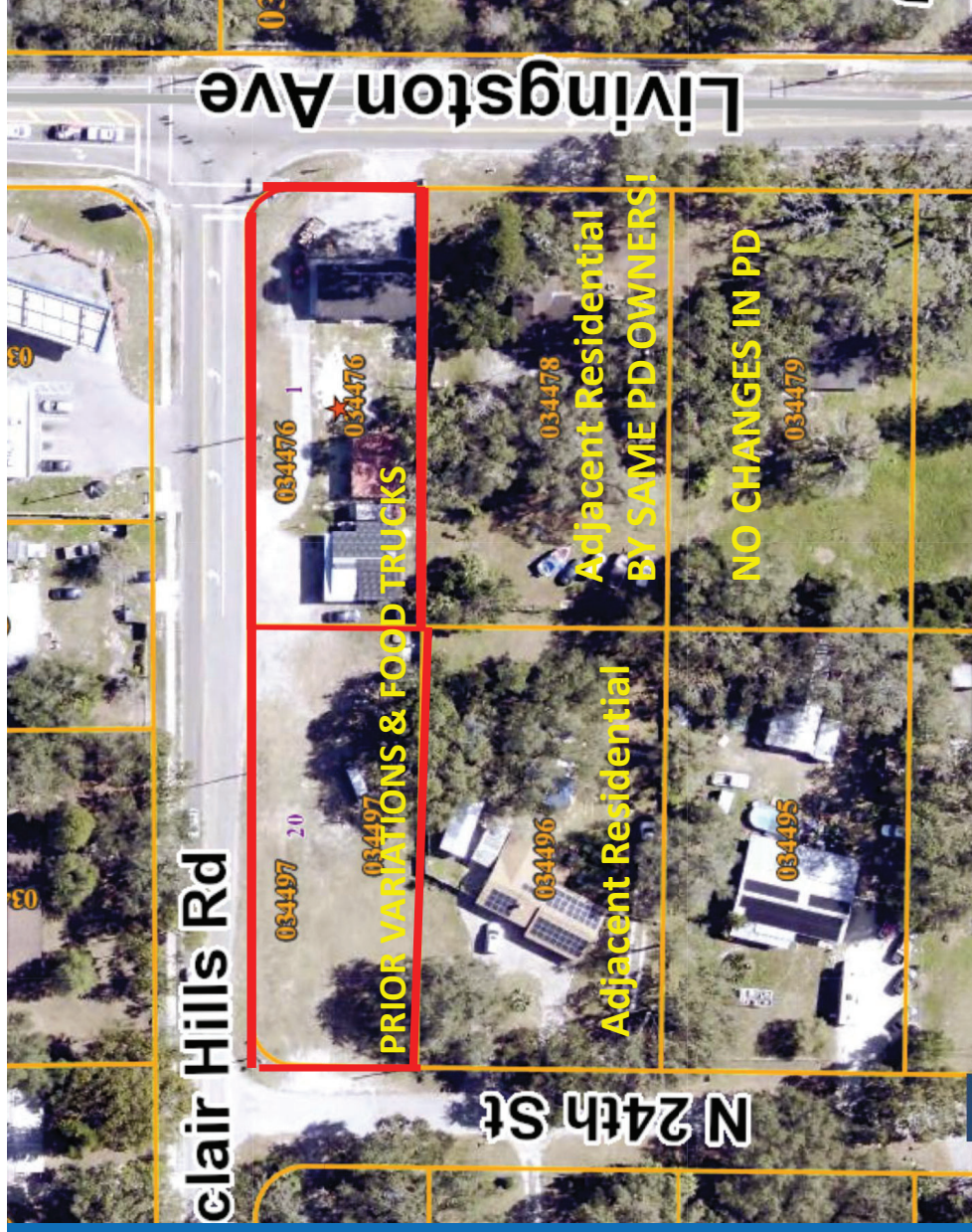
P.C." A significant amount of retention area is

proposed...providing a buffer from adjacent residential uses.

Abutting area of same PD,

Same Owners, remains the same
NOT TO SCALE

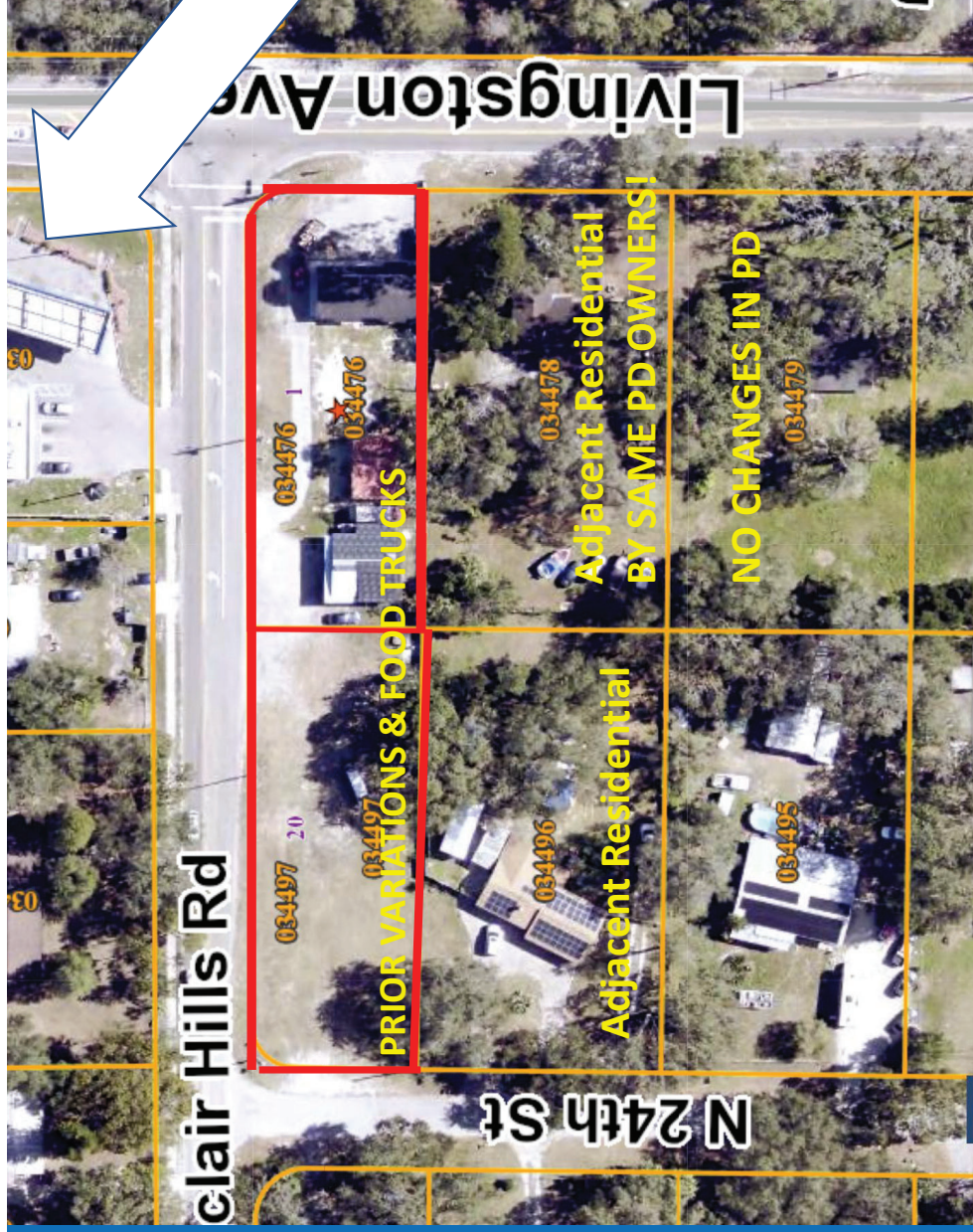
2 Parcels





2 Parcels

2 letters
oppo. from
PD owners



2 Parcels

2 letter
oppo.PD
owners
appear to
operate Gas
Station

Snr Soufan, Inc.

Search

No Events No Name History

Detail by Entity Name

Florida Profit Corporation
SNR SOUFAN, INC.

Filing Information

Document Number
P02000106260

FEI/EIN Number 51-0429133

Date Filed 10/02/2002

State EL

Status ACTIVE

Principal Address

15202 LIVINGSTON AVE.
LUTZ, FL 33559

Changed: 04/28/2010

Mailing Address

15202 LIVINGSTON AVE.
LUTZ, FL 33559

Changed: 04/28/2010

Registered Agent Name & Address

SOUFAN, SUFIAN S
15202 LIVINGSTON AVE.
LUTZ, FL 33559

Address Changed: 04/22/2019

Officer/Director Detail

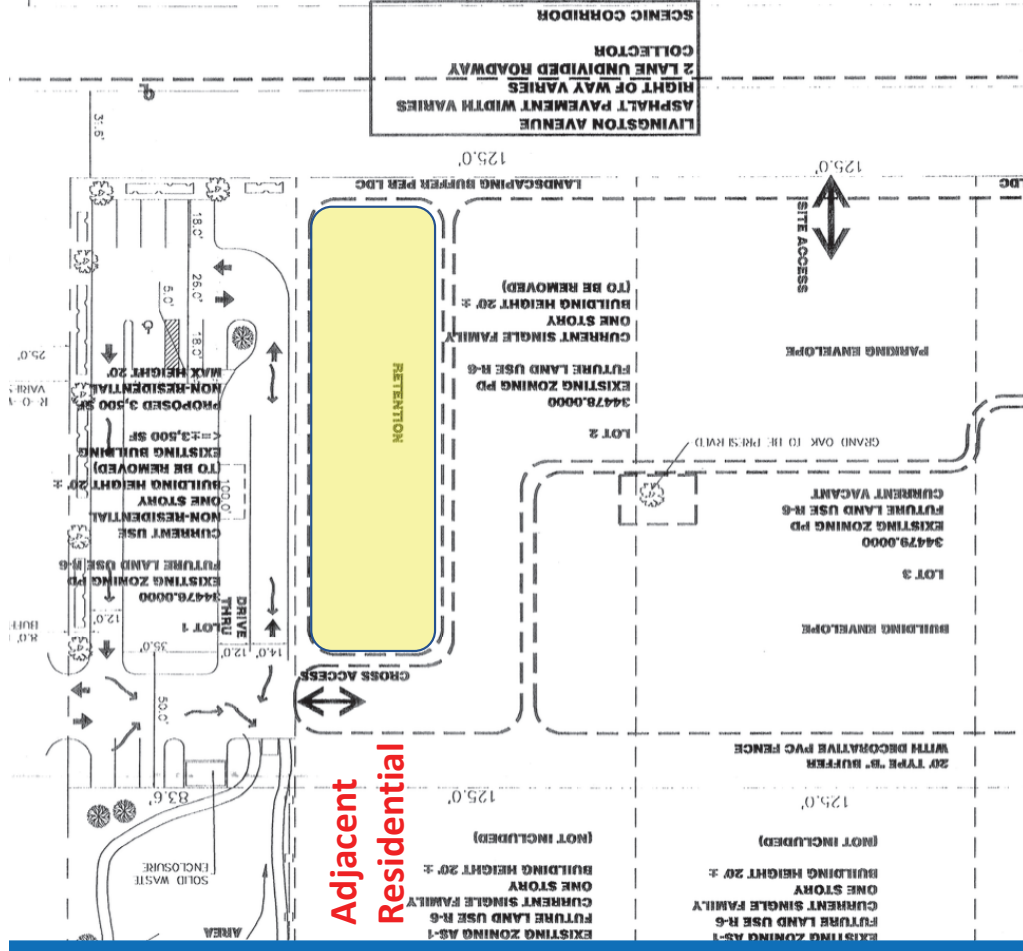
Name & Address

Title PST

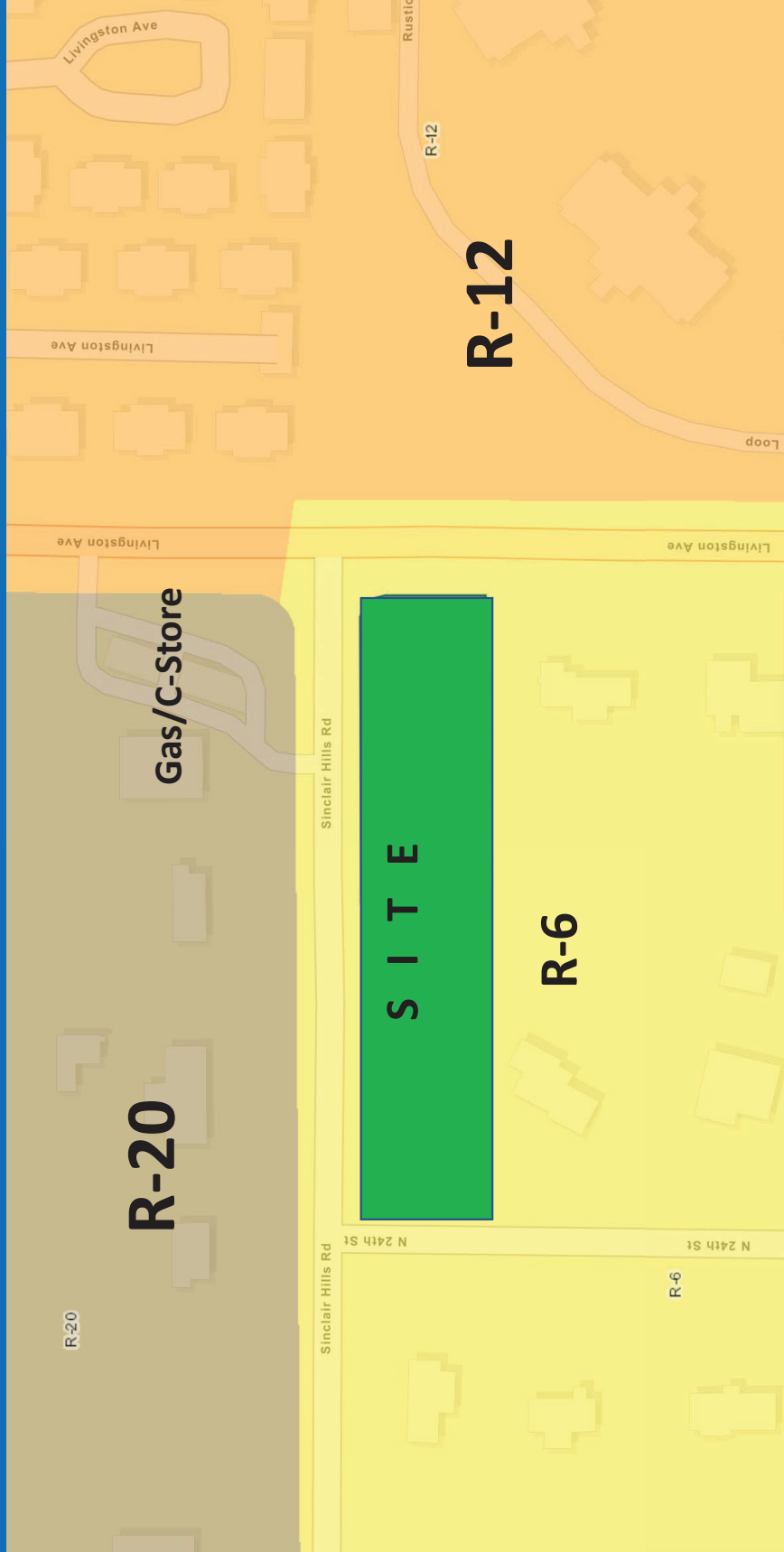
SOUFAN, SUFIAN S
15202 LIVINGSTON AVE.
LUTZ, FL 33559

Plan Comm: “A significant amount of retention area is proposed...providing a buffer from adjacent residential uses.

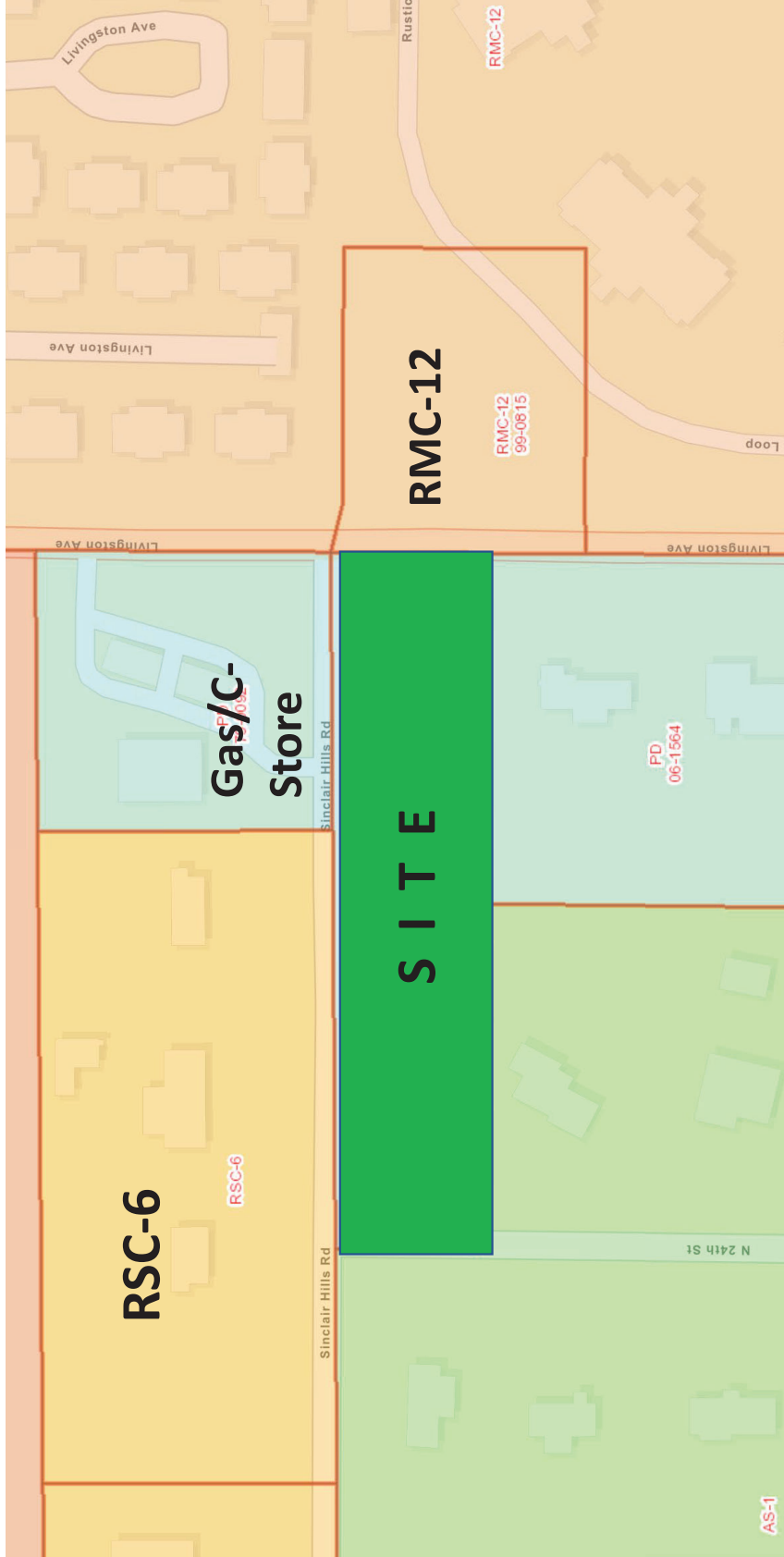
D.S.D.: “The modification incorporates enhanced buffering and screening intended to mitigate potential impacts on nearby...residential properties where adjacent to existing residential...”



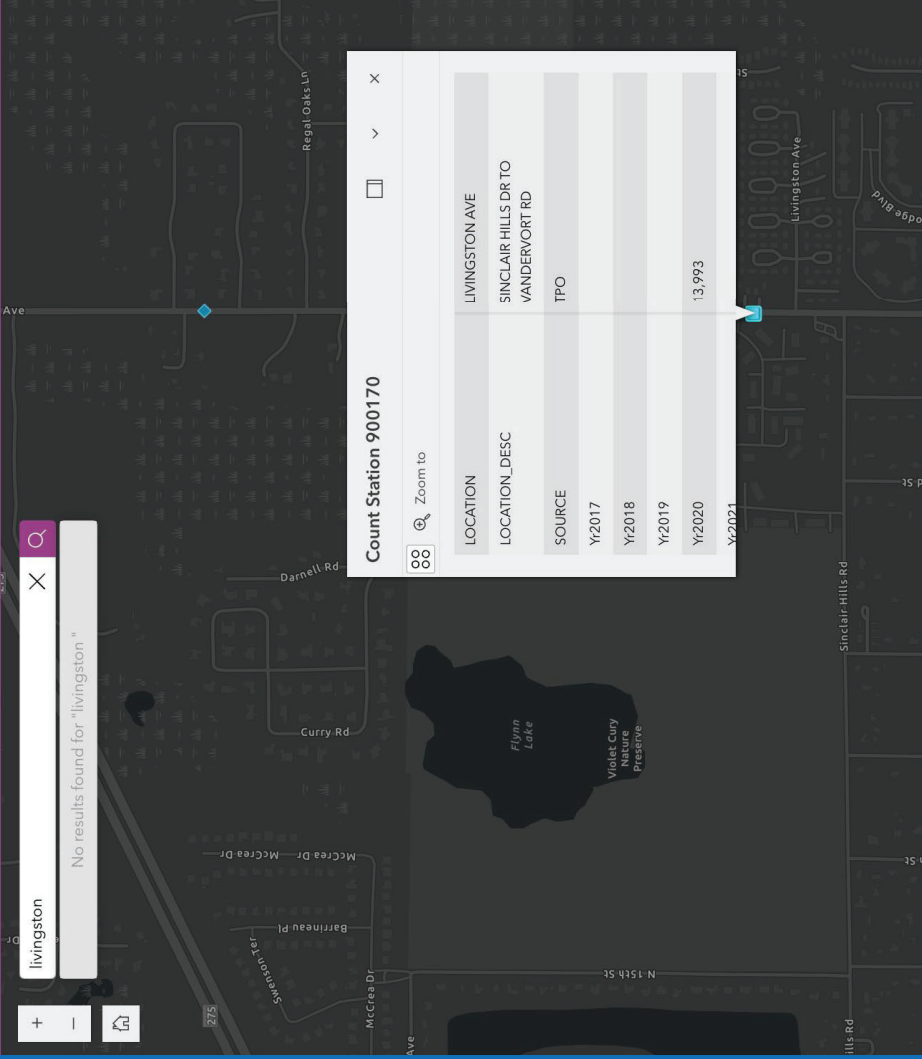
FLU



Zoning



livingston
No results found for "livingston"



2019 Traffic Count,
Livingston 13,993
vehicles/day

No development shall be permitted that causes cumulative development to exceed 64 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips on the Sinclair Hills Road driveway.

LUTZ COMMUNITY PLAN

Commercial Character

The Lutz community desires to retain existing and encourage new commercial uses geared to serving the daily needs of area residents in a scale and design that complements the character of the community. Currently there is approximately 301,559 square feet of

- improve design aesthetics to make the physical development of the community more attractive and provide for individual expression;

BUFFERS

Planning Commission, ‘Overall...**will complement** the existing residential and light commercial uses located in this area...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...**The proposed development will complement the surrounding neighborhoods.** Overall, staff finds that the proposed uses...**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.**

D.S.D: "The modification incorporates enhanced buffering and screening intended to mitigate potential impacts on nearby residential properties...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 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.

PD Modification Application: MM 26-0551 (Revised 2)

Zoning Hearing Master Date:

May 26, 2026

BOCC Land Use Meeting Date:

July 21, 2026

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 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-feet 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:

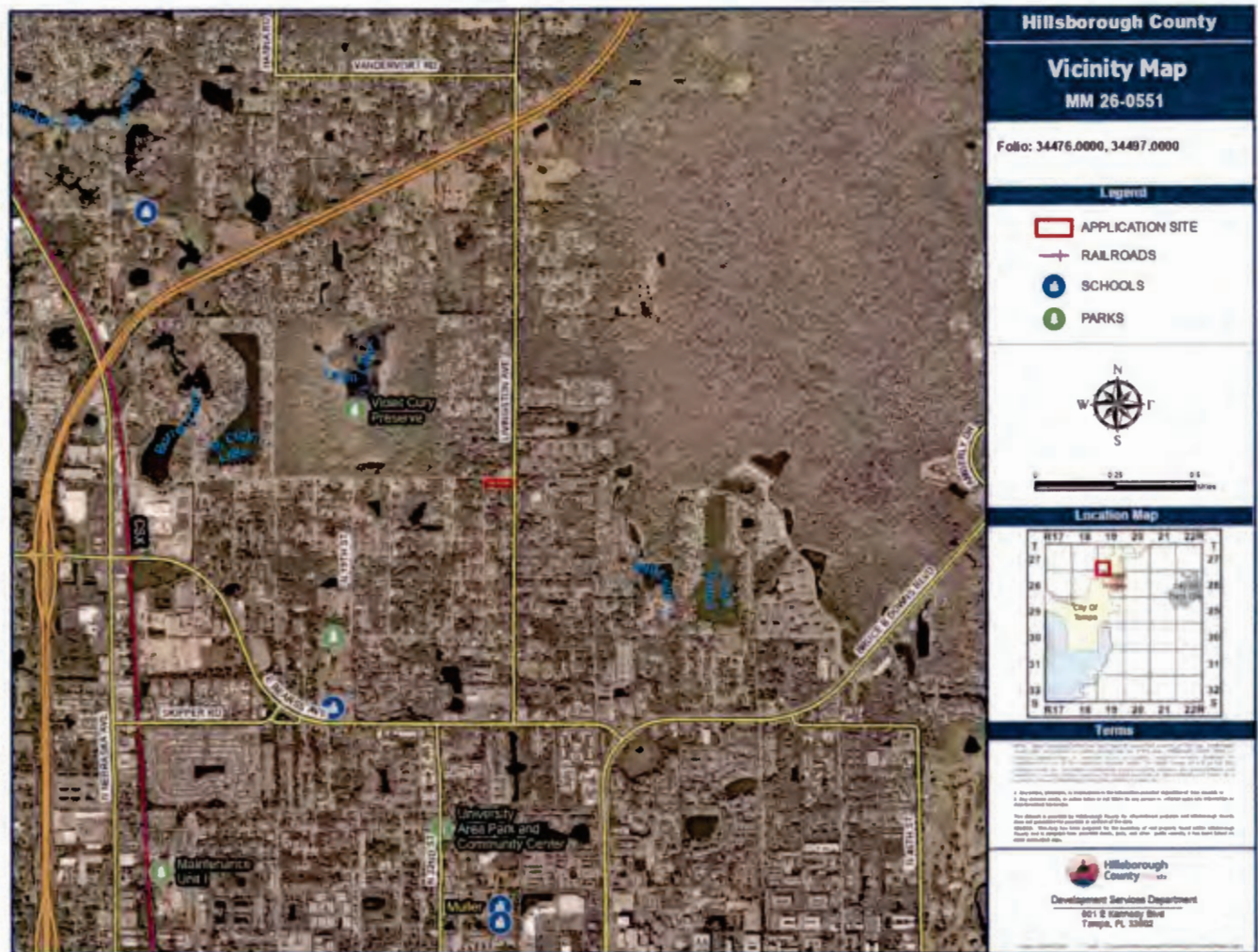
PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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Application No. MM 26-0551
 Name: Chris Grandjean
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 5-26-2026

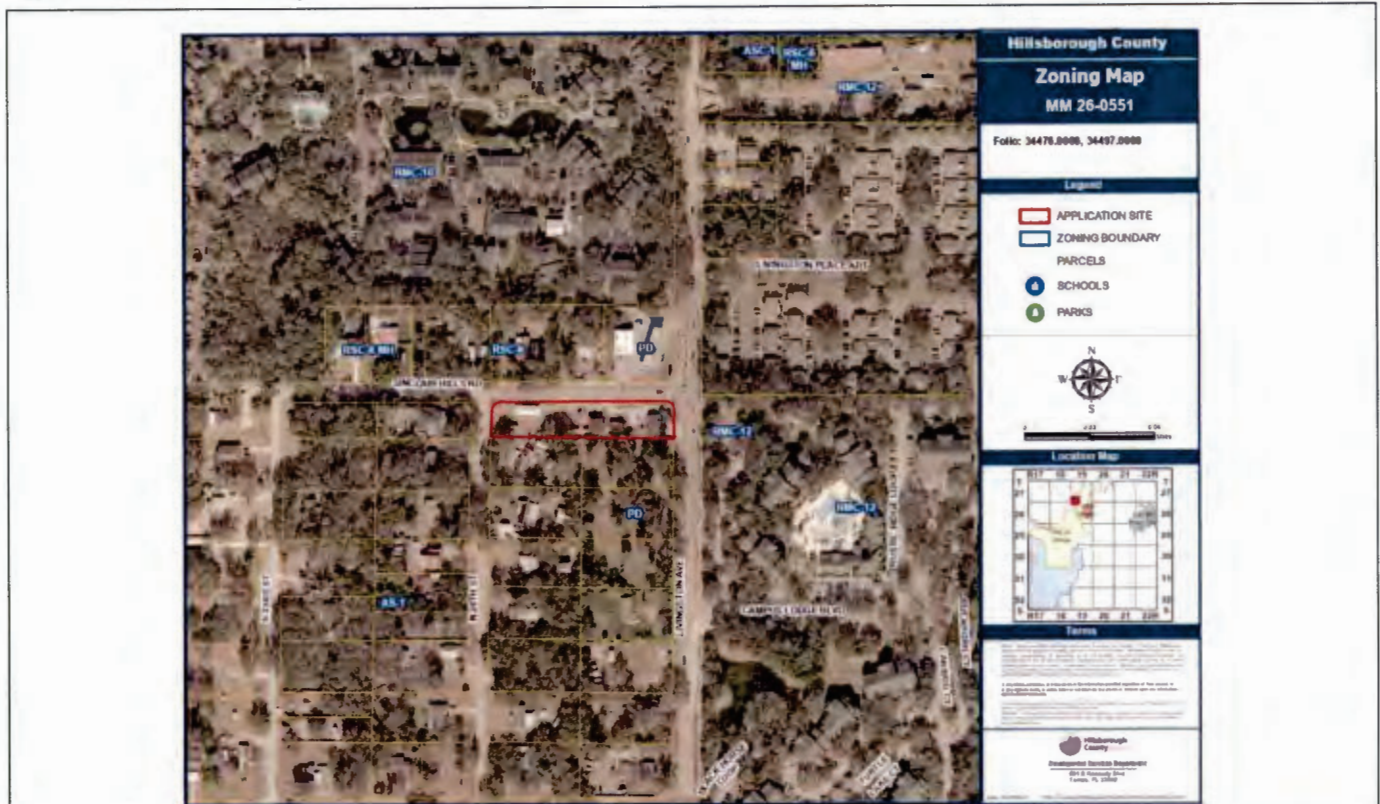
2.0 LAND USE MAP SET AND SUMMARY DATA

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**2.3 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

APPLICATION NUMBER: MM 26-0551 (Revised 2)

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 ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Sinclair Hills Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

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

*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:

APPLICATION NUMBER: MM 26-0551 (Revised 2)

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY												
	Comments Received	Objections	Conditions Requested	Additional Information/Comments								
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No									
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Resource Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Other												
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments								
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No									
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No									
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No									
Impact/Mobility Fees <table border="0"> <tr> <td>Daycare (Per 1,000 s.f.) Mobility: \$13,156 Fire: \$95</td> <td>Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313</td> <td>Medical office (<10k sq ft) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Gen. Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> </tr> <tr> <td>Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313</td> <td>Discount Store (Per 1,000 s.f.) Mobility: \$13,530.00 Fire: \$313</td> <td>Clinic (Per 1,000 s.f.) Mobility: \$33,345 Fire: \$95</td> <td>Single Tenant Office (per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> </tr> </table>					Daycare (Per 1,000 s.f.) Mobility: \$13,156 Fire: \$95	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Medical office (<10k sq ft) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Gen. Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	Discount Store (Per 1,000 s.f.) Mobility: \$13,530.00 Fire: \$313	Clinic (Per 1,000 s.f.) Mobility: \$33,345 Fire: \$95	Single Tenant Office (per 1,000 s.f.) Mobility: \$10,005 Fire: \$158
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments								
Planning Commission ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	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 24th 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 24th 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 (Revised)

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 ~~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:~~

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 24th 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 16-foot building setback shall be provided along Sinclair Hills Road and a minimum 25 foot building setback shall be provided along Livingston Avenue. ~~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. 24th. 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 24th 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 24th 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.

APPLICATION NUMBER: MM 26-0551 (Revised 2)

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION

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.

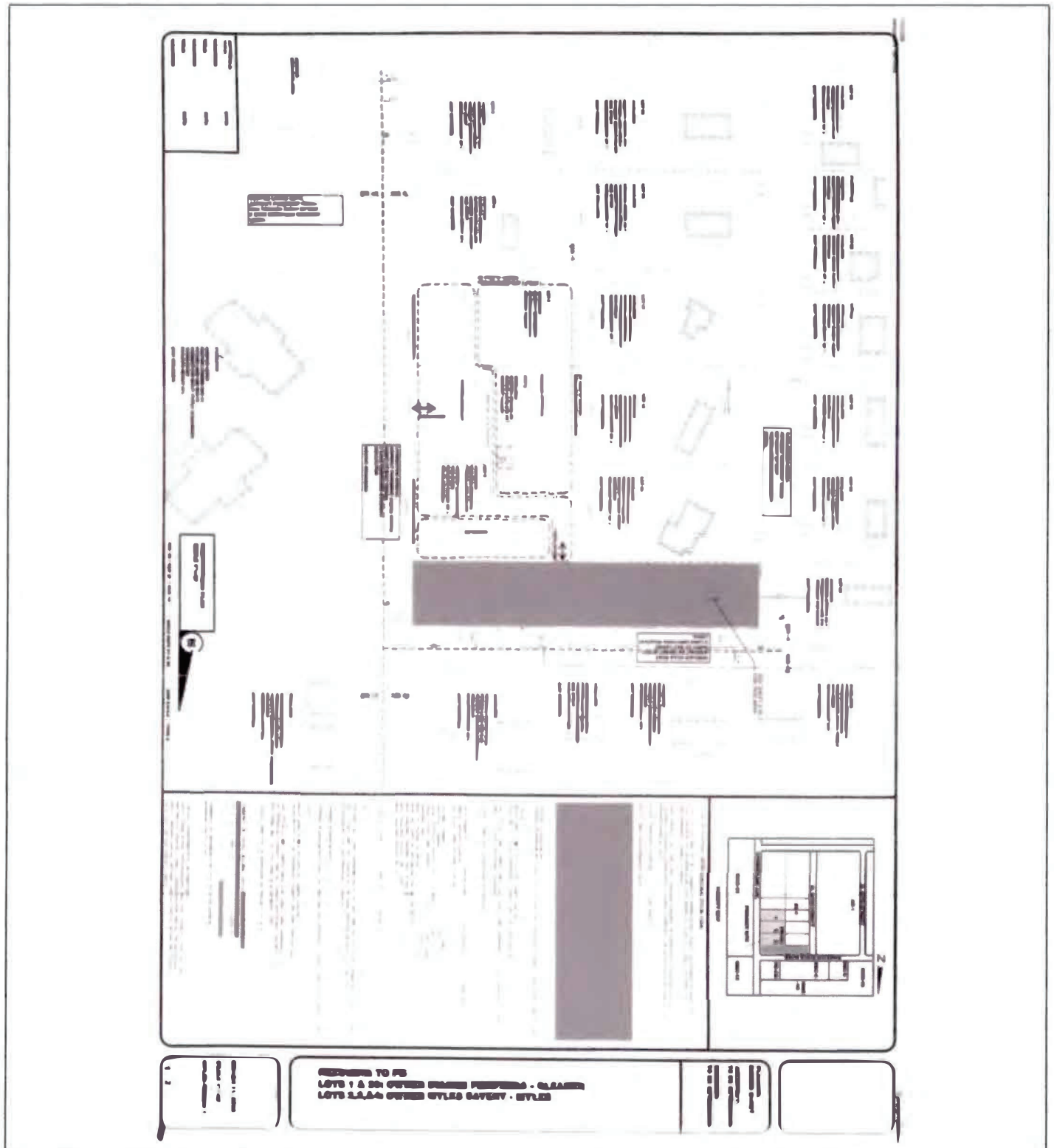
7.1 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ 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
	HC-CE-25-014238	Violating conditions of approval for planned development	Pending before CEB
Building Code Compliance*			
☒ None current or pending			
☒ Violation(s)	<u>HC-CMP-25-0000369</u>	<u>Construction of accessory structure, including electrical, and change of use without permits</u>	<u>Hearing scheduled</u>
	<u>HC-CMP-25-0000372</u>	<u>Installation of outdoor electrical for food trucks without a permit</u>	<u>In compliance</u>
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

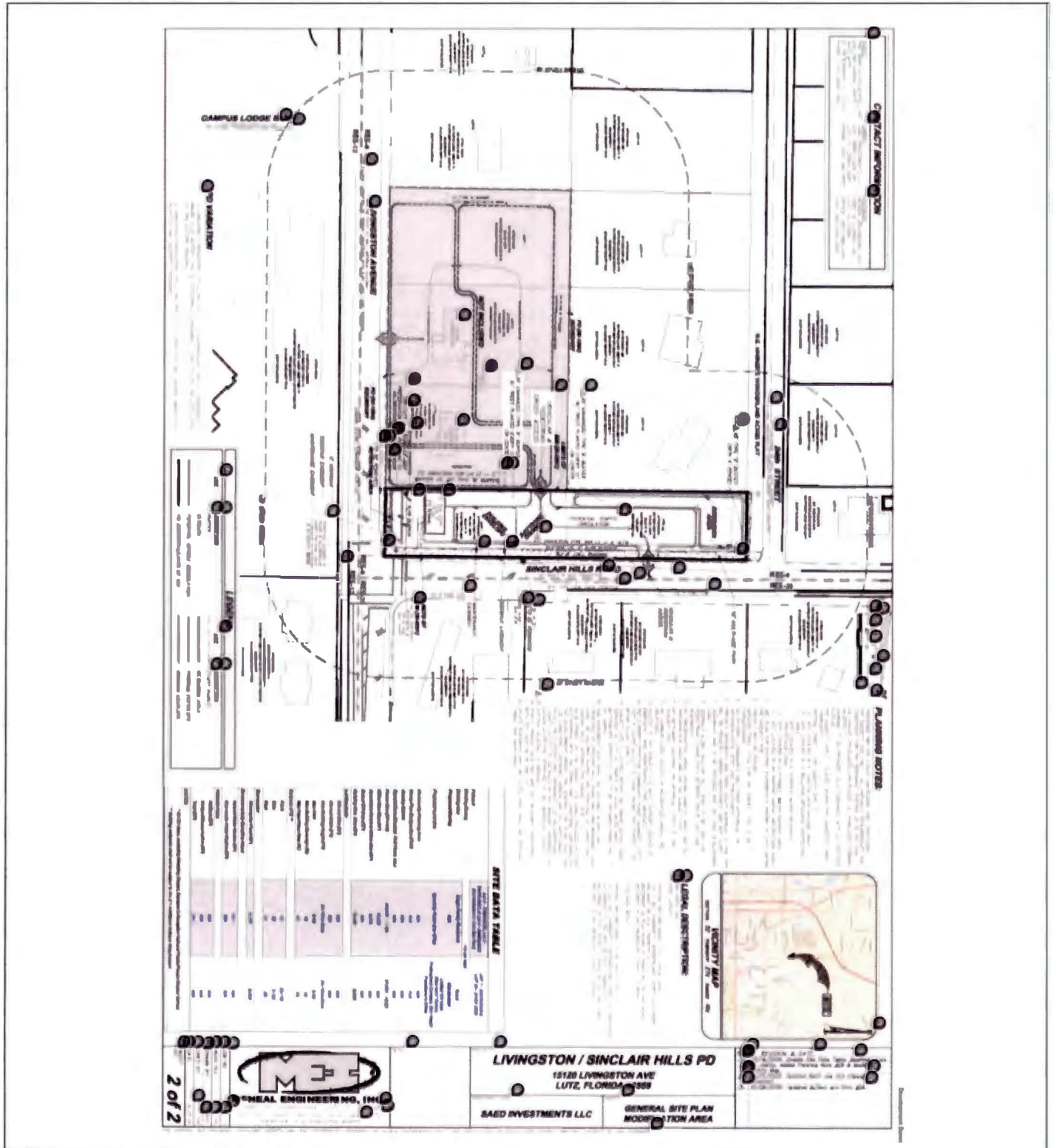
8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**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

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

NEW AND REVISED CONDITIONS**Revised Conditions**

- The project shall be limited to ~~a 2,500 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.

- 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:

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

- 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.

- ~~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.~~

APPLICATION NUMBER: MM 26-0551 (Revised 2)

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

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. 24th. 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 24th 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 24th 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 30,000 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 southeast 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/lease/ 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/lounges or nightclubs
 - Casinos
 - 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 southeastmost building.
 - 4.3 Maximum building size shall be 6,000 square feet and maximum building height shall be 35 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, 12th 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
Total:	1,693	55	86

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
Total:	2,110	81	106

Difference (Inbound Peak Movements):

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

		AM	PM
Total:	(+) 417	(+) 26	(+) 20

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
Total:	1,693	91	182

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.)
Total:	2,110	144	223

Difference (All Movements):

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

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 24th 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 24th 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 width 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 $\pm$ 11-foot-wide easement (for public access and maintenance 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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

APPLICATION NUMBER: MM 26-0551 (Revised 2)

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

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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

todd@pressmaninc.com

grandlienardc@hcfl.gov

ratliffja@hcfl.gov

phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

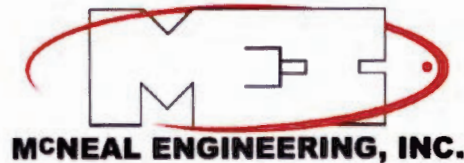
Development Serv

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleon@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1. Driveway Spacing - Sinclair Hills Rd 4. ☒ 2. Driveway Spacing - Sinclair Hills Rd 5. ☐ 3. 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Livingston/Sinclair Hills
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	34476.0000 & 34497.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 06-1564
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0551
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Development Servi



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 24th 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 Hills Road. 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 24th 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,
o=McNeal Engineering Inc, c=US
Date: 2026.05.06 16:58:34-0400

Sincerely,

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

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

attchs

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

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 58193

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.

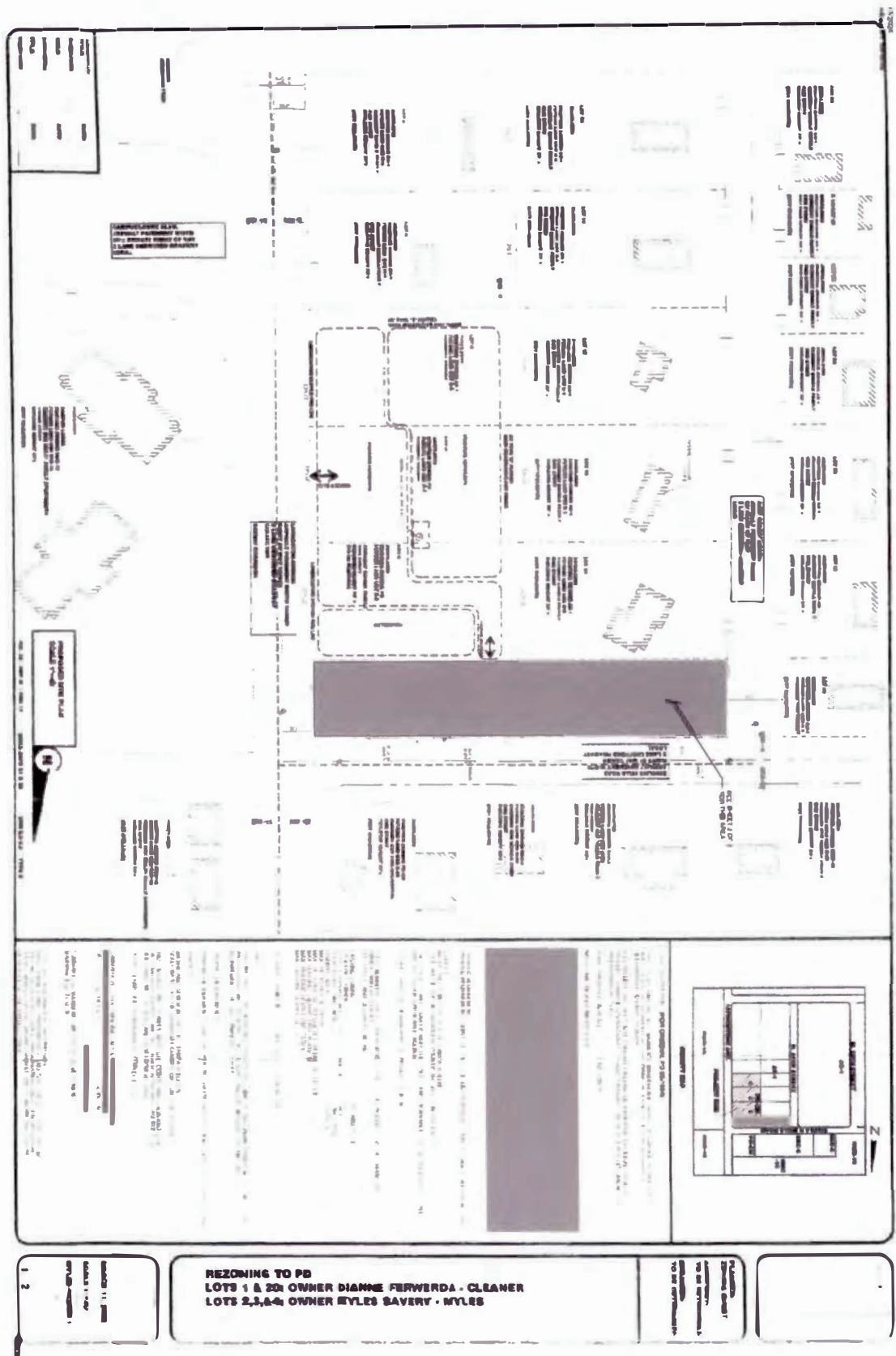
[illegible]

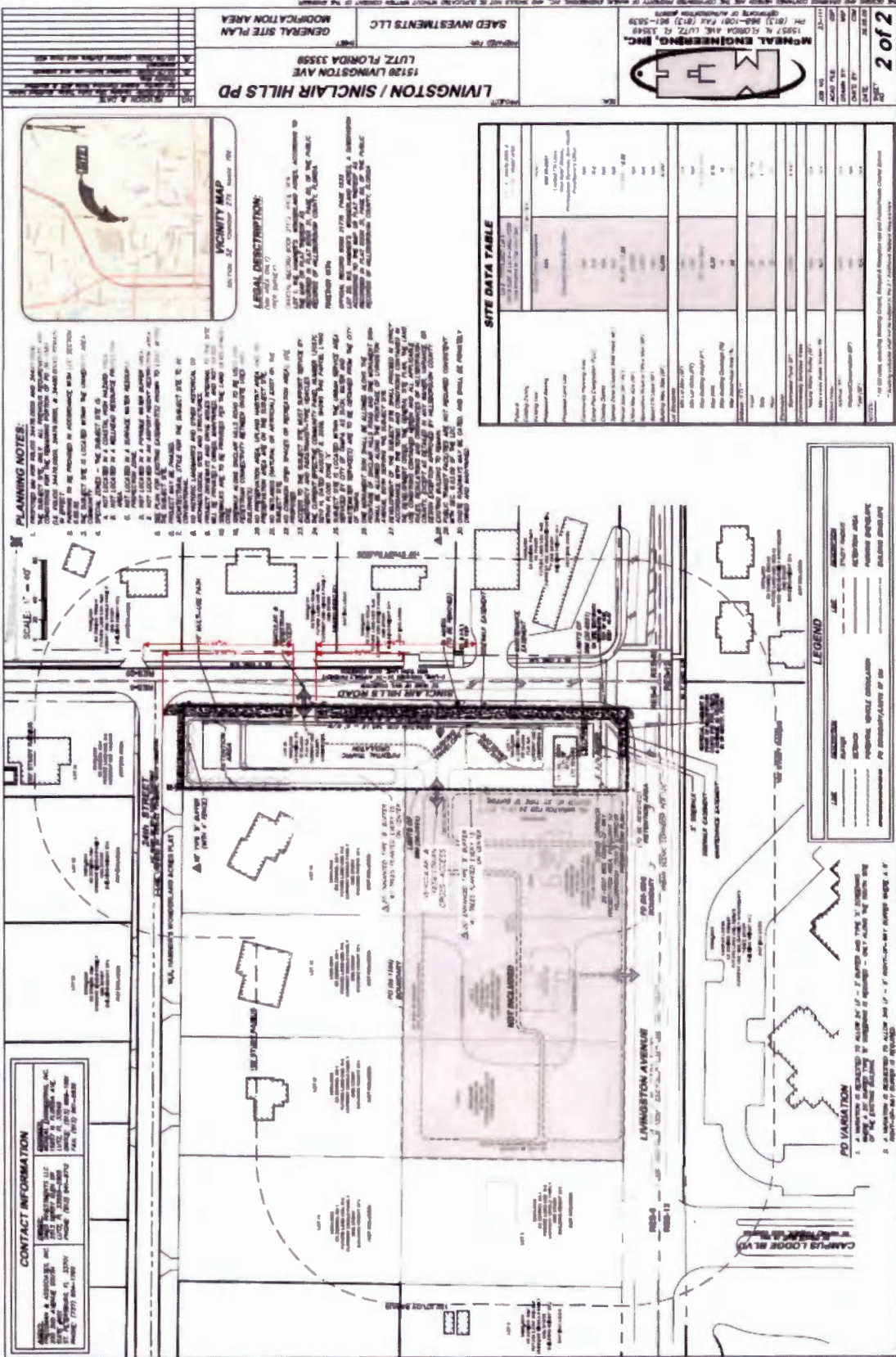
APPLICATION NUMBER: MM 26-0551 (Revised 2)

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP





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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

APPLICATION NUMBER: MM 26-0551 (Revised 2)

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

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

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

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

todd@pressmaninc.com

grandlienardc@hcfl.gov

ratliffja@hcfl.gov

phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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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 Florida**
Development Services

Development Serv

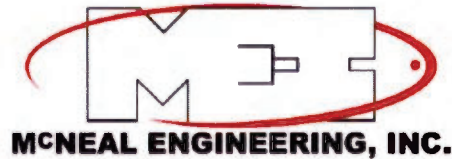
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleon@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Substandard Road - Sinclair Hills Rd ☐ 4. ☒ 2. Substandard Road - Sinclair Hills Rd ☐ 5. ☐ 3. ☐ 6.
<i>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</i>	
Project Name/ Phase Livingston/Sinclair Hills <i>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</i>	
Folio Number(s) 34476.0000 & 34497.0000 ☐ Check This Box If There Are More Than Five Folio Numbers <i>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</i>	
Name of Person Submitting Request McNeal Engineering c/o Christopher S. McNeal <i>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</i>	
Current Property Zoning Designation PD 06-1564 <i>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</i>	
Pending Zoning Application Number MM 26-0551 <i>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</i>	
Related Project Identification Number (Site/Subdivision Application Number) N/A <i>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</i>	

Development Service



Hillsborough County
Development Services
601 E. Kennedy Blvd, 20th 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, 24th 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 infil 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=A01410D0000018DB6031C53003CED58,
O=McNeal Engineering Inc, C=US
Date: 2026.05.06 17:00:57-0400

Sincerely,

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

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

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:

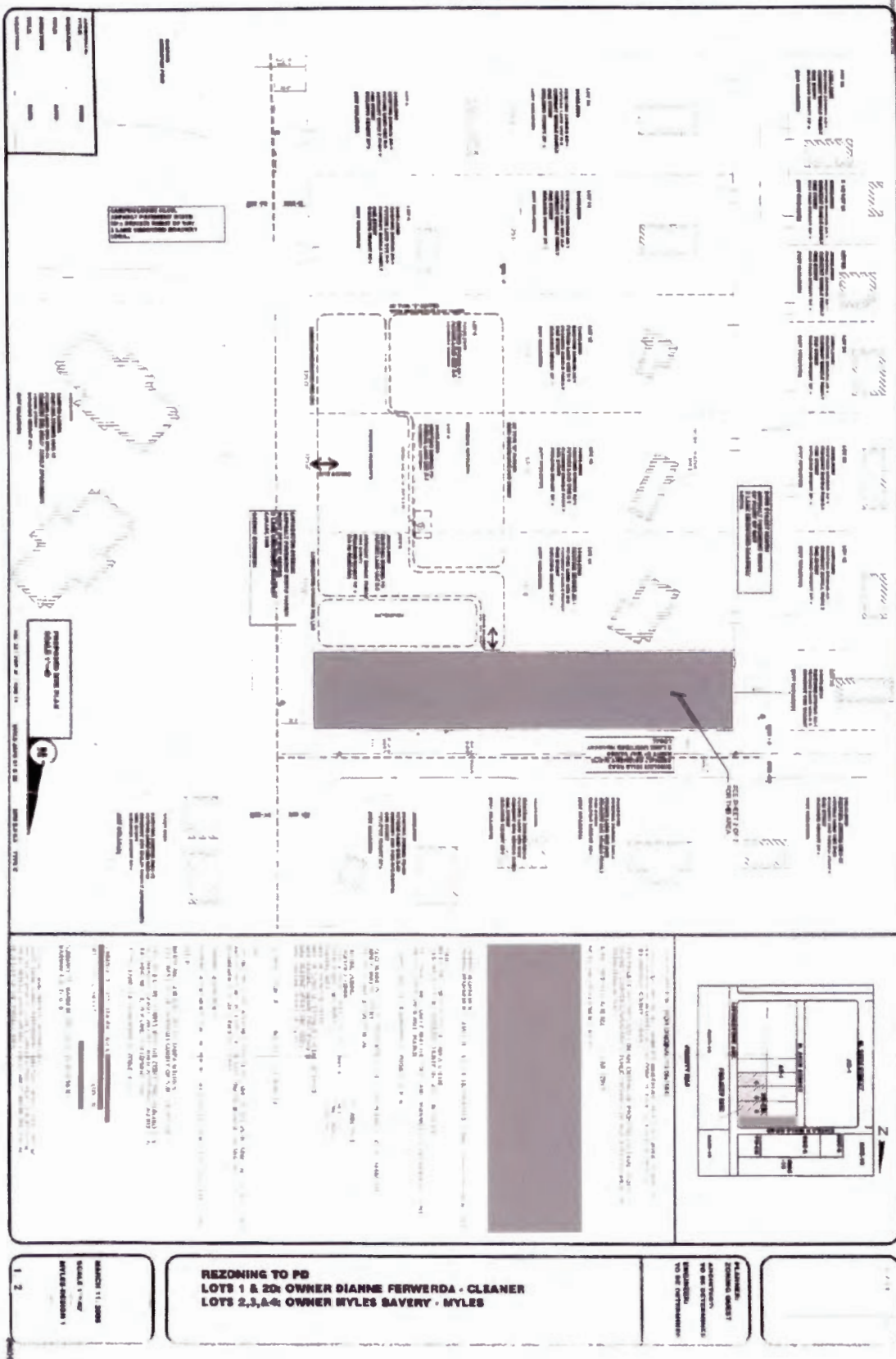
_____ Approved

_____ Approved with Conditions

_____ Disapproved

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

EXHIBIT A, 1 OF 2



Development Service

EXHIBIT A, 2 OF 2

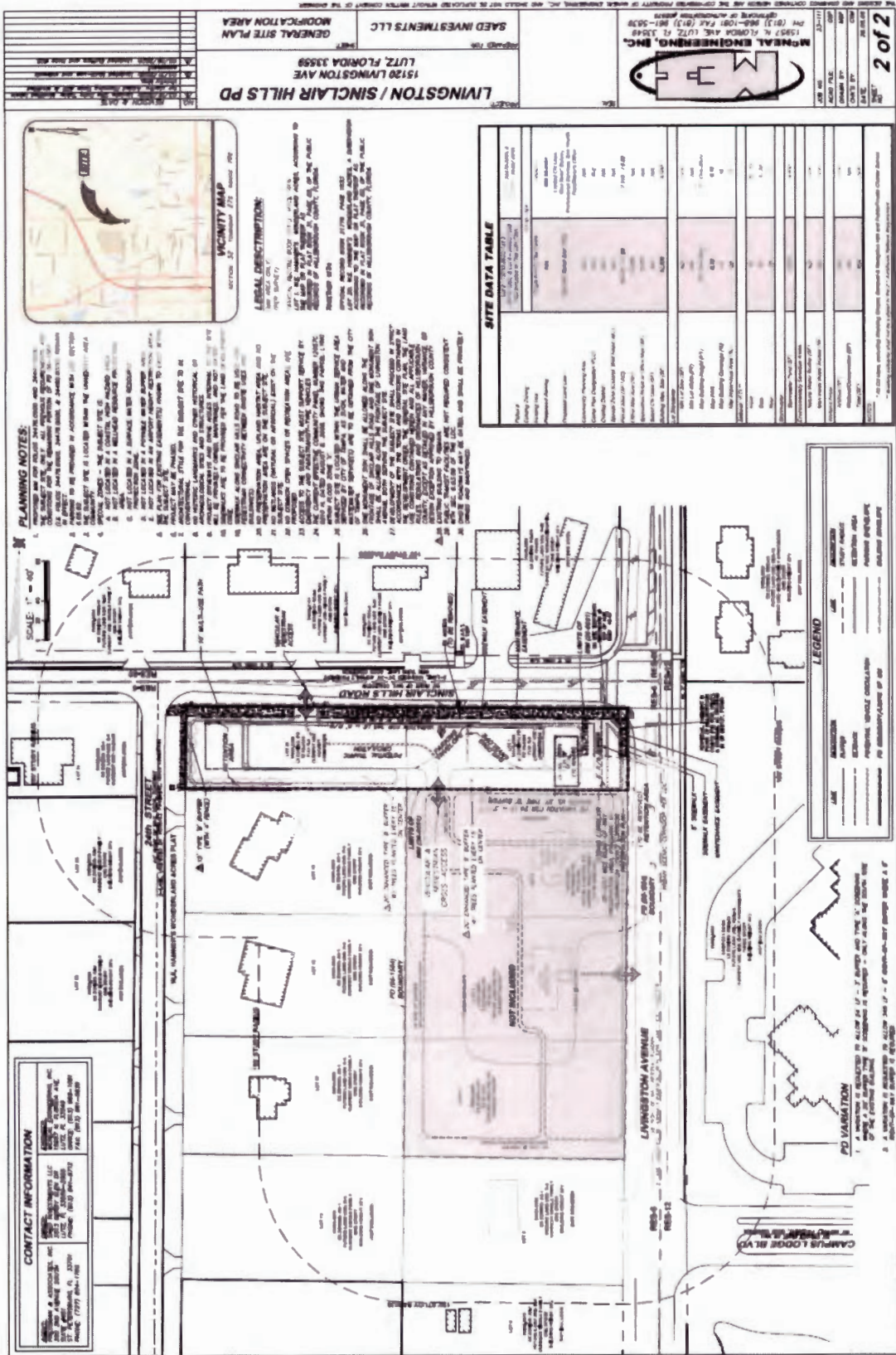
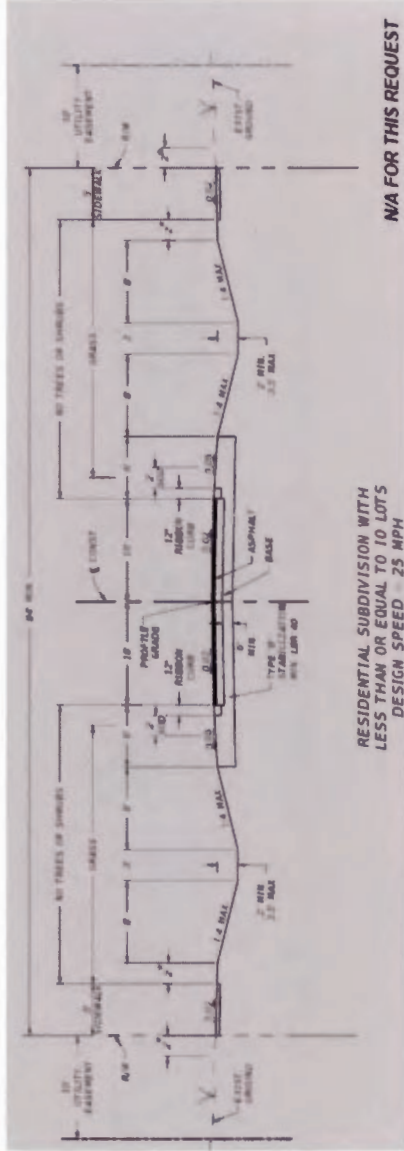
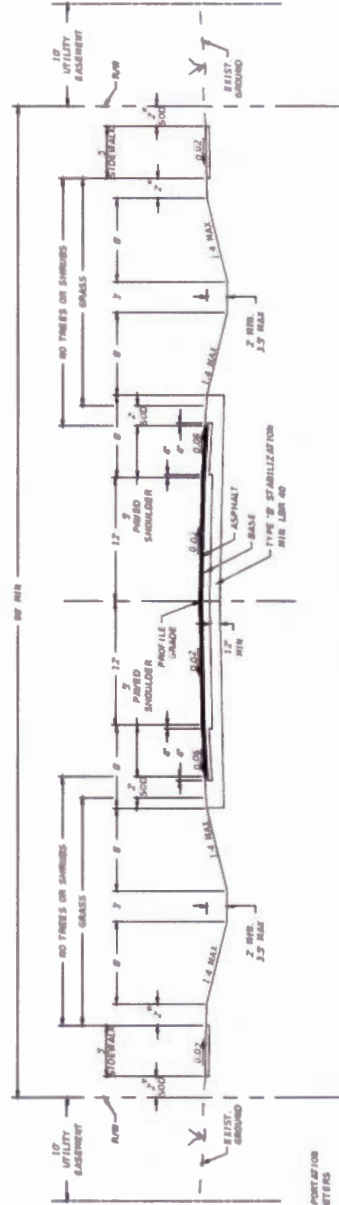


EXHIBIT B



RESIDENTIAL SUBDIVISION WITH
LESS THAN OR EQUAL TO 10 LOTS
DESIGN SPEED 25 MPH

N/A FOR THIS REQUEST

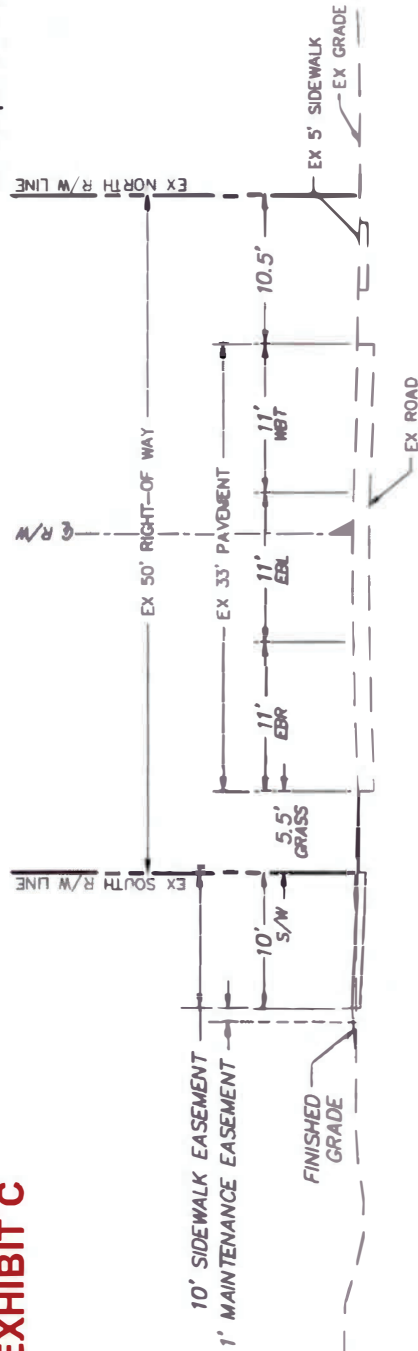


NON-RESIDENTIAL
DESIGN SPEED ≤ 30 MPH
AADT $< 5,000$ VPD

- NOTES**
1. DOWD SPEED + POSTED SPEED
 2. OTHER SLOWS, SLOWER AND FASTER
 3. SEE APPROPRIATE SECTIONS OF TRANSPORT FOR TECHNICAL MANUAL FOR DOWD PARAMETERS
 4. PROVIDE A MINIMUM CLEARANCE FROM UNDERPASS/BRIDGE/FENCE WALLS, ABOVE/BEHIND UTILITIES, DOWD PITS, OR FROM TOP OF BANKS WITH SLOPES OF 1:1 OR FLATTER TOPS
 5. PROVIDE A MINIMUM CLEARANCE FROM ANY OTHER FUNCTIONAL PART OF THE SIGNATURE, INTERFERENCE WITH THE SIGNATURE
 6. ABOVE/BEHIND UTILITIES OR MARINE TREES, 2' OR LESS IN DIAMETER, 10' OR MORE IN LENGTH
 7. THE SIGNATURE, AS POSSIBLE, IS NOT IN THE CLEAR ZONE
 8. PROVIDE 5' MINIMUM CLEARED TRANVERSE JOINTS (DEPTH TRANSPORT AND PARAMETER)

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

EXHIBIT C



TYPICAL SECTION

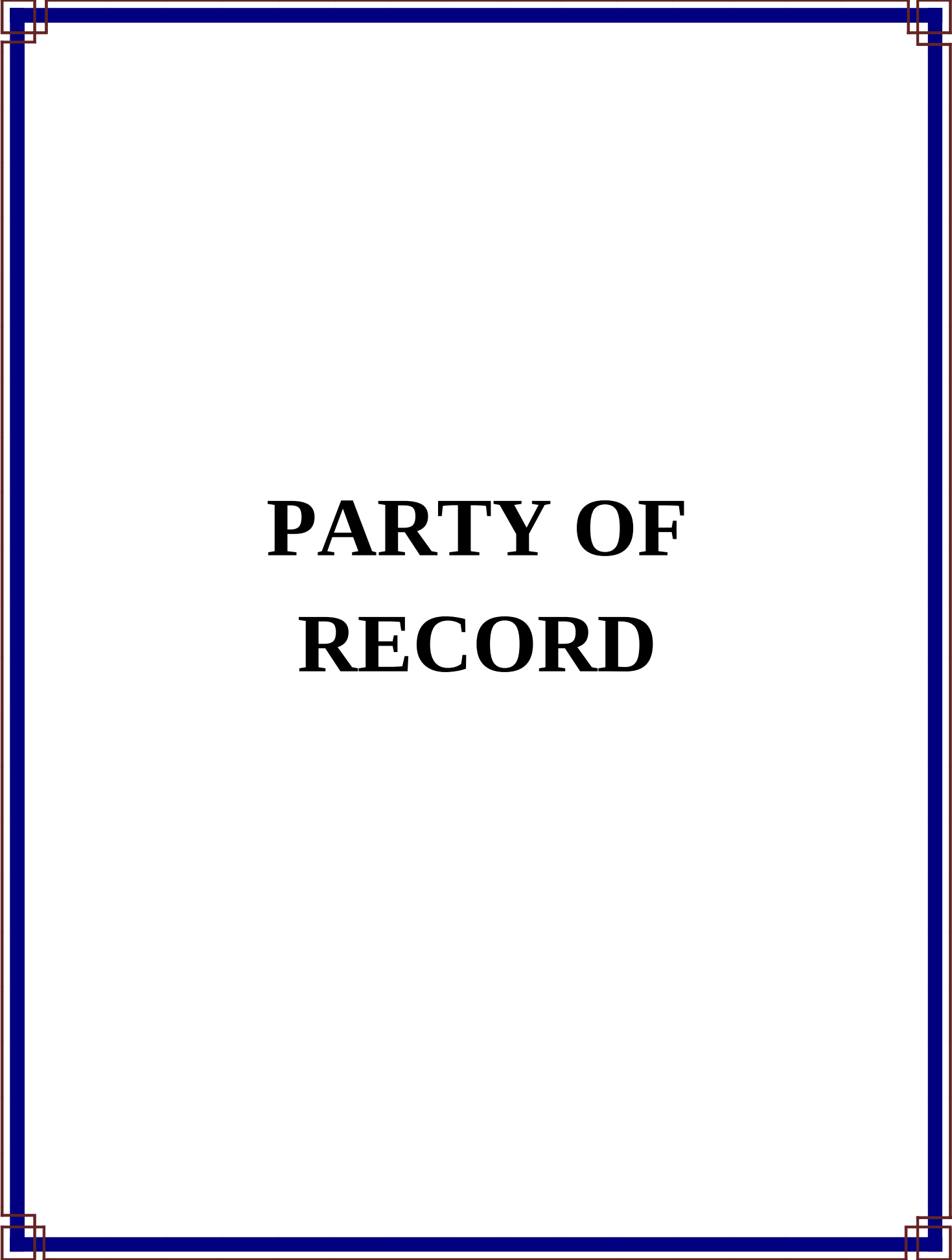
SINCLAIR HILLS ROAD
NTS

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).

428 NO.	21-111	 MCNEAL ENGINEERING, INC.	13037 N. FLORIDA AVENUE LUTZ, FLORIDA 33549 844S. 102 RD BOX 17121 G. (HIL) 800-450-1 F. (HIL) 801-8539 www.mcnealengr.com	LIVINGSTON / SINCLAIR HILLS PD 15150 LIVINGSTON AVE	INCIDENT	PROJECT	PROPOSED FOR	SAVED INVESTMENTS LLC	150'LT VINE	SINCLAIR HILLS ROAD TYPICAL SECTION
LOCAL HILL	AD-57									
DRAWN BY	WJ-23									
DESIGNED BY	N/A									
SCALE	1"=10'									
DATE	2015.03.10									

7A-055



PARTY OF RECORD

From: Sean Salem <freep218@gmail.com>
Sent: Monday, May 11, 2026 12:26 PM
To: Hearings
Subject: MM 26-0551
Attachments: IMG_0478.jpeg; IMG_0477.jpeg; IMG_0481.jpeg; IMG_0484.jpeg; IMG_0485.jpeg

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

MM26-0551

Good morning, my name is Nashat Soufan. My cousin and I, Fahim Malkeya, own the property at 15118 Livingston Ave. We are next to the property in question. I am going to start by saying, last year they tried rezoning the property and when it went to the commission, they voted 7-0 against it. One of the commissioners said, "If there were three strikes, this would be one of them." Now, they are trying to do the same thing in a different way. They keep changing the LLC name, but it is the same owner. They are asking to build a building that no one needs in the area. They are trying to open whatever they need. They are trying to zone it into CN (commercial neighborhood), which they will be able to build anything they ask for. This includes, the previous requests that were denied by the commissioner and more. In our area, there is Walmart, Bravo, convenience store with gas and deli across the street, three or four barbershops, smoke shops, pharmacies, clinics, almost 10-12 different restaurants, laundry mat, Family Dollar, Dollar Tree, and about 10 different gas stations all in less than one square mile. The little piece of land they have is right on a small road with so much traffic and is very dangerous. The whole neighborhood is against it. The area always floods when it rains, there are no sidewalks, no retention ponds, and no city sewage. These people break the law when it comes to building things all the time. They say they will be away from my property, but with a big building like that, I will never have privacy. They want to grandfather the building which is half a foot away from my property, which is supposed to be a laundry mat that is open from 7am-6pm. Now it is a smoke shop that is opened until 1am. Cars are always in and out, which causes accidents every few weeks. They always come to my property to park their cars. How are they going to grandfather a building when they broke the law already for opening a smoke shop? These people think they can do anything because they have money. People are constantly using the bathroom between my property and the building. We have had multiple arguments about this. The hearing we had last year, they lost 7-0 and now they are asking for the same thing but flipping it around. Thank you for your time.

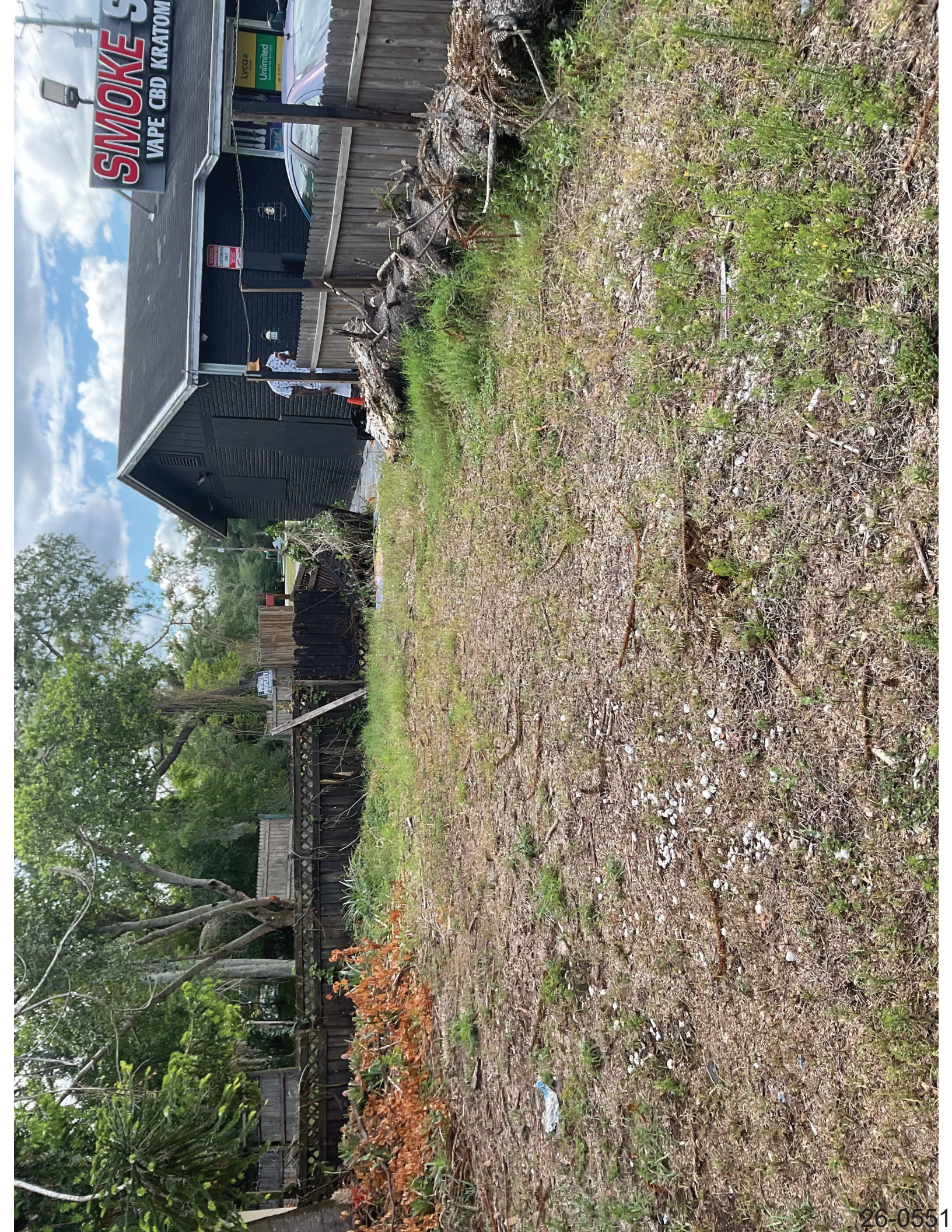




26-0551







Rivas, Keshia

From: Sean Salem <freep218@gmail.com>
Sent: Monday, May 11, 2026 12:45 PM
To: Hearings
Subject: Re: MM 26-0551

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

I also forgot to mention, that the area is surrounded by single family homes and old people. Also, when I say square mile, I mean that it is in walking distance for everyone.

On Mon, May 11, 2026 at 12:25 PM Sean Salem <freep218@gmail.com> wrote:

MM26-0551

Good morning, my name is Nashat Soufan. My cousin and I, Fahim Malkeya, own the property at 15118 Livingston Ave. We are next to the property in question. I am going to start by saying, last year they tried rezoning the property and when it went to the commission, they voted 7-0 against it. One of the commissioners said, "If there were three strikes, this would be one of them." Now, they are trying to do the same thing in a different way. They keep changing the LLC name, but it is the same owner. They are asking to build a building that no one needs in the area. They are trying to open whatever they need. They are trying to zone it into CN (commercial neighborhood), which they will be able to build anything they ask for. This includes, the previous requests that were denied by the commissioner and more. In our area, there is Walmart, Bravo, convenience store with gas and deli across the street, three or four barbershops, smoke shops, pharmacies, clinics, almost 10-12 different restaurants, laundry mat, Family Dollar, Dollar Tree, and about 10 different gas stations all in less than one square mile. The little piece of land they have is right on a small road with so much traffic and is very dangerous. The whole neighborhood is against it. The area always floods when it rains, there are no sidewalks, no retention ponds, and no city sewage. These people break the law when it comes to building things all the time. They say they will be away from my property, but with a big building like that, I will never have privacy. They want to grandfather the building which is half a foot away from my property, which is supposed to be a laundry mat that is open from 7am-6pm. Now it is a smoke shop that is opened until 1am. Cars are always in and out, which causes accidents every few weeks. They always come to my property to park their cars. How are they going to grandfather a building when they broke the law already for opening a smoke shop? These people think they can do anything because they have money. People are constantly using the bathroom between my property and the building. We have had multiple arguments about this. The hearing we had last year, they lost 7-0 and now they are asking for the same thing but flipping it around. Thank you for your time.

Rivas, Keshia

From: Sean Salem <freep218@gmail.com>
Sent: Monday, May 11, 2026 11:21 PM
To: Hearings
Subject: MM26-0551
Attachments: IMG_0496.jpeg; IMG_0492.jpeg; IMG_0490.jpeg; IMG_0493.jpeg; IMG_0495.jpeg

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

hi, my name Nashat soufan My property 15118 Livingston Ave. right next to their property i already sent the letter but I'm sending some more picture. My phone number is 813-469-5575. To show you how small the road is and how narrow the property is a lot of traffic go through There is not even sidewalk. They made a flower pot out of them. And i send A picture for-the smoke shop at night time they stay open till one in the morning and the house is half a foot away from them thank you







26-0551





Rivas, Keshia

From: Sean Salem <freep218@gmail.com>
Sent: Tuesday, May 12, 2026 9:04 PM
To: Hearings
Subject: MM 26-0551
Attachments: IMG_0500.jpeg; IMG_0501.jpeg; IMG_0499.jpeg; IMG_0497.jpeg; IMG_0498.jpeg

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My name is Nashat soufan my property address 15118 Livingston Ave.lutz fl. My phone number 813-469-5575. I live right next to the property And my property Extent to Most of Their property last year, the commissioner reject their zone Request 7 to 0 And they have two Structure next to my property line and the county Made them tearing it down, but they Did not remove the slab of concrete the wiring the pipes next to my property and now they wanna start all over again asking for the same thing all over which they're already lost seven to nothing. I'm sending you some pictures to show you what I'm talking about thank you. And There is always Traffic on two small lanes I wish somebody from the county come and look at the traffic in the morning. How bad is it over there Thank you









26-0551

