

Rezoning Application: PD 26-0338

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: Richmond American Homes
FLU Category: R-6
Service Area: Urban
Site Acreage: 11.43 +/-
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

The applicant proposes rezoning the 11.43 +/- acre site from ASC-1-R (10-0811) and RSC-6 to Planned Development to allow for a maximum number of 49 single family detached dwelling units at a rate of 4.3 units per acre.

Zoning:	Existing		Proposed
District(s)	RSC-6	ASC-1-R (10-0811)	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only), Agriculture	Single-Family Residential (Conventional Only)
Acreage	1.95 +/-	1.95 +/-	11.43 +/-
Density/Intensity	6 DU per GA/ FAR: NA	1 DU per GA/ FAR: NA	4.3 DU per GA/ FAR: NA (49 units)
Mathematical Maximum*	11 DU	1 DU	6 DU per GA (68 units)

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-6	ASC-1-R (10-0811)	PD
Lot Size / Lot Width	7,000 Sq. Ft. / 70'	34,560 Sq. Ft. / 150'	4,400 Sq. Ft. / 40'
Setbacks/Buffering and Screening	- Front: 25' - Rear: 25' - Side: 7.5' - Buffering & Screening: None	- Front: 50' - Rear: 50' - Side: 15' - Buffering & Screening: None	- Front: 10' / 20' from garage - Rear: 20' - Side: 5' - Corner Side: 10' - Buffering & Screening: 10'/A
Height	35'	50'	35'

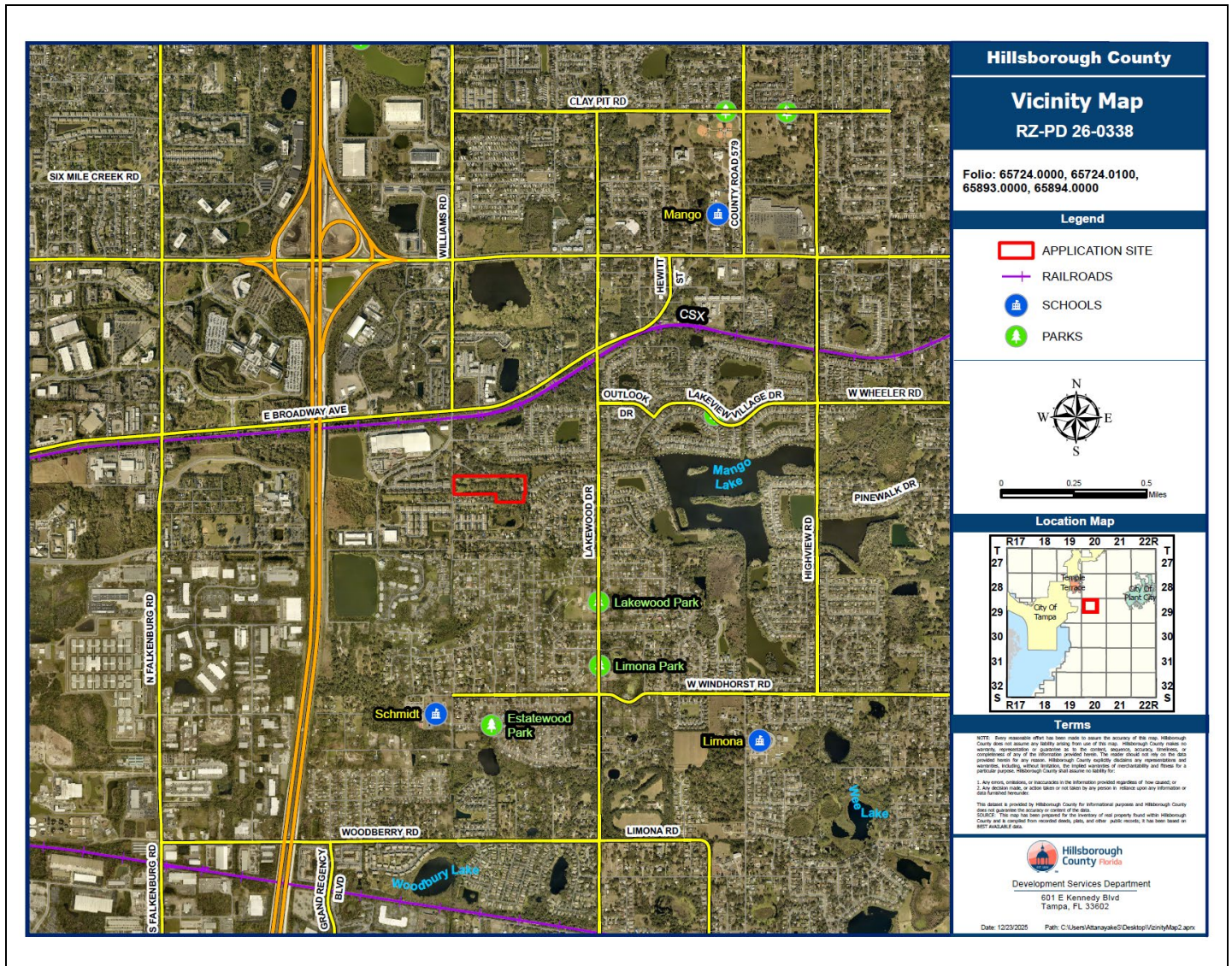
Additional Information:

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

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

2.1 Vicinity Map

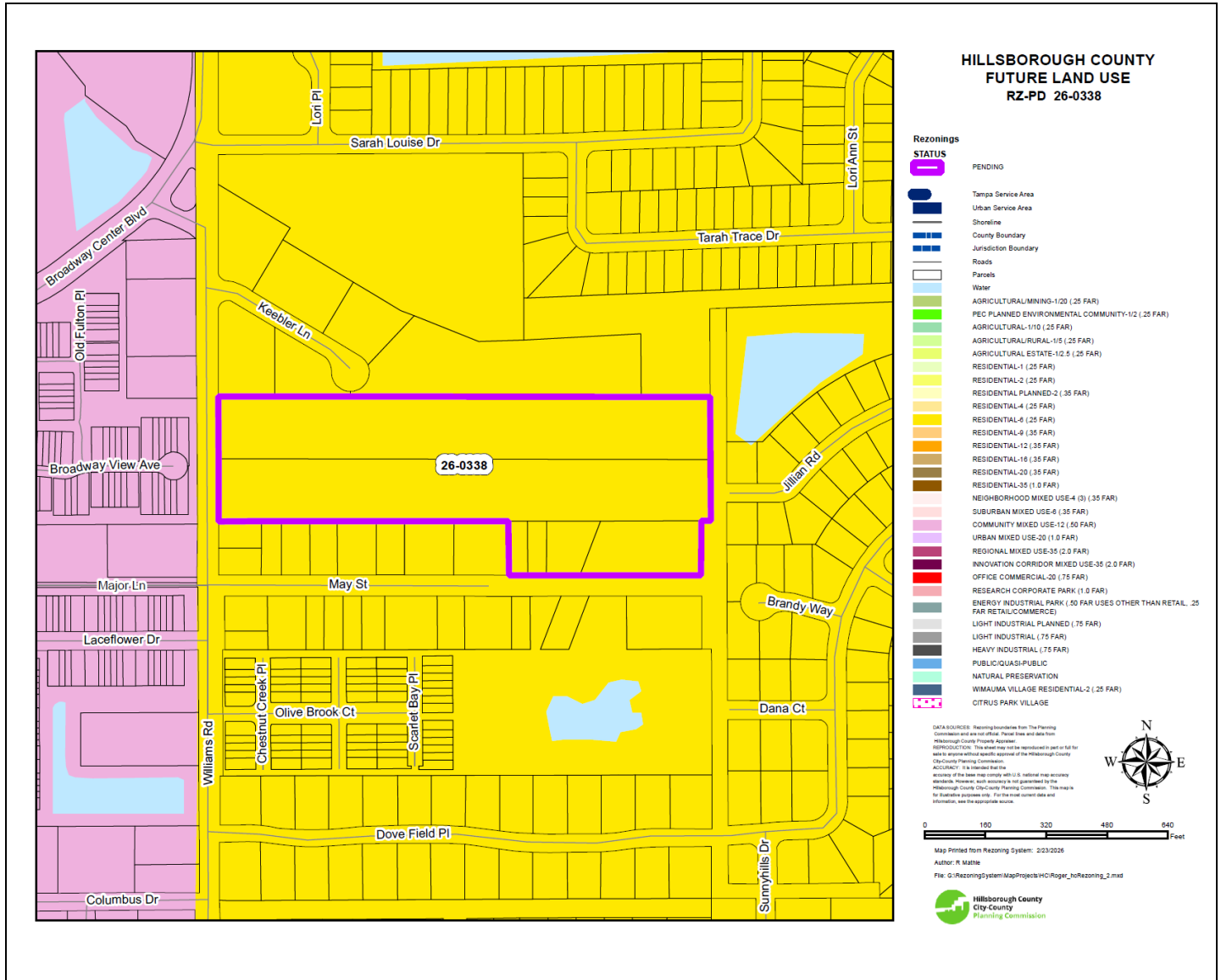


Context of Surrounding Area:

The site is located on the eastern side of Williams Road, south of E Broadway Avenue in an area which is comprised of single family detached and townhome residential uses at various lot sizes. The adjacent properties to the north, south, and east are zoned RSC-6 developed with single family detached dwelling units while the adjacent properties to the west are zoned IPD-1 developed with single family attached townhome dwelling units.

2.0 LAND USE MAP SET AND SUMMARY DATA

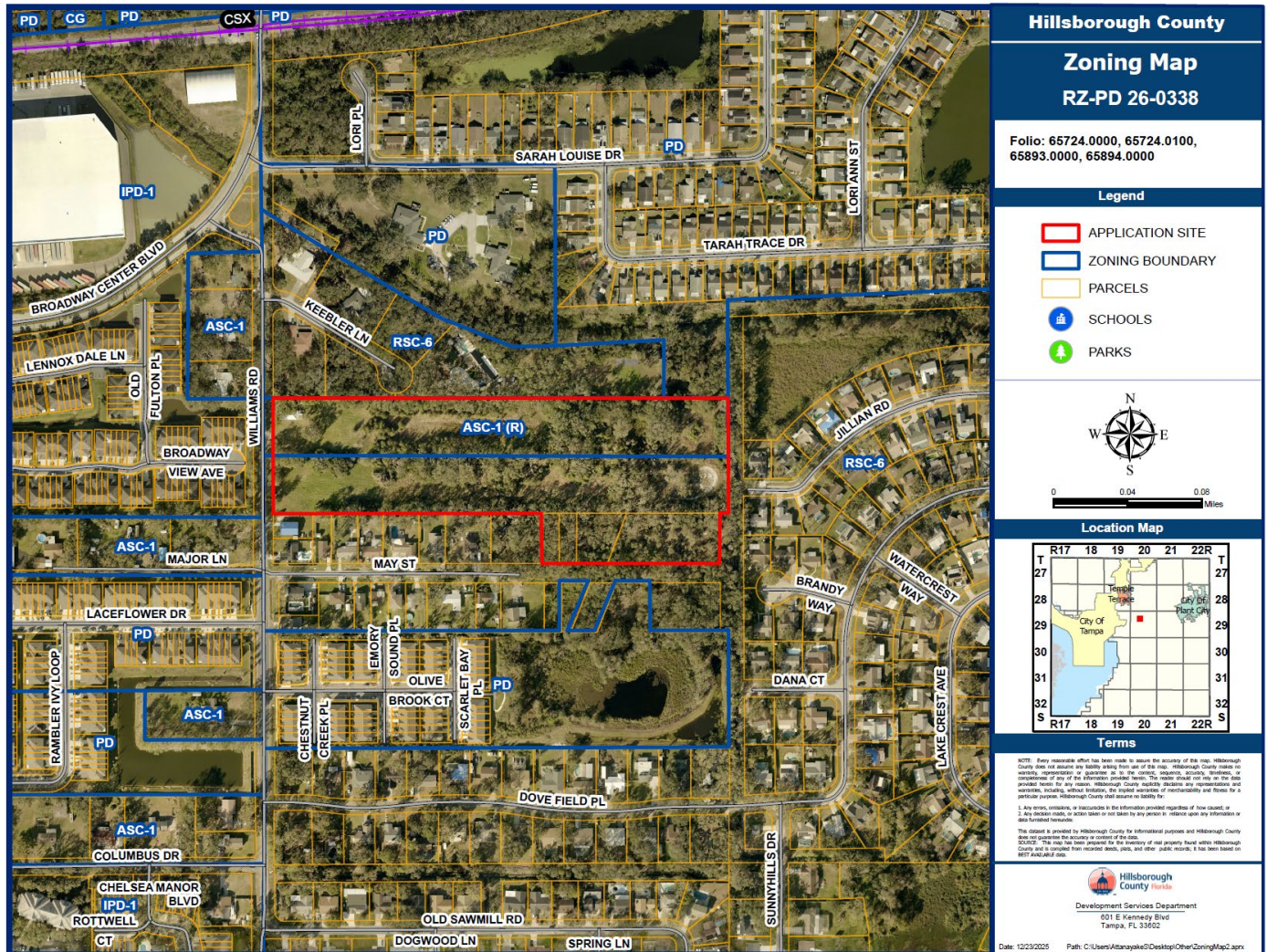
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 6
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25
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

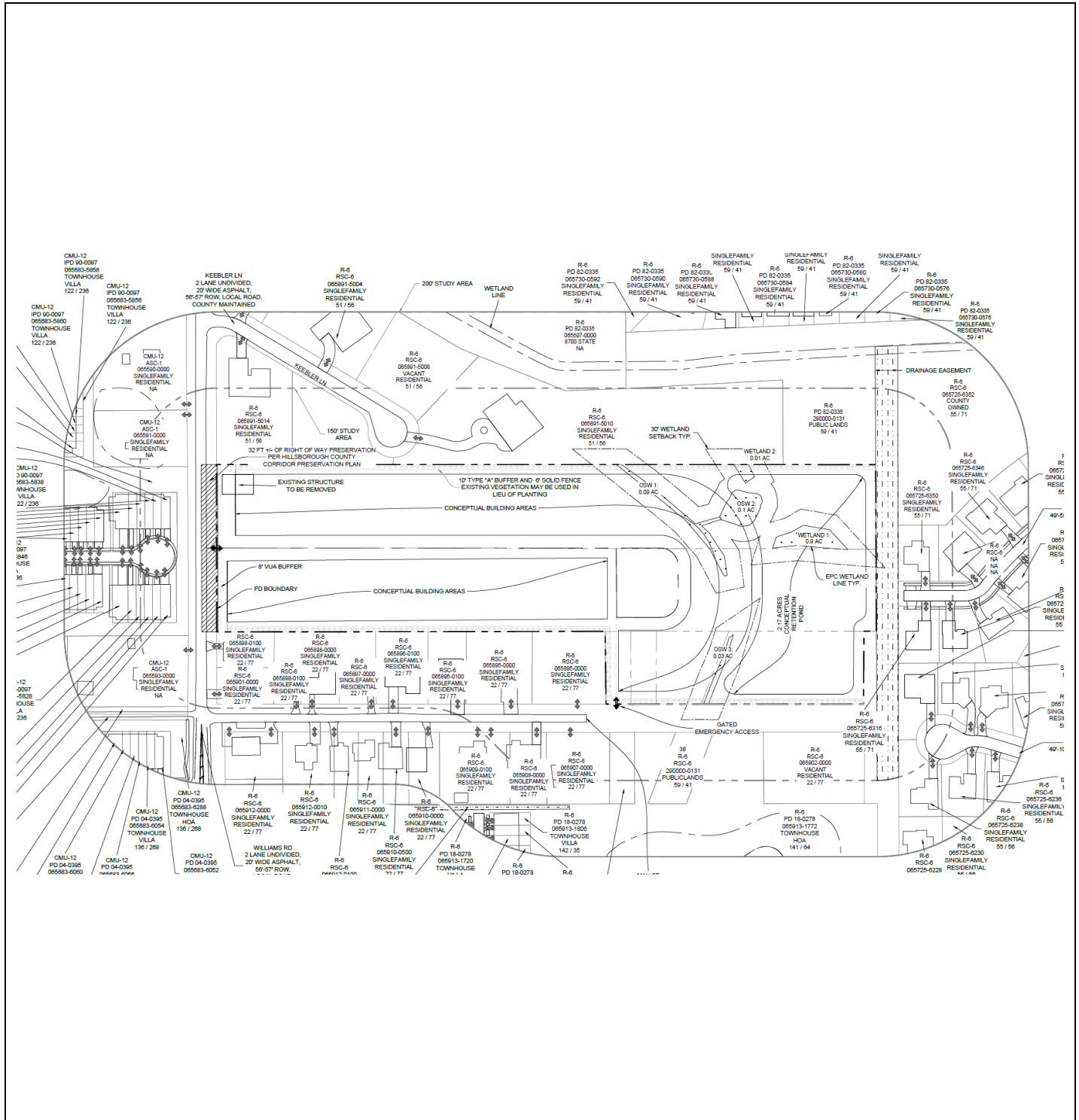


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6, PD84-0070	6 DU per GA/ FAR: NA	Residential, Single-Family Conventional, Townhomes	SINGLE FAMILY R, PUBLIC LANDS
South	RSC-6, PD 18-0278	6 DU per GA/ FAR: NA	Residential, Single-Family Conventional	SINGLE FAMILY R, VACANT RESIDENTIAL, HOA
East	RSC-6	6 DU per GA/ FAR: NA	Residential, Single-Family Conventional	SINGLE FAMILY R,
West	IPD-1	12 DU per GA/ FAR: NA	Residential, Office, commercial, Industrial	TOWNHOUSE/VILLA, TOWNHOUSE HOA

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Williams Rd.	County Local - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
May St.	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	632	35	43
Proposed	661	38	50
Difference (+/-)	+29	+3	+7

*Trips reported are based on net new 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		None	None	Meets LDC
South		Emergency Access	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Williams Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the eastern side of Williams Road, south of E Broadway Avenue in an area which is comprised of single family detached and townhome residential uses at various lot sizes. The adjacent properties to the north, south, and west are zoned RSC-6 which allows for a density of 6 units per acre which is greater than what is proposed for the Planned Development. While the adjacent properties to the east are zoned IPD-1 developed with single family attached townhome dwelling units. Therefore, the proposal would allow for an overall density less than what is permitted in the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted - May 06, 2026.

1. The development shall be permitted a maximum of 49 single-family detached dwelling units at a rate of 4.3 dwelling units per acre.
 2. The project shall be subject to the following development standards:
 - Minimum Lot Size: 4,400 Sq Ft
 - Minimum Lot Width: 40 Ft
 - Minimum Lot Depth: 110 Ft
 - Minimum Front Yard Setback: 20 Ft from garage to ROW
10 Ft from principal structure to ROW
 - Minimum Rear Yard Setback: 20 Ft
 - Minimum Side Yard Setback: 5 Ft
 - Corner Side Setback: 10 Ft
 - Maximum Building Height: 35 Ft
 - Maximum Lot Coverage: 75%
- 2.1 Notwithstanding anything shown on the PD site plan or herein to the contrary, driveways shall be a minimum of 20 feet long as measured between the façade of the garage (or that portion of the structure adjacent to the driveway where no garage is present) and the closest edge of sidewalk. Additionally, no other portion of the façade or any other structure shall be permitted within 15 feet as measured from the closest edge of the sidewalk.
3. A 10-foot wide buffered containing Type A screening shall be provided as depicted on the Certified Site Plan. Existing vegetation may be used if compliant with height and opacity percentage for Type A screening. The buffer shall be platted as a separate track/lot to be owned and maintained by an HOA or similar entity.
 4. 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.
 5. 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.
 6. 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).

7. 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.
8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
9. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
10. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
11. 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.
12. 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.
13. Primary vehicular and pedestrian access to the project shall be provided on Williams Rd., as shown on the PD Site Plan.
14. A gated emergency access shall be provided to May St., as shown on the PD Site Plan.
15. If PD 26-0338 is approved, the County Engineer will approve the Design Exception (dated April 30, 2026 and found approvable on May 11, 2026), for Williams Rd. substandard road improvements. As Williams Rd. is a substandard roadway, the developer will be required to construct a minimum 5-foot-wide sidewalk along the east side of Williams Rd. from the project to Broad Center Blvd., consistent with the Design Exception.
16. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
17. Site construction access shall be restricted to Williams Rd.
18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:

J. Brian Grady

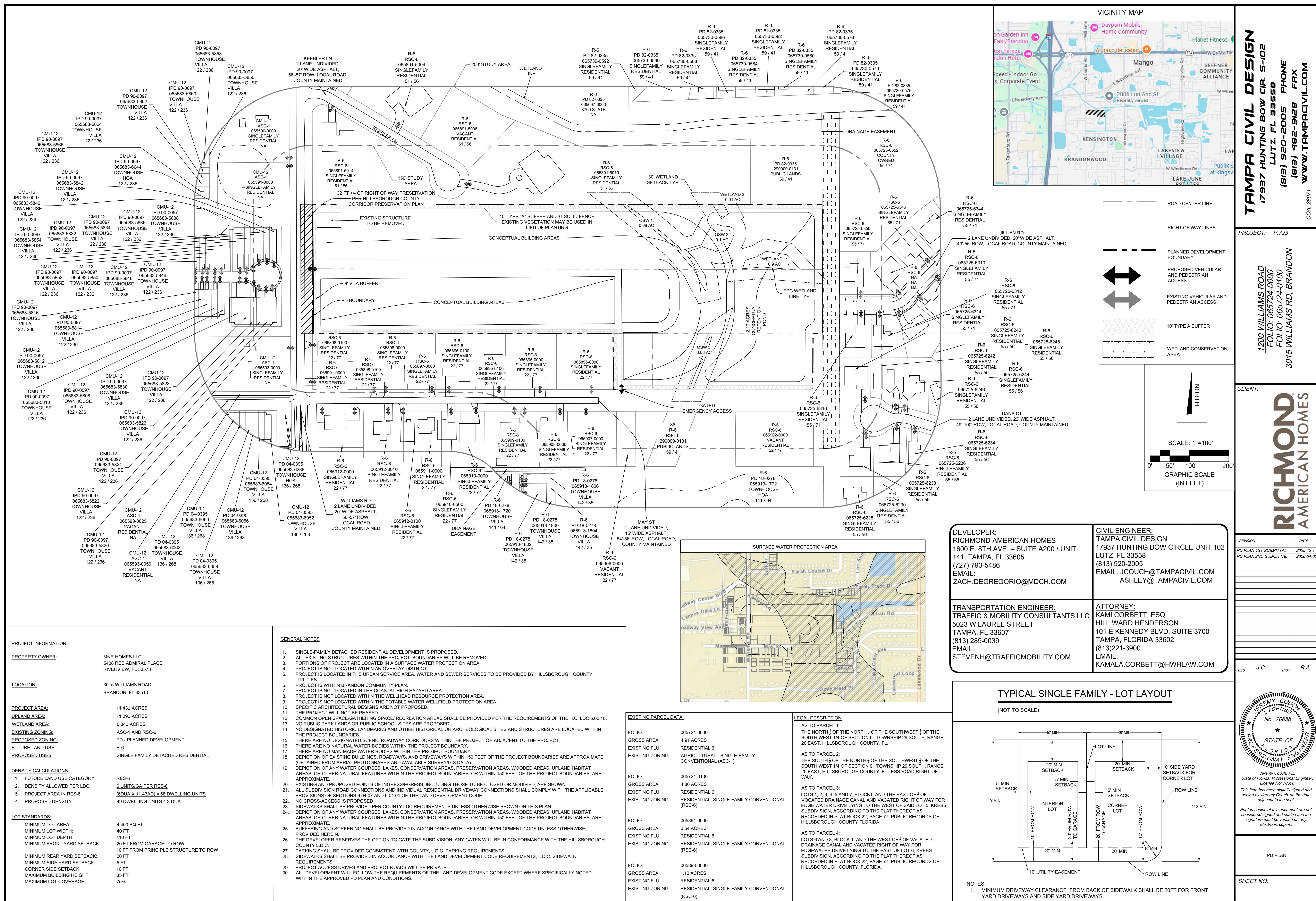
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	HC-CE-26-004300	RV on site; accumulations	Closed
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 26-0338

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP, Executive Planner
PLANNING AREA: Brandon

DATE: 05/13/2026
AGENCY/DEPT: Transportation
PETITION NO: PD 26-0338

- ☐ 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 ZONING APPROVAL

1. Primary vehicular and pedestrian access to the project shall be provided on Williams Rd., as shown on the PD Site Plan.
2. A gated emergency access shall be provided to May St., as shown on the PD Site Plan.
3. If PD 26-0338 is approved, the County Engineer will approve the Design Exception (dated April 30, 2026 and found approvable on May 11, 2026), for Williams Rd. substandard road improvements. As Williams Rd. is a substandard roadway, the developer will be required to construct a minimum 5-foot-wide sidewalk along the east side of Williams Rd. from the project to Broad Center Blvd., consistent with the Design Exception.
5. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
6. Site construction access shall be restricted to Williams Rd.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the four parcels from Agricultural Single-Family Conventional 1 (ASC-1) and Residential Single Family Conventional 6 (RSC-6) to a new PD zoning to construct 49 single family residential lots on +/-11.43 acres. The site is located on the east side of Williams Rd., approximately 577 feet south of Broadway Center Blvd. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 4 Units, Single Family Detached (ITE 210)	52	3	3
RSC-6: 39 Units, Single Family Detached (ITE 210)	580	32	40
Total	632	35	43

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 49 Units, Single Family Detached (ITE 210)	661	38	50

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+29	+3	+7

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**Williams Rd.**

Williams Rd. is a substandard 2-lane, County local roadway. The roadway consists of +/-20-foot of pavement and no sidewalks on either side of the roadway within the vicinity. There are swales on both sides of the road. The roadway lies within +/- 55 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban local roadway shall meet the typical section TS-3 standard. TS-3 standard includes 10-foot-wide lanes, curb and gutter, and 5-foot wide sidewalks on both sides within a minimum of 50 feet of right-of-way. The applicant submitted a design exception to construct additional sidewalks on the east side of the roadway to Broadway Center Blvd. to the north. See the section titled Design Exception herein for additional information.

May St.

May St. is a substandard 2-lane local roadway under County jurisdiction. The roadway consists of +/-15-foot of pavement with open swales. There are no sidewalks. The roadway lies within +/- 50 feet of right-of-way. However, the roadway segment along the project frontage is not paved.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban local roadway shall meet the typical section TS-3 standard. TS-3 standard includes 10-foot-wide lanes, curb and gutter, and 5-foot-wide sidewalks on both sides within a minimum of 50 feet of right-of-way. The project proposes gated emergency access.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Williams Rd. A gated emergency access is stubbed out to May St.

No connection is proposed to the east. While Jillian Road to the east provides a platted stub-out for a future cross-connection across the County-owned drainage right-of-way (deed recorded in Hillsborough County Official Records, Book 1486, Page 327) to the site, the applicant has submitted documentation into the record to demonstrate that connection to Jillian Road would not be feasible due the grading and anticipated cost. The County Engineer has reviewed the documentation and concurs with the applicant's assessment.

Based on the applicant's site access analysis, no turn lanes are warranted due to Williams Rd being a local roadway functional class.

A 5-foot sidewalk is required to be constructed along the project frontage on Williams Rd. as required per the County Land Development Code (LDC) and along all internal project roadways.

Internal roadways are proposed to be private local roadways constructed to the County Transportation Technical Manual TS-3, typical standard.

Staff proposes conditions of approval to allow pedestrian access anywhere along the project boundary in the event the developer chooses to seek additional pedestrian access and to restrict site construction access to Williams Rd. to prevent disruption to the adjacent residential neighborhood.

REQUESTED DESIGN EXCEPTION: WILLIAMS RD.

As Williams Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated April 30, 2026) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 11, 2026). The developer will be required to construct a sidewalk on the east side of Williams Rd. from the project to the Broadway Center Blvd. consistent with the Design Exception.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of Williams Rd. is not included in the County 2024 Level of Service Report.

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Kami Corbett](#); [Peddle, Carolanne](#); [Perez, Richard](#); [Phillips, Charles](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RZ-PD 26-0338 - Design Exception Review
Date: Monday, May 11, 2026 4:12:04 PM
Attachments: [26-0338 DEAdd 05-01-26.pdf](#)
[image001.png](#)

Steve,

I have found the attached Design Exception (DE) for PD 26-0338 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: Monday, May 11, 2026 2:42 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ-PD 26-0338 - Design Exception Review

Hello Mike,

The attached Design Exception is **Approvable** to me, please include the following people in your response:

stevenh@trafficmobility.com
kami.corbett@hwhlaw.com
peddle@hcfl.gov
perezrl@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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Williams Road -Substandard Road ☐ 4. ☒ 2. Williams Road -Substandard Road ☐ 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	1200 Williams Road
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)	065724-0000, 065724-0100, 065893-0000, 065894-0000
☐ 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	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	
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	PD 26-0338
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	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".	



April 30, 2026

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1200 Williams Road
PD 26-0338
Folio: 065724.0000
Lincks Project No. 25273.02.04

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Williams Road from Broadway Center Boulevard to the project access.

The subject property is proposed to be rezoned to Planned Development to allow 52 Single Family Homes.

Table 1 provides the trip generation for the proposed project.

The access for the project is proposed to have one (1) full access to Williams Road.

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Williams Road is a local road south of Broadway Center Boulevard.

The request is for a Design Exception to TS-3 of the Hillsborough County Transportation Technical Manual for Williams Road. The segment of Williams Road currently has the following characteristics as compared to TS-3:

1. Lane Width – TS-3 has 10 foot lanes. The existing roadway has 10 foot lanes.
2. Miami Curb – TS-3 has miami curb. The existing road is a rural road.
3. Sidewalk – TS-3 has five (5) foot sidewalk on both sides of the road. There is no sidewalk on the road.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.trafficmobility.com Website

Mr. Mike Williams
April 29, 2026
Page 2

4. Right of Way – TS-3 has 50 feet of right of way for residential. There is approximately 56 feet of right of way along the subject segment of the road.

The Developer proposes to construct sidewalk on the east side of the road from the project to Broadway Center Boulevard to connect to the sidewalk on Broadway Center Boulevard. This includes approximately 332 feet along the project frontage and an additional approximately 599 feet to Broadway Center Boulevard for a total of 931 feet.

The proposed improvements are shown on Figure 1.

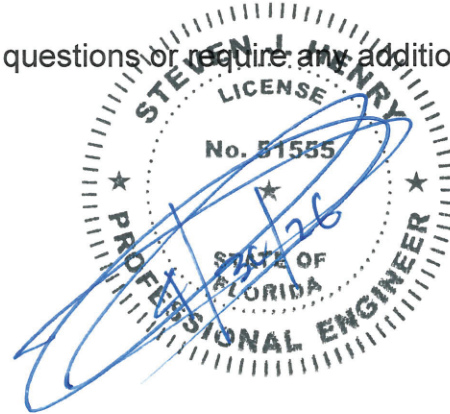
Mr. Mike Williams
April 29, 2026
Page 3

Based on the above, it is our opinion, the proposed improvements to Williams Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



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

_____ **Disapproved**
_____ **Approved**
_____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

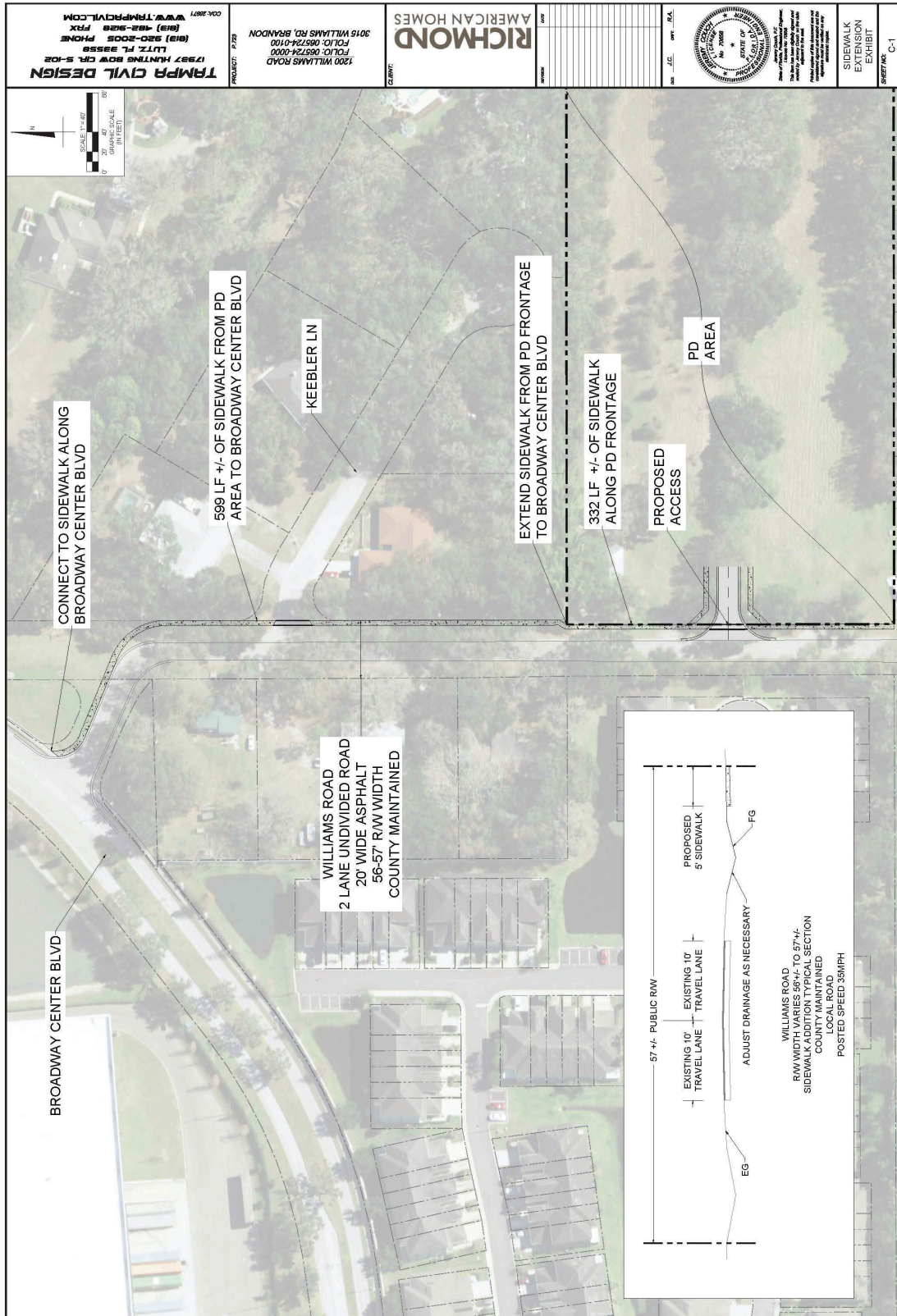
Michael J. Williams
Hillsborough County Engineer

TABLE 1
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>			<u>PM Peak Hour</u> <u>Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	52 DU's	685	11	29	40	33	20	53

(1) Source: ITE Trip Generation Manual, 12th Edition, 2025.

Mr. Mike Williams
April 29, 2026
Page 5

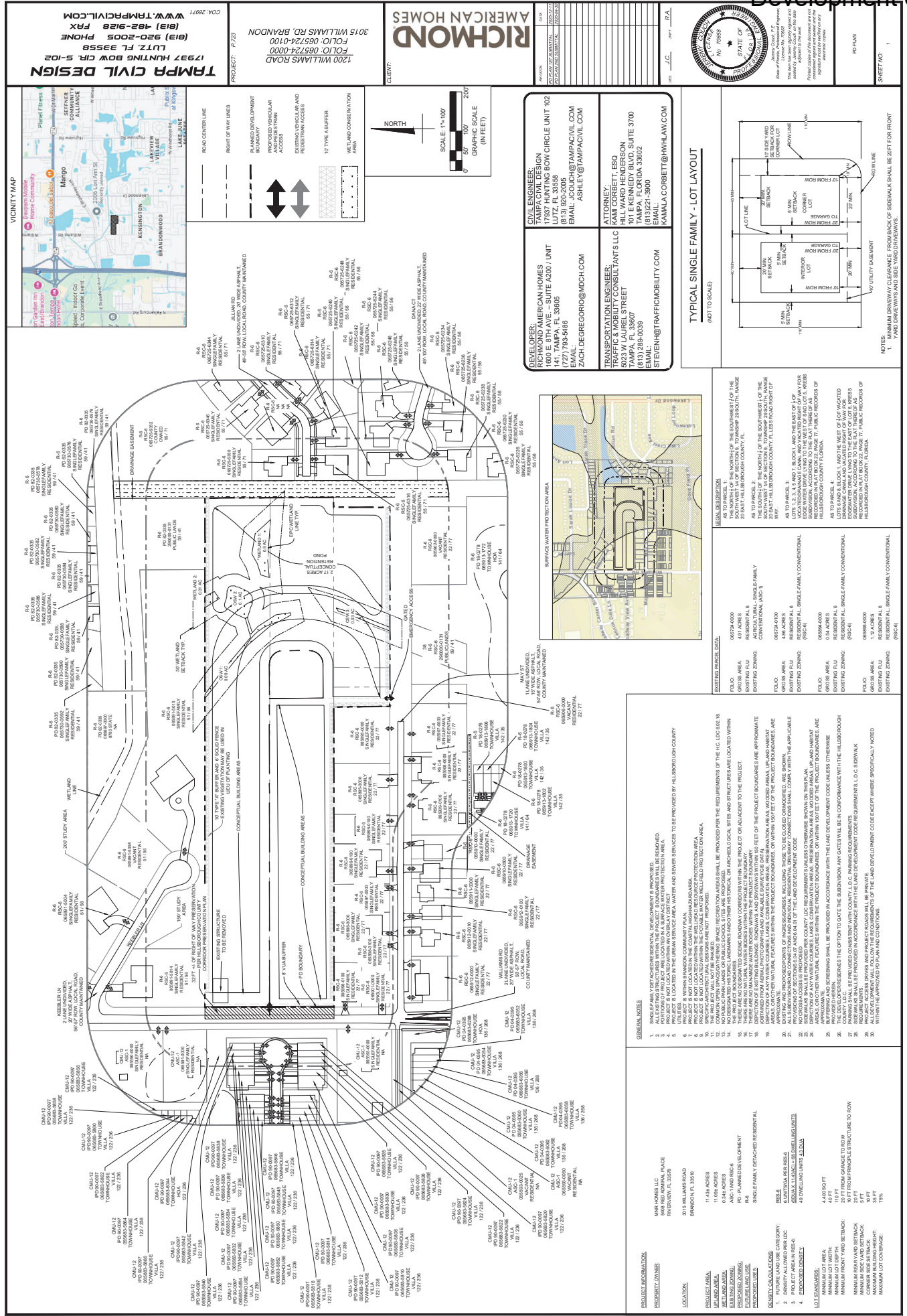


APPENDIX

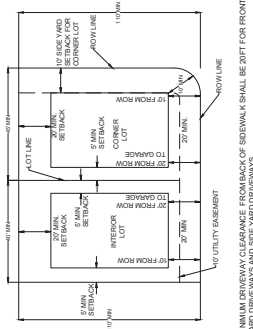


PD PLAN





TYPICAL SINGLE FAMILY - LOT LAYOUT
(NOT TO SCALE)



- NOTES:
1. MINIMUM DRIVEWAY CLEARANCE FROM BACK OF SIDEWALK SHALL BE 20 FT FOR FRONT YARD DRIVEWAYS AND SIDE YARD DRIVEWAYS.

- GENERAL NOTES:**
1. SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT IS PROVIDED.
 2. PORTIONS OF PROJECT ARE LOCATED IN A SURFACE WATER PROTECTION AREA.
 3. PROJECT IS LOCATED IN THE URBAN SERVICE AREA, WATER AND SEWER SERVICES TO BE PROVIDED BY HILKROUGH COUNTY.
 4. PROJECT IS WITHIN BRANSON COMMUNITY PLAN.
 5. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 6. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 7. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 8. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 9. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 10. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
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 15. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
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 20. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
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 28. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 29. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.
 30. PROJECT IS NOT LOCATED WITHIN THE WILDLIFE RESOURCE PROTECTION AREA.

RICHMOND
AMERICAN HOMES

1200 WILLIAMS ROAD
FOLIO 065724-0000
3015 WILLIAMS RD, BRANDON
PROJECT: P-722

TAMPA CIVIL DESIGN
1737 HUNTING BOW CIR. S-102
LUT. FL. 33558
(813) 930-3005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA 28971



PD PLAN
SHEET NO. 1

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A TWC Company

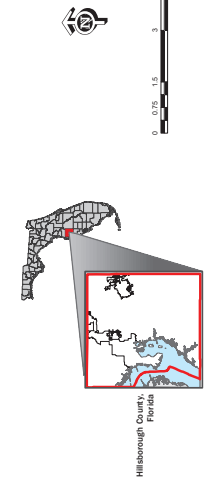
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN LOCAL FUNCTIONAL CLASSIFICATION MAP 4



LEGEND

- STATE ROADS**
 - PRINCIPAL ARTERIAL
 - ARTERIAL
 - UNCLASSIFIED ROADS
- COUNTY ROADS**
 - ARTERIAL
 - COLLECTOR
 - UNCLASSIFIED ROADS
- ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - MAJOR ROADS
 - HILLSBOROUGH COUNTY
 - PINELLAS COUNTY
 - JURISDICTIONS
 - URBAN SERVICE AREA
- NATURAL FEATURES**
 - WATER AND BAY
 - STREAMS/RIVERS

LOCATOR MAP AND REFERENCE INFORMATION

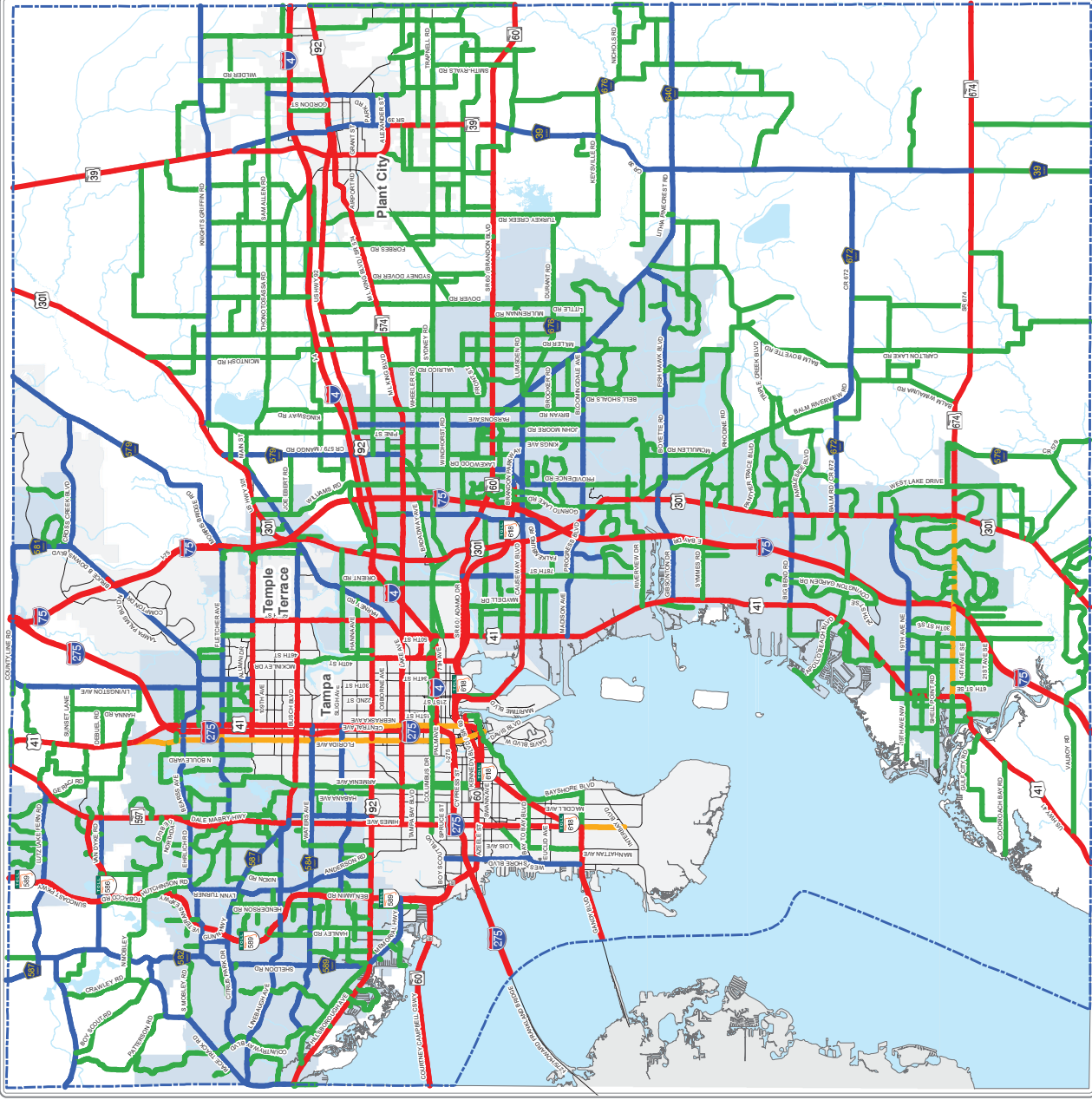


CONTEXT CLASSIFICATIONS Hillsborough County - These classifications are preliminary and subject to change.
ASSOCIATIONAL AREAS Hillsborough County City-County Planning Commission. Effective to Present.
URBAN SERVICE AREA BOUNDARIES Hillsborough County City-County Planning Commission. Effective to Present.
MAJOR ROADS Transportation Planning Organization Long Range Transportation Plan. See Adopted TPO Long Range Transportation Plan for specific improvements.
ACCURACY: This information is the property of the Hillsborough County Planning Commission. It is provided as a reference only and is not to be used for any other purpose without the express written approval of the Hillsborough County Planning Commission. This map may not be reproduced in part or in whole without the express written approval of the Hillsborough County Planning Commission.

Author: RMatthe
Date: 1/12/2025

Path: G:\projects\Projects\Boggy\HC_Comp_Plan\HC_Comp_Plan_2021\Map4_2022_Local_Functional_Classification_Network_V08_06122024_Adopted.mxd

Plan Hillsborough.org



TS-3





**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0338 Folio(s): 65724.0000, 65724.0100, 65894.000 & 65893.0000 General Location: East of Williams Road, south of East Broadway Avenue, and west of Lakewood Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Rezone from Agricultural, Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-6) to Planned Development (PD) for the development of up to 49 single-family detached lots
Parcel Size	+/- 11.43 acres
Street Functional Classification	Williams Road – Local Lakewood Drive – County Collector East Broadway Avenue – County Collector
Commercial Locational Criteria	Not applicable

Evacuation Area	Partially in Zone E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	ASC-1 + RSC-6	Single-Family + Vacant
North	Residential-6 + Residential-9	RSC-6 + PD	Single-Family + Vacant + Public/Quasi-Public
South	Residential-6	PD + RSC-6	Single-Family + Vacant + HOA/Common Property + Public/Quasi-Public
East	Residential-6 + Residential-4	RSC-6 + PD	Single-Family + Vacant + HOA/Common Property + Public/Quasi-Public
West	Community Mixed-Use-12 + Urban Mixed-Use-20	PD + ASC-1 + IPD-1	Single-Family + Vacant + HOA/Common Property + Light Industrial

Staff Analysis of Goals, Objectives and Policies:

The ±11.43-acre subject site is generally located east of Williams Road, south of East Broadway Avenue, and west of Lakewood Drive. The site is located within the Urban Service Area (USA) and is within the limits of the Brandon Community Plan, specifically the Brandon Suburban Character District. The Future Land Use category of the site is Residential-6 (RES-6), which is intended for low density residential development. The applicant is requesting to rezone from Agricultural, Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-6) to Planned Development (PD) for the development of up to 49 single-family detached homes. The minimum lot size is proposed to be 4,400 square feet. The site features a private street connecting to Williams Road, terminating at a cul-de-sac, and a 2.17-acre retention pond along the site's eastern boundary. There is one existing structure on the site, which is proposed to be removed.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population 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." According to the Hillsborough County Property Appraiser, the site is currently

designated as both single-family residential on Folio 65724.0000, and vacant land on the remaining three parcels. There are single-family residential uses on all sides surrounding the site, with HOA/Common Property to the south and west. Northwest of the site, across Broadway Center Boulevard, there is a light industrial use consisting of an Ashely Furniture store. To the north there are public/quasi-public uses that consist of a retention area and a state operated home for people with handicaps. With the majority of the surrounding uses being residential in nature, and largely single-family, the proposed request for 49 single-family detached homes would be compatible with the area's existing development pattern. FLUS Policy 3.1.2 encourages gradual transitions of intensities and densities between different land uses to 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 land uses directly adjacent to the site are residential in nature, consistent with the proposed use of the site. The proposed 4.31 dwelling units per gross acre (du/ga), in a Future Land Use category allowing consideration for up to 6 dwelling units per gross acre, provides a gradual transition in density from the high-density townhomes to the west to the lower-density single-family detached units to the east.

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. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-6 (RES-6) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. The RES-6 category surrounds the site to the north, east, and south, and to the west there is the Community Mixed-Use-12 (CMU-12) Future Land Use category. Further north of the site there is Residential-9 (RES-9) and further east there is Residential-4 (RES-4). With the site being 11.43 acres and being in the RES-6 category, the site may be considered for up to 68 dwelling units ($11.43 \text{ ac} \times 6 = 68.58$ or 68 dwelling units per gross acre). As only 49 dwelling units are being proposed, the request is consistent with FLUS Policy 2.2.1 and the density that may be considered for this site.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. Specifically, any density or intensity increases shall be compatible with existing, proposed, or planned surrounding development. Development and redevelopment must be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. In this case, the surrounding land use pattern consists primarily of residential uses with some public/quasi-public to the north. The proposed single-family detached homes on this site would establish a compatible residential use that complements the existing character of the surrounding area. The conceptual buildings on the site run along the northern and southern boundary lines and along the western boundary of the 2.17-acre retention pond. The applicant is proposing a 10-foot Type A buffer and a 6-foot-tall fence along the northern and southern boundaries to provide adequate buffering to the larger lots adjacent to the site. The site is in close proximity to Interstate-75, East Broadway Avenue, and Dr. Martin Luther King Jr Boulevard East, which provides adequate connections to a wide range of complementary uses.

In the One Water Element, Policy 1.3.9 states to review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within Water

Resource Protection Area's (WRPA's) and Surface Water Resource Protection Area's (SWRPA's). Such regulations should be designed to prevent potential degradation of public potable water supplies. Policy 1.3.10 seeks to see protection of existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents. The Environmental Services Division (ESD) reviewed the application and determined that the property is located within a Surface Water Resource Protection Area and is subject to LDC Part 3.05.00 which includes, but not limited to, prohibited and restricted activities. The agency's official determination stated there are no proposed activities in the request that are associated with the SWRPA prohibitions or restrictions. Therefore, the request is consistent with the One Water policies pertaining to the Surface Water Resource Protection Areas.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan, specifically the Suburban Character District. The Suburban Character District is a primarily residential area with a wide range of residential building types such as single-family detached, single-family attached, and townhouses. The majority of this district is single-family detached, which aligns with the proposed request for 49 single-family detached lots. The request is consistent with the Brandon Community Plan and the Brandon Suburban Character District.

Overall, staff finds that the proposed use is an allowable use in the Residential-6 (RES-6) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

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, that establish permitted land uses and maximum densities and intensities.

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

Compatibility

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

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.*

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.*

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

ONE WATER ELEMENT

Policy 1.3.9: Review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc. shall be designed to prevent potential degradation of public potable water supplies.

Policy 1.3.10: Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.

LIVABLE COMMUNITIES ELEMENT: BRANDON

Brandon Character Districts

Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 26-0338

Rezoning
STATUS



PENDING

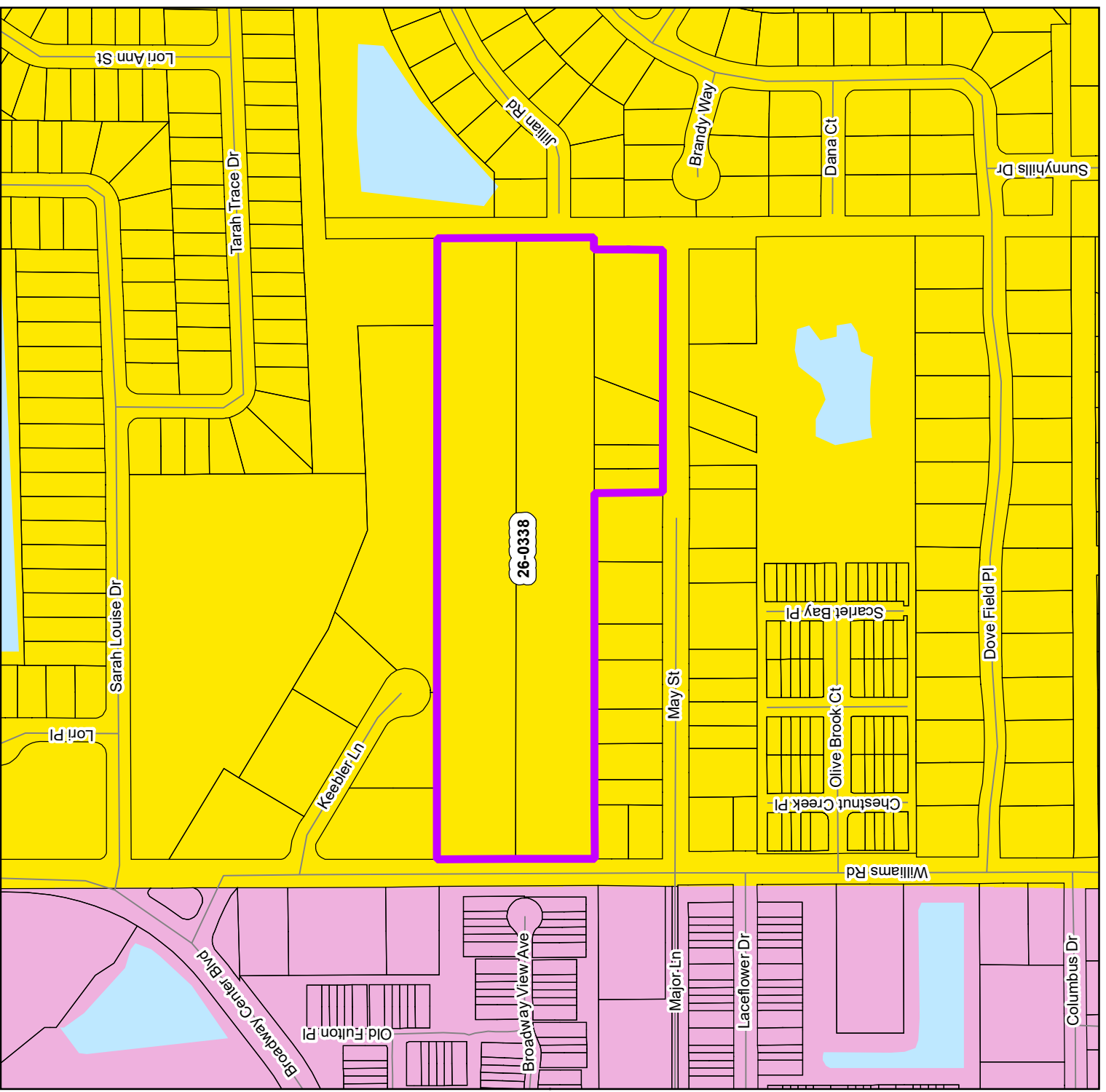
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Water

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any legal or financial purposes. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

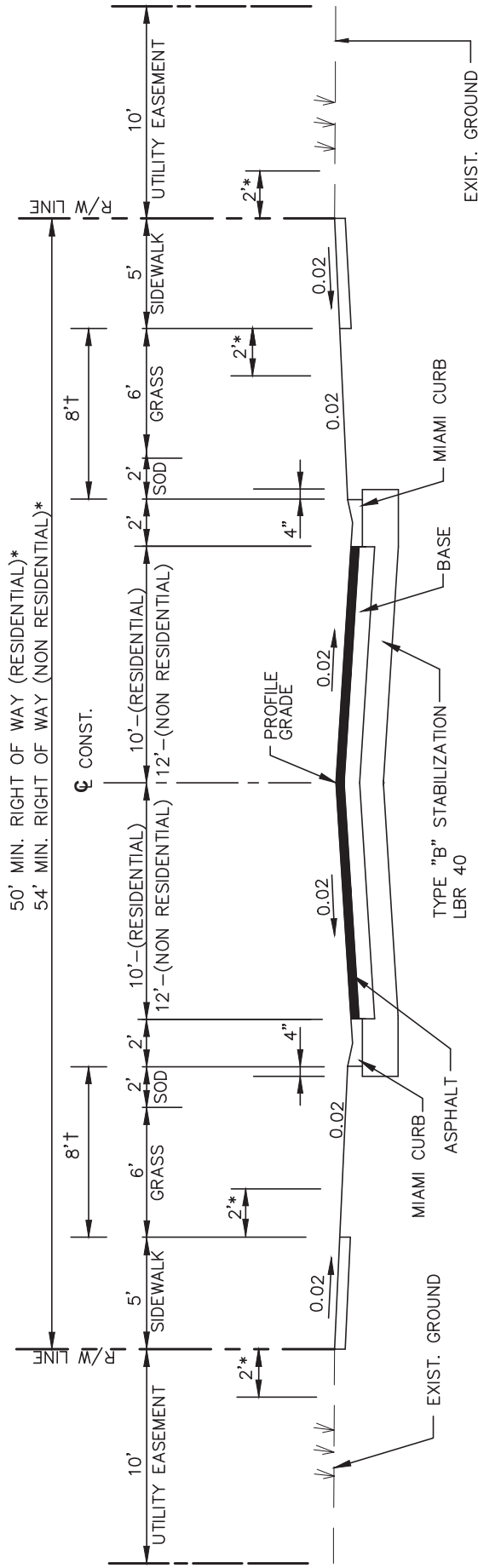


Map Printed from Rezoning System: 2/23/2026
Author: R. Mathie
File: G:\Rezoning\System\Map\Projects\HCP\Rezoning_26-0338.mxd



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TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**LOCAL URBAN ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1

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