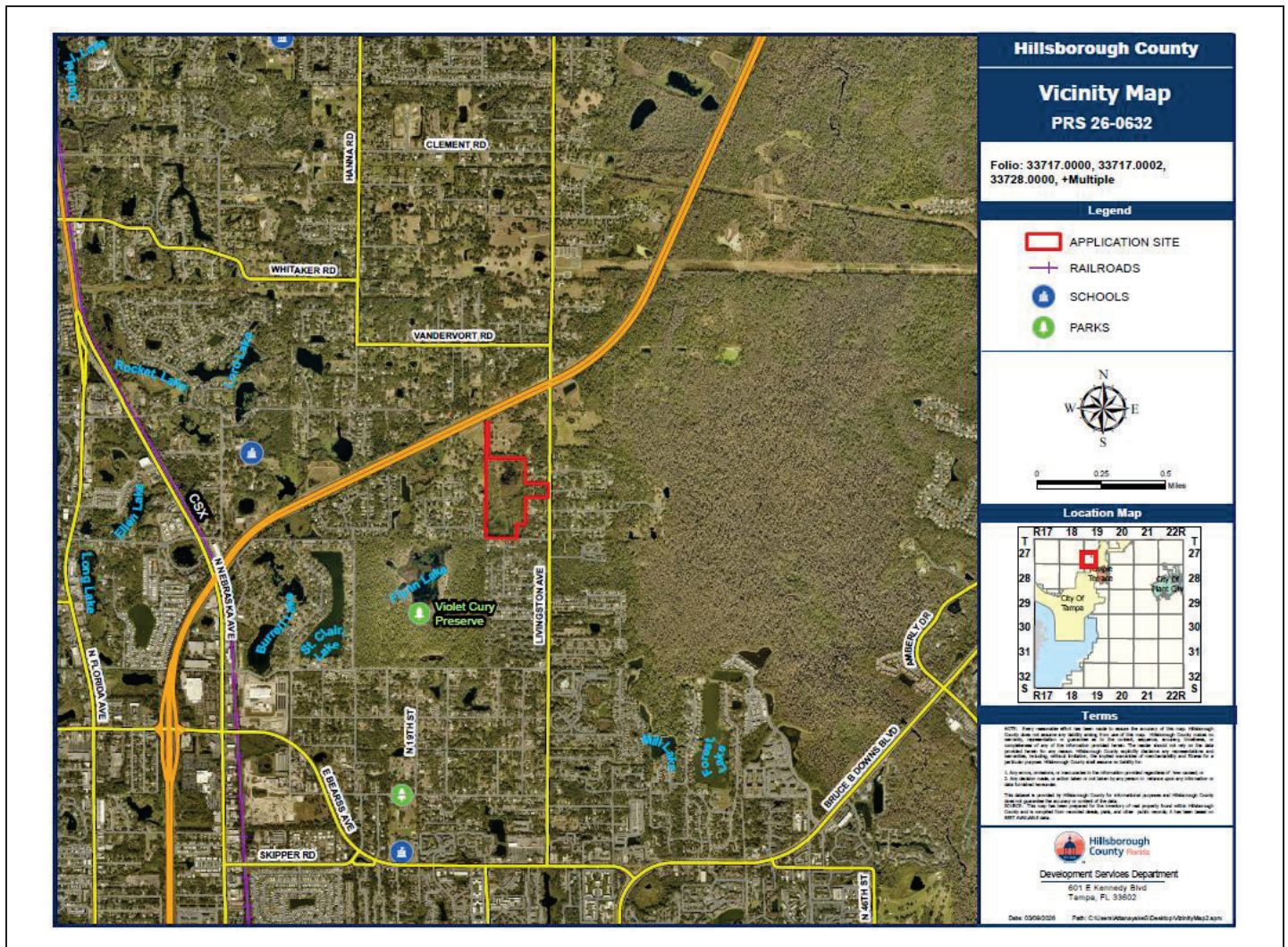


2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

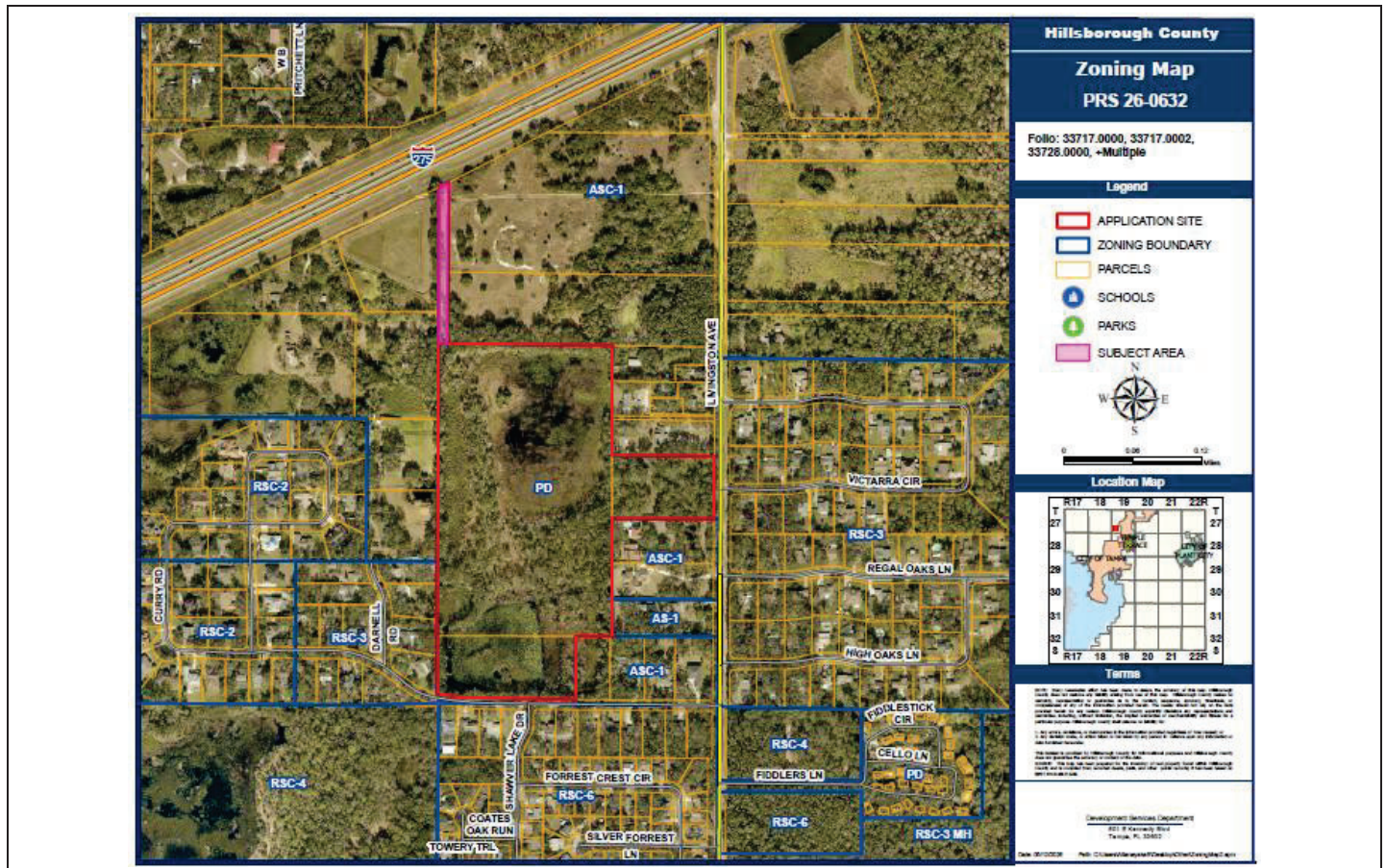


Context of Surrounding Area

The subject site is located on the west side of Livingston Avenue, north of Curry Road. A portion of the subject property extends south to Curry Road with one access point off of Livingston Avenue. Overall, the surrounding area is comprised of primarily single-family residential developments and agricultural properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

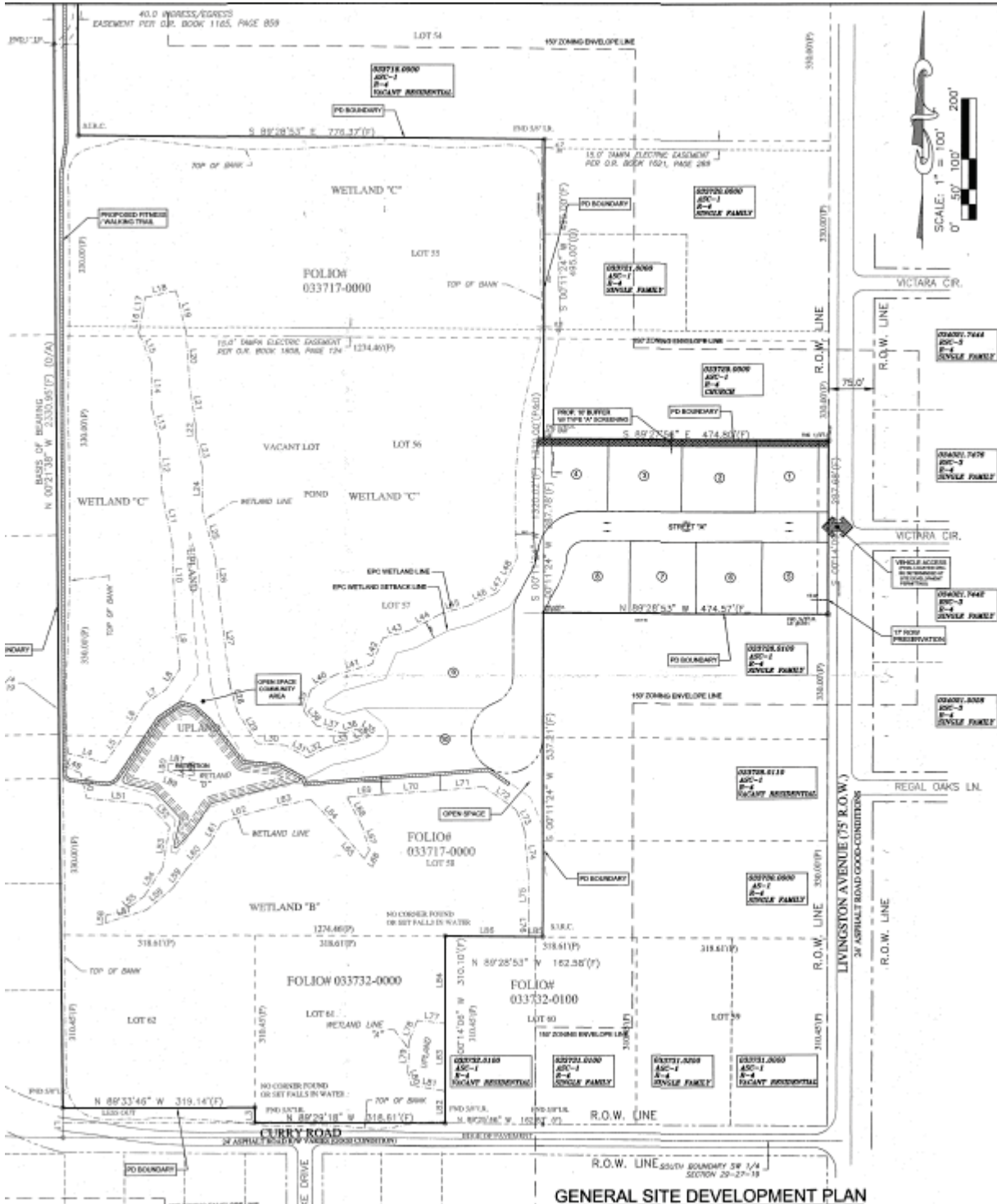


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	I-275	NA	NA	NA
	ASC-1	1 DU/AC.	Agricultural / SF	Single Family
East	Livingston Ave.	NA	NA	NA
	AS-1	1 DU/AC.	Agricultural / SF	Single Family
	ASC-1	1 DU/AC.	Agricultural / SF	Currently Vacant
South	RSC-6	6 DU/AC.	Single family	Single Family
	ASC-1	1 DU/AC.	Agricultural / SF	Single Family
West	ASC-1	1 DU/AC.	Agricultural / SF	Vacant
	RSC-3	3 DU/AC.	Single family	Single Family / Vacant

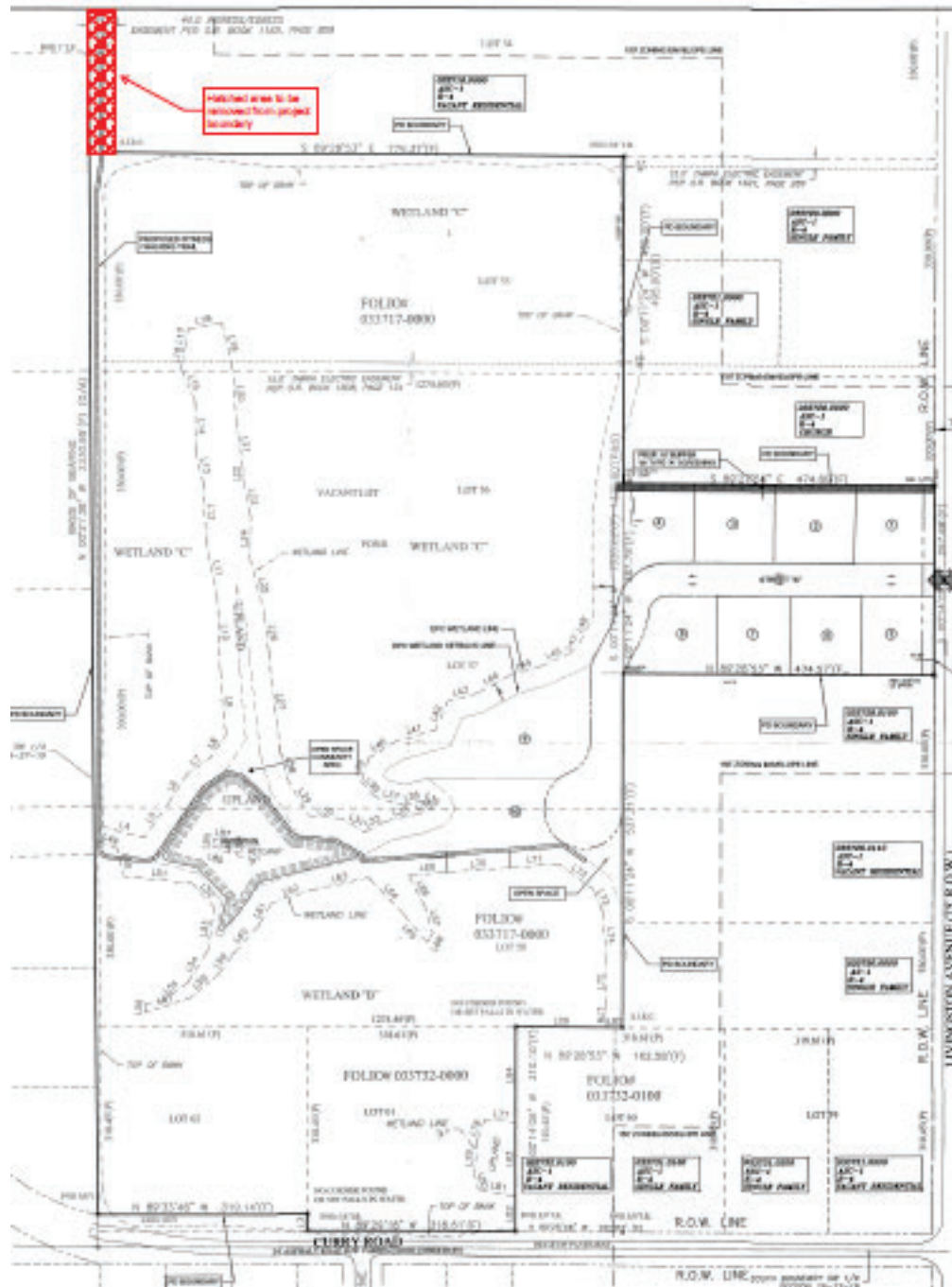
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan (Partial)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



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

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

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	90	7	10
Proposed	90	7	10
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North		None	None	Meets LDC
South		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
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See Report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Report
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exception Requested ☐ Off-site Improvements Required ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Report
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 No comments.				
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 ☒ N/A	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The applicant is requesting to remove the 0.69-acre area (folio 33717.00020) from the project boundary for its inclusion in PD 26-0560, which proposes 86 single-family detached dwellings. The removal of the strip of land designated as a walking trail will allow internal connectivity between the eastern and western proportions of the proposed PD 26-0560 residential development.

The removal of this parcel will result in a decrease of project land area from 32.87 acres to 32.18 acres (comprising a 0.69-acre reduction). There are no proposed changes to development standards or entitlements with this request.

The Minor Modification request does not impact the site's compatibility with the surrounding area as the area of the PRS proposed to be removed is surrounded by property within proposed PD 26-0560. The application does not request any variations to the Hillsborough County Land Development Code.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted March 5, 2026.

1. Development of the project shall be limited to a maximum of 10 single-family conventional dwelling units.
2. The single-family conventional dwelling units shall be developed according to the following development standards:

Minimum lot area:	13,000 square feet*
Minimum lot width:	110 feet*
Front yard setback:	25 feet
Front yard functioning as a side yard setback:	15 feet
Side yard setback:	7.5 feet
Rear yard setback:	20 feet
Maximum building height:	35 feet, 2 stories
	Maximum Building Coverage: 65 percent
	Maximum Impervious Surface: 70 percent

*Lots 1 and 5 shall be permitted a minimum lot area of 10,000 square feet and minimum lot width of 90 feet.
3. The Fitness/Walking trail and open space area shall be located as shown on the plan.
4. Buffer and screening shall be provided in accordance with LDC Section 6.06.06. The required buffer shall not be platted as part of the lots and shall be a separate tract owned and maintained by the homeowner's association or similar entity.
5. The project shall be restricted to one (1) full access connection on Livingston Avenue. The access shall align with Victarra Circle.
6. Livingston Road Avenue is designated as a 42-Lane Enhanced road on the Hillsborough County Corridor Preservation Plan. The applicant will be required to preserve 47 feet the amount of right-of-way along the property's frontage of Livingston Road Avenue such that a minimum of 55 feet from the centerline is preserved. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.
7. If street "A" is dedicated to Hillsborough County as a public road, the adjacent parcels to the east will be allowed to connect to street "A".
8. As Livingston Ave is a substandard collector roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

- ~~89.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~910.~~ The construction and location of any proposed wetland impacts are not approved by this rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~1011.~~ Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- ~~1112.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- ~~1213.~~ If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
- ~~14.~~ The subject application is adjacent to ELAPP preserve, Violet Cury Nature Preserve. Per LDC 4.1.11 compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development but not necessarily limited to; access, prescribed fire and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department and shall be required as a condition of granting a Natural Resources Permit.
- ~~13-15.~~ 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.
- ~~16.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION

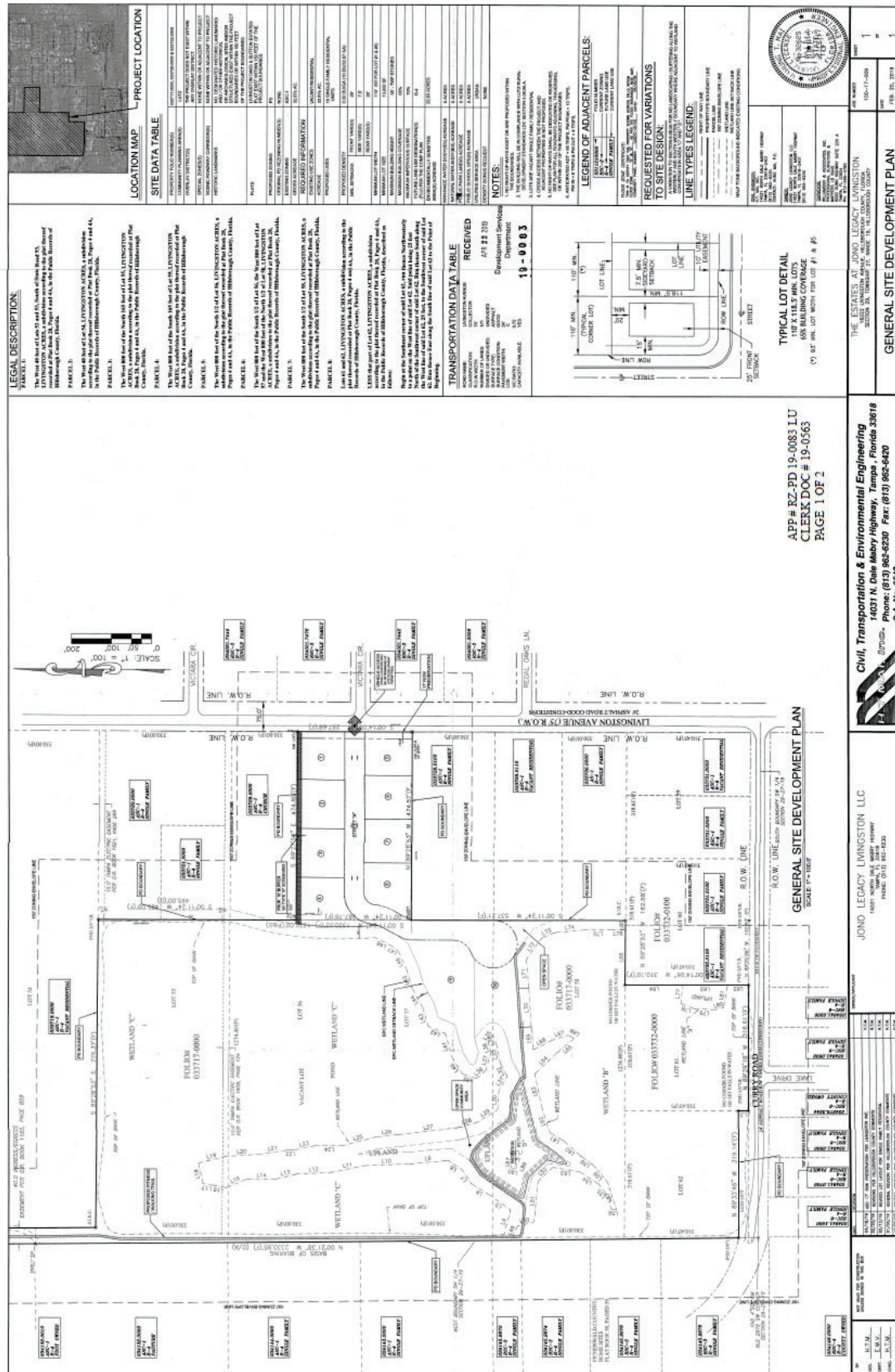
Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☐ None current or pending			
☐ Violation(s)		Complaint	No violation found

*past 12 months from intake date

8.0 Site Plans (Full)

8.1 Approved Site Plan (Full)



APP # RZ-PD 19-0083 LU
CLERK DOC # 19-0563
PAGE 1 OF 2

Civil, Transportation & Environmental Engineering
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6220 Fax: (813) 962-6420
C.A. No. 6542

JONO LEGACY LIVINGSTON LLC
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6220 Fax: (813) 962-6420
C.A. No. 6542

GENERAL SITE DEVELOPMENT PLAN

THE ESSENTIALS AT JONO LEGACY LIVINGSTON
SECTION 26, TOWNSHIP 27S, RANGE 18E, WILCOX COUNTY, FLORIDA

DATE: 10/21/2025

SCALE: 1" = 100'

PROJECT LOCATION MAP

LOCATION DATA TABLE

LEGAL DESCRIPTION

NOTES

LEGEND OF ADJACENT PARCELS

REQUESTED FOR VARIATIONS TO SITE DESIGN

LINE TYPES LEGEND

TRANSPORTATION DATA TABLE

RECEIVED

APR 22 2019

Development Services

19-0083

8.3 Proposed Site Plan (Full): Page 1 of 4

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/06/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: PRS 26-0632

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

CONDITIONS OF APPROVAL

Revised Conditions:

6. Livingston ~~Road~~ Ave is designated as a ~~42-Lane Enhanced~~ road on the Hillsborough County Corridor Preservation Plan. The applicant will be required to preserve ~~17-feet~~ the amount of right-of-way along the property's frontage of Livingston ~~Road~~ Ave such that a minimum of 55 feet from the centerline is preserved. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

Transportation Review Staff notes all other existing transportation-related conditions shall be carried forward.

New Conditions:

- As Livingston Ave is a substandard collector roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 19-0083, which is approved for 10 single-family detached residential units. The minor modification is requesting to remove a +/- 0.69-acre parcel from the PD. The applicant has submitted a separate PD zoning request (26-0560) which includes the subject +/- 0.69-acre parcel.

The approved PD site plan depicts a fitness/walking trail amenity that connects community open spaces areas within the residential development which extends to the western PD boundary and continues north along the PD boundary through the +/- 0.69-acre parcel. During the review of the submitted request, Transportation Review Staff did not identify any previous or current

transportation code provisions requiring the fitness/walking trail. Additionally, Transportation Review Staff does not object to removing the +/- 0/69-acre parcel from the subject PD as the fitness/walking trail depicted on the PD within the subject parcel does not connect to any other pedestrian facilities and would not be encouraged along the abutting interstate (I-275). If the request is approved, the subject PD will still be permitted to provide the proposed fitness/walking trail within the remaining PD boundaries. There are no requested changes to access or transportation-related conditions.

Trip Generation Analysis

Staff prepared the trips generated under the existing and proposed zoning designations, utilizing the permitted development option that presented a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved and Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single-Family Detached/10 units (ITE LUC 210)	90	7	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

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

SITE ACCESS AND CONNECTIVITY

The PD is approved for one (1) full access connection to Livingston Ave which is to align with Victarra Cir. There are no proposed changes to the approved PD access.

SUBSTANDARD ROAD: Livingston Ave

Livingston Ave is a substandard road; however, the review of substandard roads is deferred to time of site/construction plan review stage. Unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC, or a Design Exception (DE) from Transportation Technical Manual (TTM) standards is approved, Livingston Ave will be required to be improved to current County standards from the project's access to the next roadway that meets current County standards.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

The LOS information for Livingston Ave for segments north and south of the subject site are provided below.

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

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



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

May 9, 2019

Reference: RZ-PD 19-0083 LU
Jono Legacy Livingston, LLC
Livingston Ave. & Curry Rd.
33717.0000, 33728.0000, 3732.0000

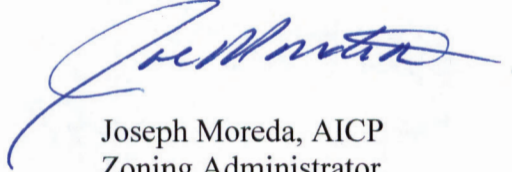
Tu Mai
14031 N. Dale Mabry Hwy.
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on May 7, 2019, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from ASC-1 (Agricultural, Single-Family Conventional) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachment

BOARD OF COUNTY COMMISSIONERS

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 19-0083 LU
MEETING DATE: May 7, 2019
DATE TYPED: May 7, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 20, 2019.

1. Development of the project shall be limited to a maximum of 10 single-family conventional dwelling units.
2. The single-family conventional dwelling units shall be developed according to the following development standards:

Minimum lot area:	13,000 square feet*
Minimum lot width:	110 feet*
Front yard setback:	25 feet
Front yard functioning as a side yard setback:	15 feet
Side yard setback:	7.5 feet
Rear yard setback:	20 feet
Maximum building height:	35 feet, 2 stories
Maximum Building Coverage:	65 percent
Maximum Impervious Surface:	70 percent

*Lots 1 and 5 shall be permitted a minimum lot area of 10,000 square feet and minimum lot width of 90 feet.

3. The Fitness/Walking trail and open space area shall be located as shown on the plan.
4. Buffer and screening shall be provided in accordance with LDC Section 6.06.06. The required buffer shall not be platted as part of the lots and shall be a separate tract owned and maintained by the homeowner's association or similar entity.
5. The project shall be restricted to one (1) full access connection on Livingston Avenue. The access shall align with Victarra Circle.
6. Livingston Road is designated as a 2-Lane Enhanced road on the Hillsborough County Corridor Preservation Plan. The applicant will be required to preserve 17 feet of right-of-way along the property's frontage on Livingston Road.
7. If street "A" is dedicated to Hillsborough County as a public road, the adjacent parcels to the east will be allowed to connect to street "A".
8. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed wetland impacts are not approved by this rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 19-0083 LU
MEETING DATE: May 7, 2019
DATE TYPED: May 7, 2019

10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
12. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
13. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/06/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: PRS 26-0632

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

CONDITIONS OF APPROVAL

Revised Conditions:

6. Livingston ~~Road~~ Ave is designated as a ~~42-Lane Enhanced~~ road on the Hillsborough County Corridor Preservation Plan. The applicant will be required to preserve ~~17-feet~~ the amount of right-of-way along the property's frontage of Livingston ~~Road~~ Ave such that a minimum of 55 feet from the centerline is preserved. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

Transportation Review Staff notes all other existing transportation-related conditions shall be carried forward.

New Conditions:

- As Livingston Ave is a substandard collector roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

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The approved PD site plan depicts a fitness/walking trail amenity that connects community open spaces areas within the residential development which extends to the western PD boundary and continues north along the PD boundary through the +/- 0.69-acre parcel. During the review of the submitted request, Transportation Review Staff did not identify any previous or current

transportation code provisions requiring the fitness/walking trail. Additionally, Transportation Review Staff does not object to removing the +/- 0/69-acre parcel from the subject PD as the fitness/walking trail depicted on the PD within the subject parcel does not connect to any other pedestrian facilities and would not be encouraged along the abutting interstate (I-275). If the request is approved, the subject PD will still be permitted to provide the proposed fitness/walking trail within the remaining PD boundaries. There are no requested changes to access or transportation-related conditions.

Trip Generation Analysis

Staff prepared the trips generated under the existing and proposed zoning designations, utilizing the permitted development option that presented a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved and Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single-Family Detached/10 units (ITE LUC 210)	90	7	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

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

SITE ACCESS AND CONNECTIVITY

The PD is approved for one (1) full access connection to Livingston Ave which is to align with Victarra Cir. There are no proposed changes to the approved PD access.

SUBSTANDARD ROAD: Livingston Ave

Livingston Ave is a substandard road; however, the review of substandard roads is deferred to time of site/construction plan review stage. Unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC, or a Design Exception (DE) from Transportation Technical Manual (TTM) standards is approved, Livingston Ave will be required to be improved to current County standards from the project's access to the next roadway that meets current County standards.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

The LOS information for Livingston Ave for segments north and south of the subject site are provided below.

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

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

COMMISSION

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 12, 2026	COMMENT DATE: April 7, 2026
PETITION NO.: 26-0632	PROPERTY ADDRESS: 16222 Livingston Avenue, Curry Road, Lutz
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0337170000, 0337280000, 0337320000 and 0337170002
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 29-27S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Request to remove folio # 0337170002 from the PD boundary	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist within the overall PD boundary
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

Environmental Excellence in a Changing World

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-12-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Kayla Witkowski

PETITION NO: 26-0632

LOCATION: 16222 Livingston Ave, Lutz, FL 33549

FOLIO NO: 33732.0000, 33717.0000, 33728.0000,
33717.0002

SEC: 29 **TWN:** 27 **RNG:** 19

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

COMMENTS: The subject application is adjacent to ELAPP preserve, Violet Cury Nature Preserve. Per LDC 4.o1.11 compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development but not necessarily limited to: access, prescribed fire and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department and shall be required as a condition of granting a Natural Resources Permit.

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

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

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Kayla Witkowski, Agent - kayla.witkowski@clearviewland.com
Kami Corbett, Agent - kami.corbett@hwhlaw.com



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:** 3/9/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/23/2026

PROPERTY OWNER: Legacy Jono, LLC **PID:** 26-0632
Jono Legacy Livingston, LLC
Shepard Wichman II, LLC

APPLICANT: Meritage Homes

LOCATION: 0 Curry Rd. Lutz, FL 33549
16222 Livingston Ave. Lutz, FL 33549
Property located west of 16222 Livingston Ave. Tampa, FL 33549

FOLIO NO.: 33732.0000, 33717.0000, 33728.0000, 33717.0002

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:** Ira Padgett **Date:** 3/24/2026

Agency: Natural Resources **Petition #:** 26-0632

- ☐ 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.**

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

PETITION NO.: PRS 26-0632

REVIEWED BY: Clay Walker, E.I.

DATE: 3/10/2026

FOLIO NO.: 33717.0000, 33728.0000, 33732.0000, 33717.0002

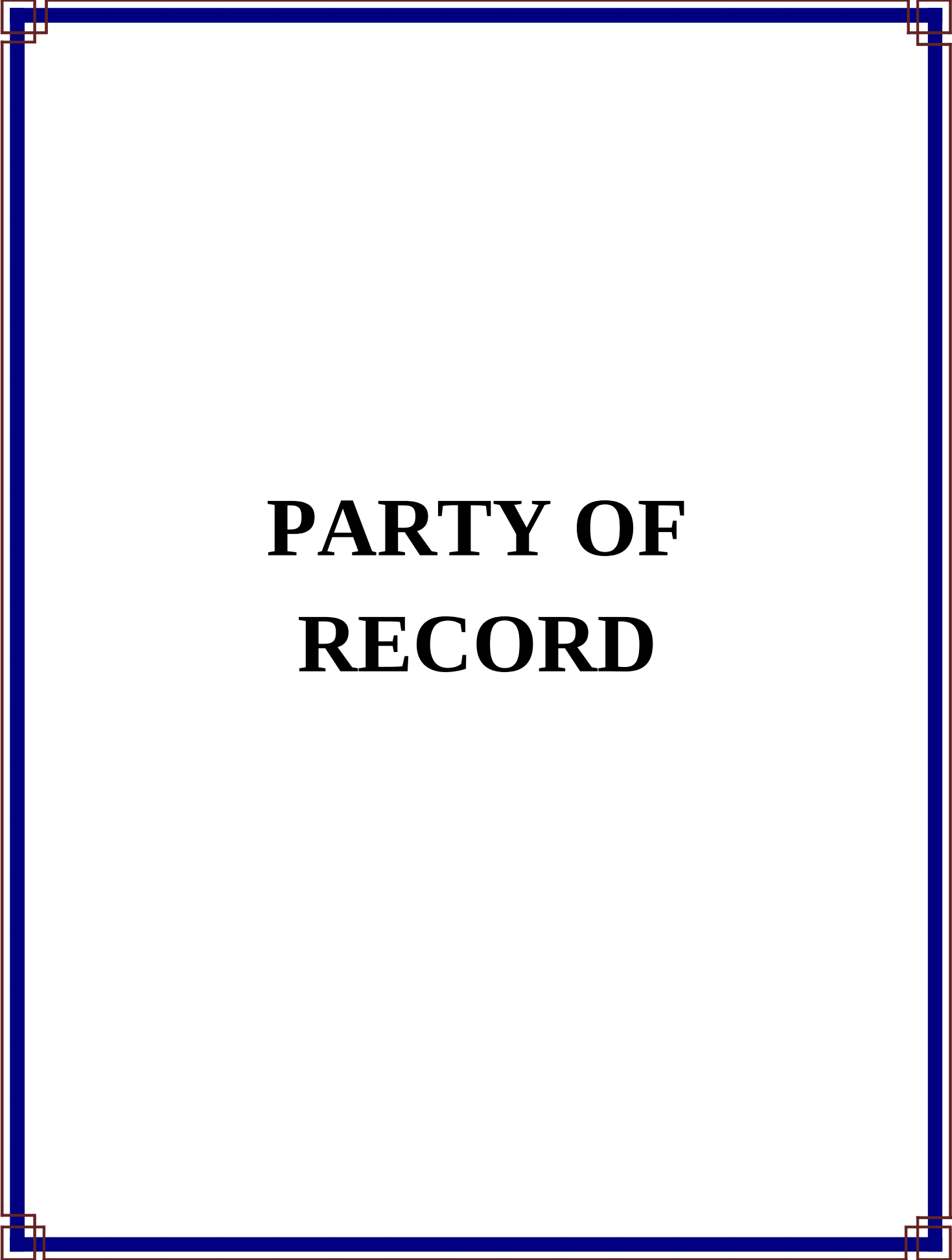
WATER

- ☒ 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: _____.



PARTY OF RECORD

From: Kelly Botting <traval24@gmavt.net>
Sent: Wednesday, May 13, 2026 3:02 PM
To: Hagan, Ken; Hearings; Hughes, Wesley
Cc: Mom
Subject: STRONG OPPOSITION TO PRS-26-0532

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

Dear Commissioner Hagan and Hillsborough County Zoning Hearing Master,

We are long-time residents of Fiddler's Cove in Lutz, Florida, having lived in this community for over 16 years. Our home is located along the Livingston Avenue corridor, and we write to express our strong opposition to the rezoning request under Application Number PRS-26-0532.

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

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

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

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

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

For these reasons, we respectfully urge you to uphold the adopted plans and policies that have guided responsible growth in Lutz for decades and deny Application Number PRS-26-0532.

Respectfully,

Richard and Jane Botting
2635 Fiddlestick Circle
Lutz, FL 33559

From: Valerie Ribecky <ribecky@yahoo.com>
Sent: Wednesday, April 29, 2026 5:16 PM
To: Hearings
Subject: RZ-PD-26-0560, RZ-PD 26-0281, PRS 26-0632

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

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

Dear Zoning Hearing Master,

I am very opposed to the planned development of the subject line application number. I live in the neighborhood & this plan is absolutely not in line with the Lutz Community Plan. We may be near the edge of the Lutz Community Plan area but that does not mean the developer can just ignore it.

In their Project Narrative in the section on Background/Context he admits that it is in the Lutz Community Planning Area. Then in the very next sentence states that "it is also located within the Tampa Service Area, which makes it effectively a part of the Countywide Urban Service Area." I doubt he is correct given that our neighborhood is directly south & adjacent to the back half of the property he wishes to develop & none of us here are on city water nor sewer service. Hillsborough County, not City of Tampa, provides our trash service. All the rest of us have our own well for water & we have a septic tank for sewage. And we want it to stay that way.

The developer goes on in the next paragraph to describe the surrounding area by stating "To the south, there are single family developments of various lot sizes, student housing, and multifamily housing, as well as some neighborhood serving commercial. To the north, the property abuts the interstate, which separates the project from semi-rural, large lot residential development." He is lying!! Directly to the south are large lots averaging one-half to one acre in size. Most are somewhere in between. Mine is a little over three-quarters of an acre. The next neighborhood south of us are houses on about one-third to one-half acres. Then south of there is out of the Lutz Community Planning area which are some mobile homes, then south of those begins the multifamily housing with apartments & duplexes. Then still further south, well out of the Lutz Community Planning area are the student housing. The Violet Cury Preserve & the Cypress Creek Preserve act as a buffer between the Lutz Community Planning area & the denser urban area. The property the developer is wanting to develop is most certainly not in the Urban Service Area. The only existing public utility would be electric & telephone/internet service. There is no water nor sewer in that area as he seems to think can easily be obtained there. He states that the interstate to the north "separates the project from semi-rural, large lot residential development." But he is not admitting that directly adjacent to the south of his project are also semi-rural, large lot residential development. He

is trying to fool you by lumping us in as "single family developments of various lot sizes, student housing, & multifamily housing". Please come drive through our neighborhood on Curry Road & Darnell Road. You will then see that he is lying.

Lastly, I see that the developer has planned for an "emergency access" on Curry Road. I fear that many of the residents in that development would use the access for a short cut out of or into their neighborhood. That will make much more traffic in our neighborhood. And Curry Road is the one & only access road for our whole neighborhood (for all of those who live on Curry Road & Darnell Road). Also, I am concerned the amount of traffic on Livingston Ave will significantly increase. He states that there are future plans to widen Livingston Ave to 4 lanes, however, provides no proof that it is going to be done. I have lived here for 26 years now & have not heard of any plans to widen that road. It's hard enough to make a left hand turn onto Livingston Ave from Curry Rd. I cannot imagine what it will be like when that many homes are added just north of us. And in addition to this application, there are 2 other applications that are going to affect traffic on Livingston Ave (PRS 26-0632 & RZ-PD 26-0281).

I hope you are taking these other planned development applications into consideration when you are deciding whether or not to approve this application. Please deny it.

Thank you.

Sincerely,

Valerie Ribecky

owner resident at 16103 Darnell Rd, Lutz

From:

Sent:

To:

Subject:

formstack@hillsboroughcounty.org

Wednesday, April 29, 2026 5:19 PM

Hearings

BOCC Contact Form - Zoning Application Comment (RZ-PD-26-0560, RZ-PD 26-0281, PRS 26-0632). Please add to hearing record.



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

Submitted at 04/29/26 5:19 PM

Your Commissioner(s)

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

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Valerie Ribecky

Address:

16103 Darnell Rd
Lutz, FL 33549

Your Phone Number::

(813) 574-9966

Your Email Address::

ribecky@yahoo.com

Your Message

Your Subject (required)::

oppose RZ-PD 26-0560

Your Message (required)::

I am very opposed to the planned development of the subject line application number. I live in the neighborhood & this plan is

1

26-0632

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I hope you are taking these other planned development applications into consideration when you are deciding whether or not to approve this application. Please deny it.

Thank you.

Sincerely,
Valerie Ribecky

owner resident at 16103 Darnell Rd, Lutz

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-26-0560



Rivas, Keshia

From: Kimber Spitsberg <kimberspitsberg@gmail.com>
Sent: Wednesday, May 13, 2026 3:53 PM
To: Hagan, Ken; Hearings
Cc: Maria Elena D'Amico; Boo
Subject: Opposition to PRS-26-0632

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

It has come to my attention that Application No. PRS-26-0632 is directly related to RZ-PD-0560. For the same reasons outlined in our previous opposition to RZ-PD-0560, we respectfully request that this board deny the applicant's request.

In summary, the proposed rezoning would permit a compact subdivision with 40-foot lots that is incompatible with the established low-density, semi-rural character of the area. Existing infrastructure is already strained, and increased density would worsen traffic, reduce roadway safety, and intensify stormwater and drainage issues, potentially affecting emergency response times.

The proposal conflicts with the Comprehensive Plan and the Lutz Community Plan, both of which call for preserving the area's rural-residential character and preventing incompatible development. Approving this request would set a harmful precedent and undermine long-standing planning policies and consistent community input.

For these reasons, we urge the board to uphold adopted plans and deny Application No. PRS-26-0632.

Respectfully,

Paul and Kimber Spitsberg

2604 Fiddlestick Circle, Lutz, FL

kimber.spitsberg@gmail.com

penspitsberg@gmail.com

Norris, Marylou

From: Lampkin, Timothy
Sent: Wednesday, April 22, 2026 1:16 PM
To: Alan Vernick
Cc: Hearings
Subject: RE: Question re cumulative review of PRS 26-0632 and PD 26-0560
Attachments: Participation in the ZHM Meeting 09.23.24.pdf

Good afternoon,

Thank you for contacting Hillsborough County Development Services. We will enter your comments included in your email into the RZ-PD 26-0560 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

This application is currently scheduled for the 05/26/26 Zoning Hearing Master (ZHM) hearing starting at 6 p.m. This hearing will be held on the 2nd floor of County Center located at 601 E Kennedy Blvd., Tampa, FL 33602. Subsequently, if PD 26-0560 is heard at the 5/26/26 ZHM, both PRS 26-0632 and PD 26-0560 will then be heard at the 07/21/26 BoCC meeting, starting at 9am.

Be advised that if you have any further comments or materials to be entered into the record, they must be submitted via email (Hearings@HCFL.gov) by the cutoff deadline (05/21/26 at 5 p.m.). If you would like to submit further comments or materials after the cutoff deadline, you must submit them in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing, either in person or by virtual participation, please register [here](#). You can register starting one week before the hearing and up to 30 minutes prior to the start of the hearing. If you wish to watch the hearing without participating, you can do so [here](#). For more details on participating in this process, view the attached document.

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

Thanks! Tim

Timothy Lampkin, AICP

Principal Planner

Development Services Dept.

E: lampkint@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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

From: Alan Vernick <alan@vti.com>

Sent: Wednesday, April 22, 2026 12:09 PM

To: Lampkin, Timothy <LampkinT@hcfl.gov>

Subject: Question re cumulative review of PRS 26-0632 and PD 26-0560

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

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

Hi Mr. Lampkin,

I am a nearby property owner on Curry Road and have been reviewing both PRS 26-0632 and PD 26-0560, which appear to be proposed by the same developer and involve adjacent or related parcels.

Because these applications share common boundaries, access considerations, and are being reviewed concurrently, I wanted to ask how cumulative impacts are being evaluated as part of staff's review.

My concern is that analyzing PRS 26-0632 and PD 26-0560 independently may understate the combined effects of:

- overall density and intensity resulting from both approvals,
- shared traffic generation and access impacts on Curry Road and surrounding streets,
- reliance on assumed future roadway improvements, and
- emergency-only access connections that could create pressure for future full access and neighborhood cut-through traffic.

I understand these are separate applications procedurally but given that they are part of the same development effort, I wanted to clarify whether staff is considering their cumulative impacts when forming recommendations.

Thank you for your time, and I appreciate the opportunity to raise this early enough to be addressed as part of the review process.

Best regards,

Alan Vernick
2110 Curry Road
Lutz