



1.0 APPLICATION SUMMARY

Applicant: Big Top of Tampa Inc.
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 36.18 AC
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

PD 20-0107, as most recently approved as PRS 21-0076 was approved in 2021 to allow for 292 multi-family residential units, 17000 square feet of Commercial Uses, and 5000 square feet of Office Uses.

Applicant is proposing access changes and clarifying temporary signage within right-of-way preservation area.

Existing Approval(s):	Proposed Modification(s):
No internal access point is permitted along the north side of the Commercial/Office envelope	New internal access along the north side of the Commercial/Office envelope
One access point on Fowler Avenue	Add a potential right-in only access to Fowler Avenue (between the primary access on Fowler Ave. and Jefferson Rd.)
No conditions regarding jurisdictional approvals for access	Condition stating that access approval to Fowler Avenue subject to FDOT approval.
No condition regarding interim use within the Right-of-Way preservation area	Condition specifying Land Development Code Section 5.11.09 (Interim Use of Reserved Land).

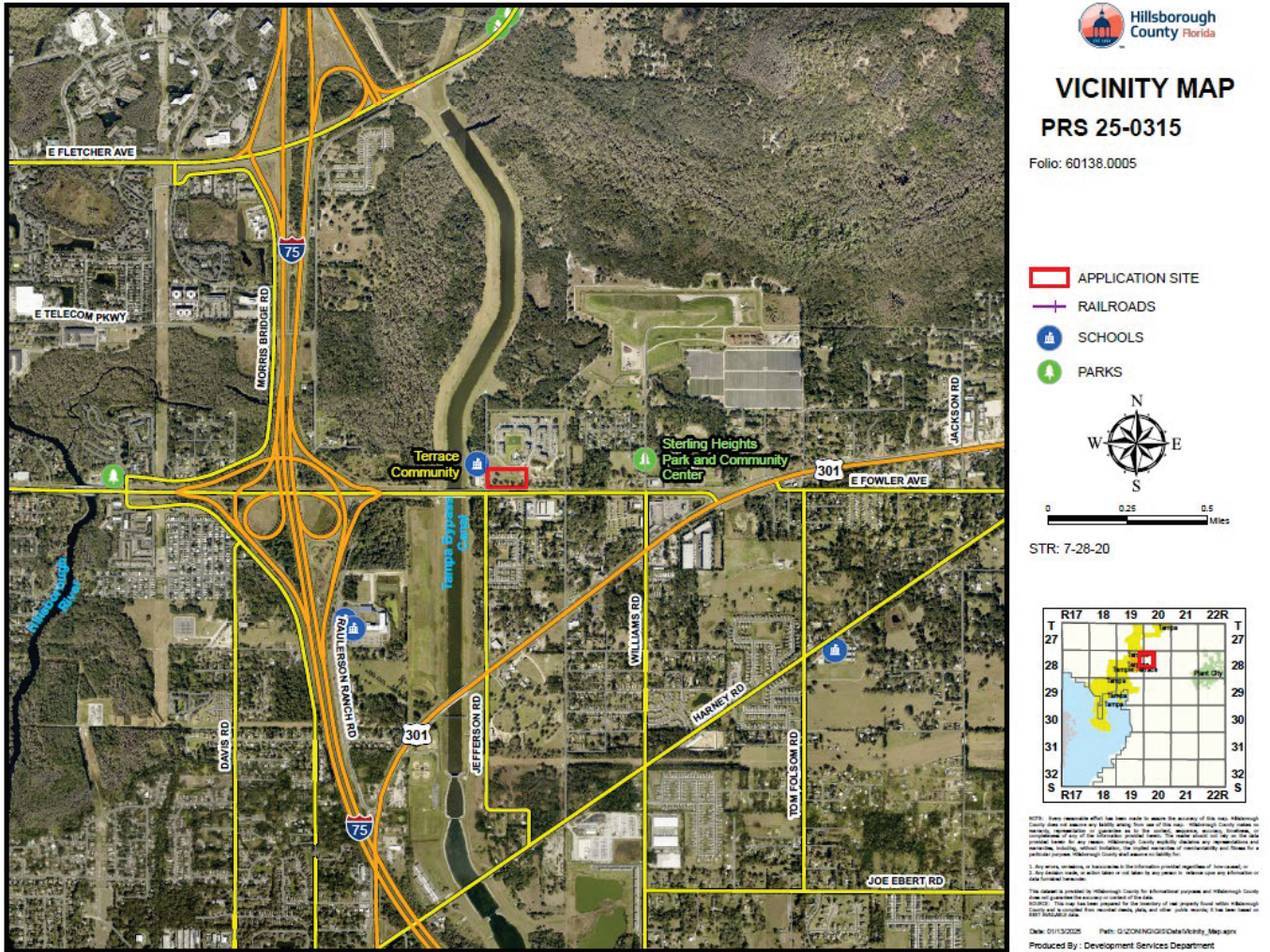
Additional Information:

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: N/A	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

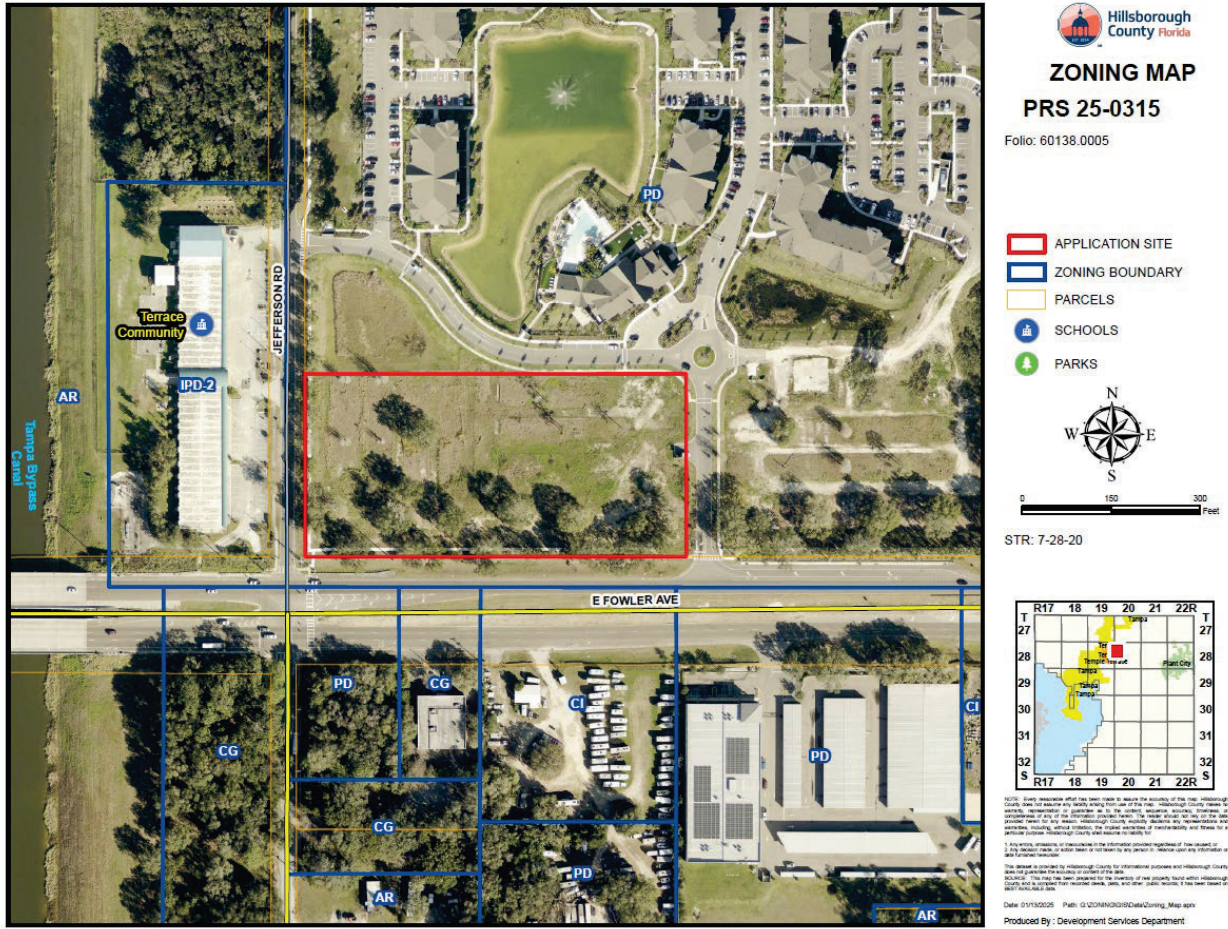


Context of Surrounding Area:

The parcel is in the intersection of E Fowler Ave., a Principal Arterial, and Jefferson Rd., a 2 lane Local Road. The subject site is a multi-family development with commercial and office uses at the southwest corner of the PD. Across Jefferson Rd., to the west is a charter school building. The Fowler Avenue corridor consists of residential and non-residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

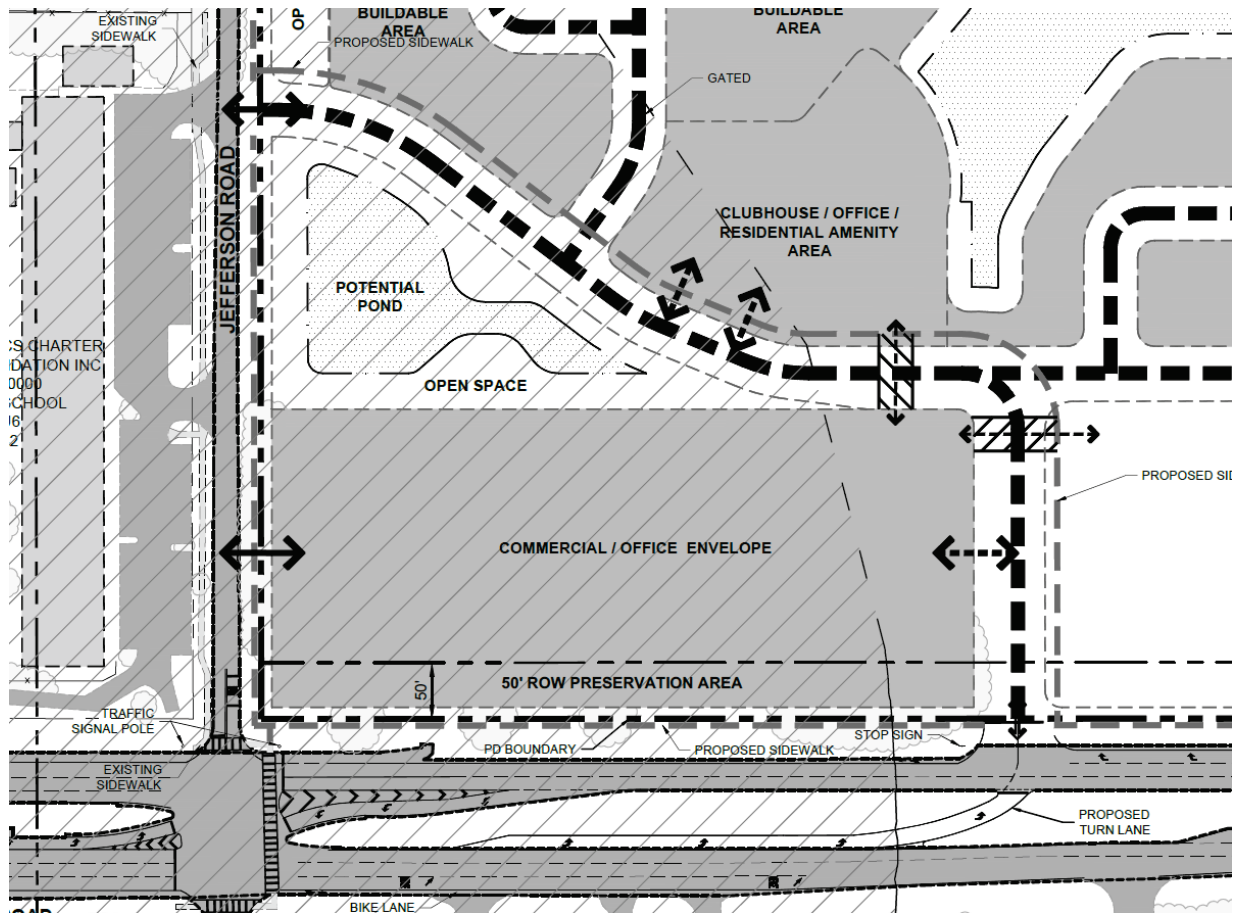


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-0107 (PRS 21-0076)	NA	Open Space/Pond	Open Space/Pond
South	PD 85-0190 CG CI PD 06-0452 (MM 16-0400)	PD 85-0190: 0.25 FAR CG: 0.27 FAR CI: 0.3 FAR PD 06-0452: 0.38 FAR	PD 85-0190: Convenience Store CG: General Commercial, Office and Personal Services CI: Intensive Commercial, Office and Personal Services PD 06-0452: Mini-Warehouse	PD 85-0190: Vacant CG: Commercial, Office CI: RV and Boat Storage PD 06-0452: Mini-Warehouse
West	IPD-2 90-0056 (MM 04-1817)	0.27 FAR	CG uses excluding Fast Food restaurants and Conv. Stores	Jefferson Rd. ROW, Charter School
East	PD 20-0107 (PRS 21-0076)	9 DU/AC	Multi-Family Residential	Multi-Family Residential

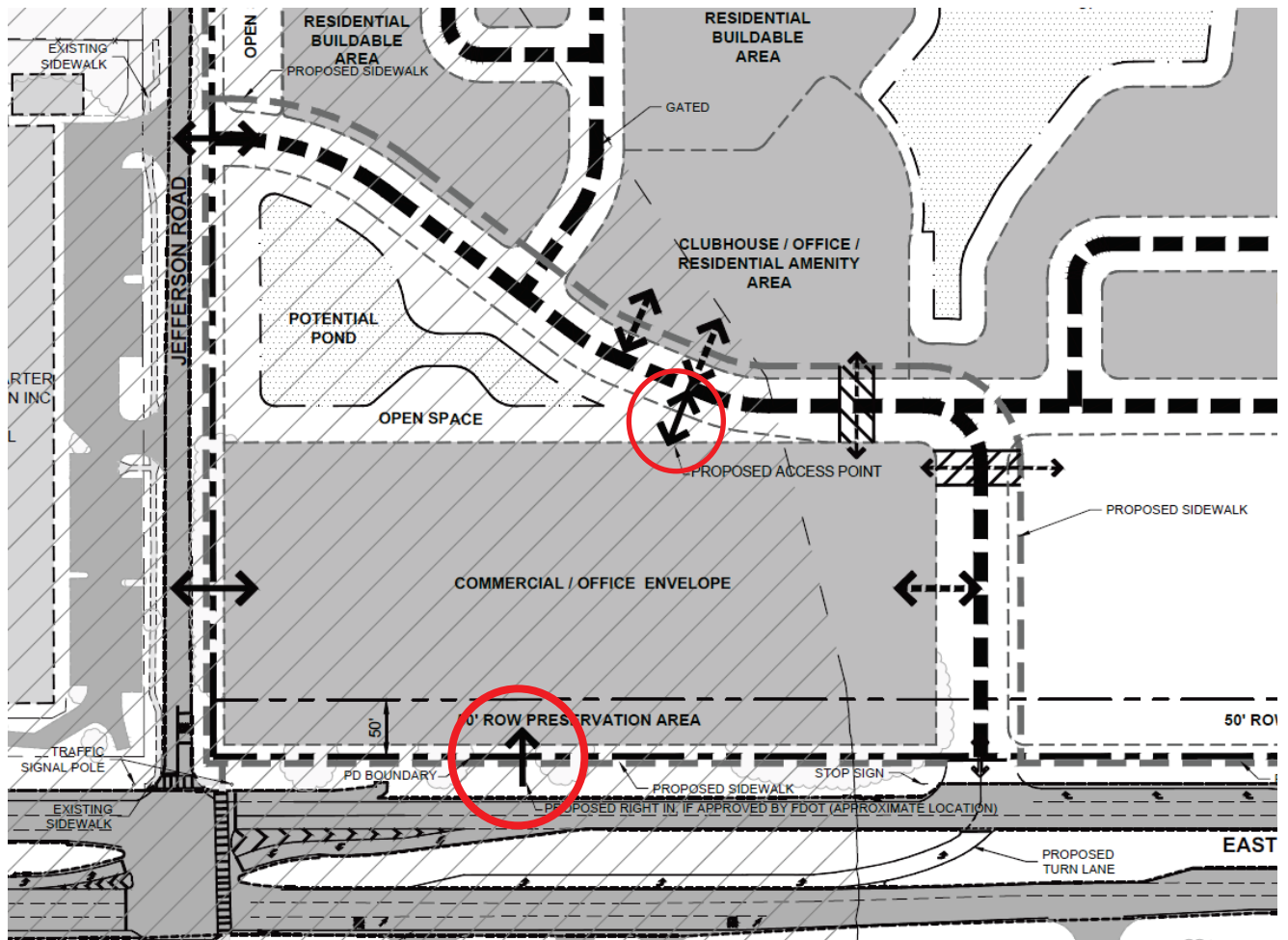
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave.	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Walker Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – Right-of-Way Dedication
Jefferson Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – One Way Conversion

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,950	404	451
Proposed	4,950	404	451
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross external trips unless otherwise noted. Figures were taken from the 20-0107 staff report.

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	X	Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Walker Rd./ Substandard Road	Design Exception Requested	Approvable
Jefferson Rd./ Substandard Road	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other _ 130' AMSL Airport Height Restriction				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Comments were not received.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification.

Staff finds the proposed modification generally compatible with the surrounding properties and consistent with the general development pattern of the area.

5.2 Recommendation

Based on these considerations, staff finds the request is supportable.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 2, 2025.

1. The project shall be developed with a mix of uses as follows:

Up to 292 Multi-Family residential comprised of:
276 multi-family residential units, and
14 rental townhomes,

Up to 22,000 square feet of Non-Residential Uses comprised of
17,000 square feet of Commercial Uses, and
5,000 square feet of Office Uses
2. The Multi-Family Uses shall be developed in accordance with RMC-20 development standards with the exception that the maximum height is limited to 60 feet for Multi-Family structures and 35 feet for Rental Townhome structures.
3. The Commercial/Office Uses shall be developed in accordance with CG development standards.
4. The Commercial/Office portion of this development will be required to meet the 30-foot front yard setback requirement on the eastern, southern, and western frontages.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements. requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec.6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
7. The applicant shall construct 5' sidewalks along all property frontages and connect such external sidewalks to the all internal buildings in addition to pedestrian and vehicular connectivity between the residential buildings to the commercial buildings.
8. Jefferson Road shall be restricted to southbound only from the northern access to Fowler Avenue.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site.
[THIS CONDITION HAS BEEN SATISFIED]
10. Access to the site is proposed as following:

10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the "Primary Access");

10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.;

10.3 Two (2) access connections to Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler. Two access points on Jefferson Road. The southern access point will shall be restricted to left-left-in and /left left-out turning movements. The northern access point will shall be restricted to left left-in/, left -out and /right right-out movements;

10.4 . One (1) Full full Access access to Walker Road;-

10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;

10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,

10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.

11. As Jefferson Road is a substandard roadway, the developer shall construct Jefferson Rd consistent with the Design Exception (dated August 18, 2025) and which was found approved-approvable by the County Engineer (on January 9, 2020August-20, 2025). The following deviations authorized in this design exception include:

- Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
- No paved 6-foot-wide-unpaved shoulders instead of the 8 foot shoulder with 5ft pavement of which 5 feet is paved. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed-removal of full paved shoulder for local roads.
- 5 foot sidewalk on the east side of Jefferson #Road
- ~~Type "F" curb on both sides of the road.~~

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

12. As Walker Road is substandard roadway, and the developer shall construct Walker Road consistent with the Design Exception (dated August 18, 2025) and which was found approved-approvable by the County Engineer (on January 9, 2020August-20, 2025). The following deviations authorized in this design exception include:

- Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12 foot lanes;
- A 10 foot northbound left turn lane entering the project driveway.
- 6 foot unpaved shoulders on the east side of Walker Rd. instead of 8 foot shoulder with of which 5 feet is paved. ~~shoulders~~
- Type "F" curb along the west side of Walker Rd., instead of 8 foot shoulder of which 5 feet is paved.
- 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the property owner shall be permitted interim use of the right-of-way preservation area along the Commercial/Office Envelope's Fowler Ave. frontage, subject to compliance with Sec. 5.11.09 and other applicable sections of the LDC.
- ~~13.~~ 14. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- ~~14.~~ 15. 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.
- ~~15.~~ 16. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
- ~~16.~~ 17. 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.
- ~~17.~~ 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.
- ~~18.~~ 19. 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.
20. 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.

APPLICATION NUMBER: PRS 25-0315

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 25-0315

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/28/2025

Revised: 07/1/2025

Revised: 08/20/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PRS 25-0315

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

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec. 6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site. [THIS CONDITION HAS BEEN SATISFIED.]
10. Access to the site is proposed as following:
- 10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the "Primary Access");
- 10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.;
- 10.3 Two (2) access connections to Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler. Two access points on Jefferson Road. The southern access point will shall be restricted to left left-in and /left-left-out turning movements. The northern access point will shall be restricted to left-left-in, /left-out and /right-right-out movements;
- 10.4 -One (1) Full-full Access-access to Walker Road;
- 10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;

10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,

10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.

11. As Jefferson Road is a substandard roadway, the developer shall construct Jefferson Rd consistent with the Design Exception (dated August 18, 2025) and which was found approved-approvable by the County Engineer (on January 9, 2020August 20, 2025). The following deviations authorized in this design exception include:

- Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
- No paved6-foot-wide unpaved shoulders instead of the 8 foot shoulder with 5ft pavementof which 5 feet is paved. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed-removal of full paved shoulder for local roads.
- 5 foot sidewalk on the east side of Jefferson road
- Type "F" curb on both sides of the road.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

12. As Walker Road is substandard roadway, and the developer shall construct Walker Road consistent with the Design Exception (dated August 18, 2025) and which was found approved-approvable by the County Engineer (on January 9, 2020August 20, 2025). The following deviations authorized in this design exception include:

- Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12 foot lanes;
- A 10 foot northbound left turn lane entering the project driveway.
- 6 foot unpaved shoulders on the east side of Walker Rd. instead of 8 foot shoulder with-of which 5 feet is 2-paved-shoulders
- Type "F" curb along the west side of Walker Rd., instead of 8 foot shoulder of which 5 feet is paved.
- 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the property owner shall be permitted interim use of the right-of-way preservation area along the Commercial/Office Envelope's Fowler Ave. frontage, subject to compliance with Sec. 5.11.09 and other applicable sections of the LDC.

SUMMARY OF REQUESTS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to previously approved Planned Development (PD) 20-0107, as most recently amended via PRS 21-0076. The applicant is requesting to reconfigure project access along Jefferson Rd. and Fowler Ave., certain internal vehicular circulation, as well as modify certain conditions of approval. Specifically and with respect to access, the applicant is proposing to:

- Add an access internally, along the north side of the Commercial/Office Envelope;
- Add a potential right-in only access to Fowler Ave., between the primary project access on Fowler Ave. and Jefferson Rd., the presence and location of which is subject to FDOT review and approval; and,
- Clarify that temporary signage is allowed within the right-of-way preservation area, subject to the requirements of the LDC.

The applicant submitted a trip generation and site access analysis which examines impacts associated with a former iteration of the proposed zoning modification which has since been modified/abandoned. As such, staff waived any further analysis consistent with Sec. 6.2.1.C. of the DRPM, and notes that the addition of a right-in only access will not fundamentally change existing/proposed trip distribution patterns for the site, as compared to the existing approved zoning. Accordingly, staff notes the analysis in the record should not be relied on, and notes the applicant will be required to submit a trip generation and site access analysis at the time of site/construction plan approval.

Given there are no proposed changes to the existing approved zoning, staff has prepared the below comparison of approved and proposed trips utilizing gross trip generation data from the transportation staff report prepared for the 20-0107 case file. Staff notes that since the 21-0076 zoning change did not affect project entitlements or external access connections, no reanalysis was undertaken at that time (and therefore no changes or updated data was available to present from that case).

Approved Zoning (PD 21-0076):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

REVISED DESIGN EXCEPTIONS

According to the applicant's submittal, the purpose of the Design Exceptions (DEs) "is to review the typical sections previously approved with PD 20-0107 to match improvements constructed with the initial phase of development" for Walker Rd. and Jefferson Rd. Staff notes not all obligations as specified therein have been completed. Compliance with respect to various elements still pending will be handled by the developer of the area which is the subject of this PD modification (prior to or concurrent with the next increment of development) and the owner of other lands within the PD, as applicable. The

County Engineer reviewed these revised sections (dated August 18, 2025) and determined them to be approvable (on August 20, 2025).

The original and proposed DEs are summarized below. If the BOCC approves PRS 25-0315, the County Engineer will approve the below DE requests.

Approved Design Exception for Walker Road

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.

Proposed Design Exception for Walker Road

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders on the east side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- Type "F" curb along the west side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.

Approved Design Exception for Jefferson Road

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- Type "F" curb on both sides of the road.

Proposed Design Exception for Jefferson Road

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- 6-foot unpaved shoulders.

ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Fowler Ave.	I-75	US 301	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

Ratliff, James

From: Williams, Michael
Sent: Wednesday, August 20, 2025 5:52 PM
To: Michael Raysor
Cc: Clayton.Bricklemeyer@hwhlaw.com; mbritten@brightworkre.com; Chapela, Tania; Ratliff, James; Drapach, Alan; PW-CEIntake; De Leon, Eleonor; Tirado, Sheida; Mike Rust
Subject: FW: PRS 25-0315 - Design Exceptions Review
Attachments: 25-0315 DReq 08-18-25_1.pdf; 25-0315 DReq 08-18-25_2.pdf

Mike,

I have found the attached two Design Exceptions (DE) for PRS 25-0315 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, August 20, 2025 5:15 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: PRS 25-0315 - Design Exceptions Review

Hello Mike,

The attached Design Exceptions are **Approvable** to me, please include the following people in your email:

mdr@raysor-transportation.com
clayton.bricklemeyer@hwhlaw.com
mbritten@brightworkre.com
chapelat@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Jefferson Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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	Big Top of Tampa
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)	060138-0000 & 060138-0005
<input type="checkbox"/> 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	Michael D. Raysor, 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	Planned Development (PD)
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	PRS 25-0315
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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".	



August 18, 2025 (REVISION #1)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (JEFFERSON ROAD)
FOLIO NO's. 060138-0000 & 060138-0005

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Jefferson Road in association with PD Modification Application PRS 25-0315. The project is located north of Fowler Avenue between Jefferson Road and Walker Road, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. Refer to **ATTACHMENT B** for the proposed PD site plan.

The purpose of the subject PD modification for the “Big Top of Tampa” planned development (PD 20-0107 / PRS 21-0076) is to add two (2) additional site access driveway connections to the external roadway network. Access to the subject project site was previously approved to consist of the following:

- A. One (1) left-in/right-in/right-out driveway connection to Fowler Avenue (via Uptown Walker Place)
- B. One (1) full access driveway connection to Walker Road
- C. One (1) full access driveway connection to Jefferson Road
- D. One (1) left-in/left-out driveway connection to Jefferson Road

The driveway connections referenced above as connections “A”, “B”, and “C” have been constructed and are currently in use to serve the existing Tessa Springs multi-family residential development located on the northern portion of the project site.

The driveway connection referenced above as connection “D” will be constructed with the next phase of development, where this driveway connection will facilitate access for the PD’s commercial entitlements which consist of up to 22,000 square feet of non-residential uses comprised of 17,000 square feet of Commercial use and 5,000 square feet of Office use.

To supplement access for the PD’s commercial entitlements, the following two (2) additional site access driveway connections to the external roadway network are proposed (where these additional access connections are the subject of the current PD modification).

- E. One (1) right-in-only driveway connection to Fowler Avenue (located between Jefferson Road & Uptown Walker Place)
- F. One (1) full access driveway connection to Mossy Creek Lane (located west of Uptown Walker Place)



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (JEFFERSON ROAD)
FOLIO NO'S. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 2 OF 3

A Design Exception was previously prepared for the subject PD to address "Existing Facilities", specific to then-deficient roadway conditions for Jefferson Road. The referenced (prior/existing) Design Exception was approved by the County Engineer on 01/09/20, and resulted in the PD conditions of approval stated below. Refer to [ATTACHMENT C](#) for a copy of the referenced (prior/existing) Design Exception.

Jefferson Road (EXISTING DESIGN EXCEPTION)

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- Type "F" curb on both sides of the road.

The purpose of this Design Exception is to revise the typical sections previously approved with rezoning 20-0107 to match the improvements constructed with the initial phase of development; as stated below, and shown in the typical section provided herein as [ATTACHMENT D](#).

Jefferson Road (PROPOSED DESIGN EXCEPTION)

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- 6-foot unpaved shoulders.



RAYSOR Transportation Consulting

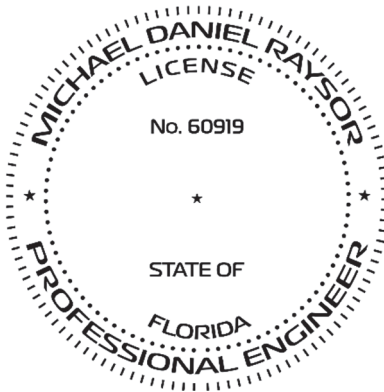
MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (JEFFERSON ROAD)
FOLIO NO's. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 3 OF 3

The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Jefferson Road in association with PD Modification Application PRS 25-0315, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael
Raysor
Date: 2025.08.18 12:31:05
-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED ☐

APPROVED WITH CONDITIONS ☐

DENIED ☐

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

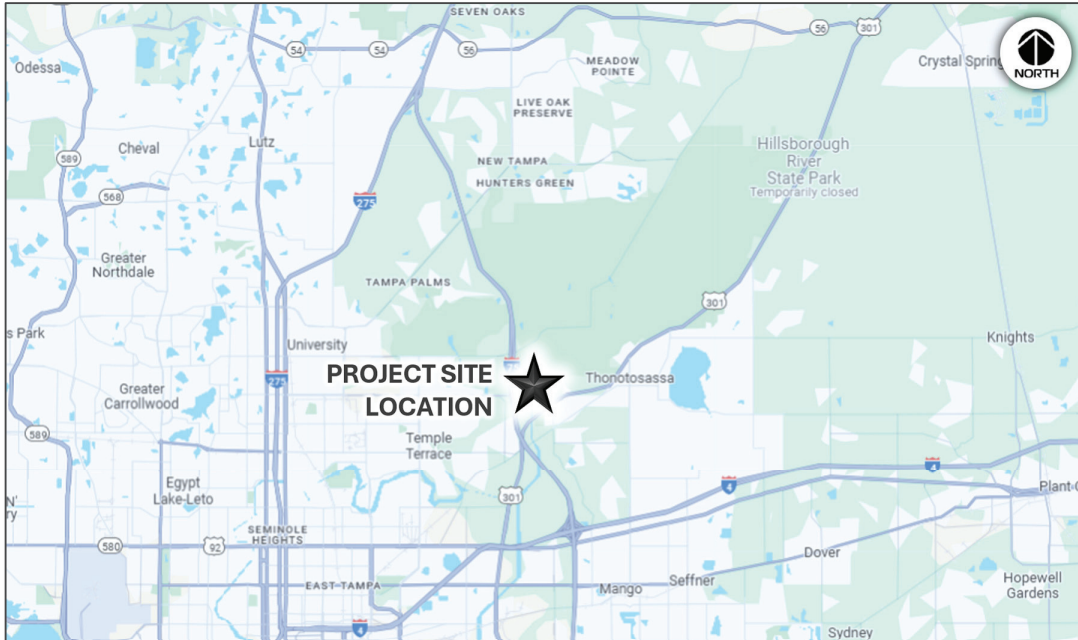
DATE

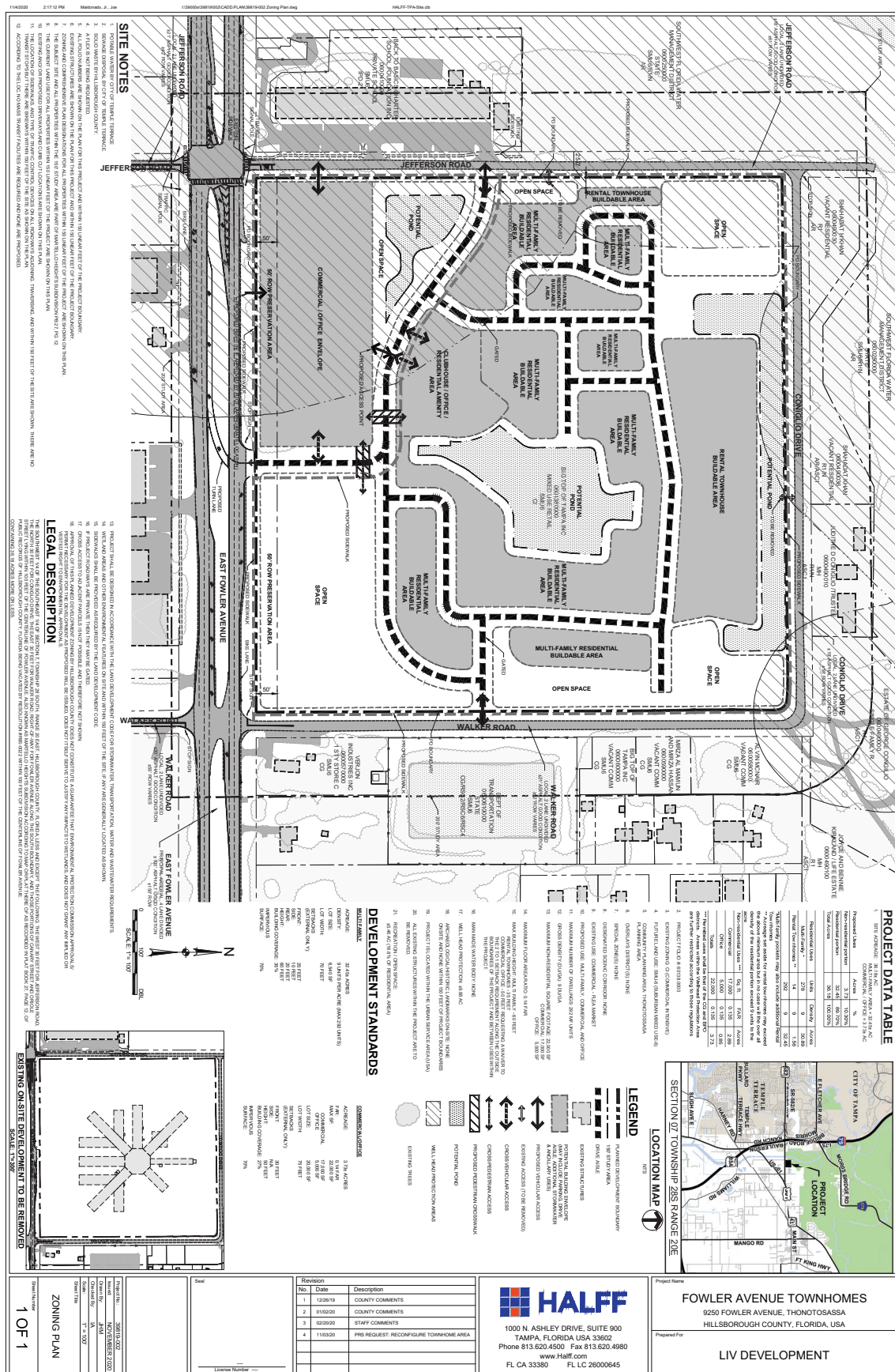
ATTACHMENT A



BIG TOP OF TAMPA (PRS 25-0315)

Project Site Location Map





ATTACHMENT C



LINCKS & ASSOCIATES, INC.

Revised January 2, 2020
December 23, 2019

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

RECEIVED
JAN 02 2020
Development Services

Re: Big Top Property
Zoning – RZ 20-0107
Lincks Project Number: 19141

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for the above reference project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- 292 Multi-Family Dwelling Units
- 14,000 Square Feet of Commercial
- 5,000 Square Feet of Office

The access to serve the Development is as follows:

- One left-in/right-in/right-out to Fowler Avenue that will serve the Multi-Family and Commercial / Office
- One full access to Walker Road that will only serve the Multi-Family
- One full access to Jefferson Road that will serve the Multi-Family and Commercial / Office
- One left-in/left-out only to Jefferson Road that will serve the Commercial / Office

On December 13, 2019 the following individuals met to discuss the project.

- Mike Williams
- Benjamin Kniesly
- Charles White

The request is to waive the requirement for the following roadways to meet current County standards for a TS-7 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual:

- Walker Road from the project access to Fowler Avenue
- Jefferson Road from the northern project access to Fowler Avenue

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

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 2

The following provides the Design Exceptions required for each roadway and the justification for the Design Exceptions.

Walker Road

The access to Walker Road is proposed to be full access to serve the Multi-Family only. The following provides the Design Exceptions required for the project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Walker Road is approximately 60' feet. The developer proposes to provide additional right of way along the westside of the roadway to provide the access improvements.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Walker Road, is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders are as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the east side of Walker Road
 - c. Walker Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. The proposed section has a 5 foot sidewalk along the west side of Walker Road. The proposed sidewalk will connect to the proposed sidewalk to be constructed along Fowler Avenue along the property frontage.

Figure 1 illustrates the proposed typical section.

Jefferson Road

Jefferson Road is a two lane roadway that is restricted to southbound only during school drop off and peak up hours. In conjunction with the development of the project Jefferson Road is proposed to be restricted to southbound only for all hours from the northern access to Fowler Avenue. The following provides the Design Exceptions required for the project.

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 3

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Jefferson Road is approximately 60' feet. The developer does not own or control the right of way along the west side of the road.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Jefferson Road is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders is as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the west side of Jefferson Road
 - c. Jefferson Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.As an alternative, Type F curb and gutter may be provided along the subject segment of Jefferson Road.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. There is currently 5 foot sidewalk on the west side of the road along the school property. The proposed section provides 5 foot sidewalk along the east side of the road along the property frontage.

Figure 2 illustrates the proposed typical section.

20 - 0107

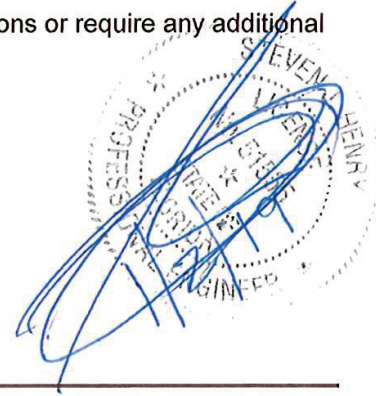
ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 4

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, Inc.
P.E. #51555



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

_____ Disapproved

_____ ☒ Approved * JEFFERSON ROAD SHALL HAVE 11' LANES
PER THE ATTACHED TYPICAL SECTION.

If there are any further questions or you need clarification, please contact Ben Kniesly.

Date 01/09/20

Sincerely,

Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-0315 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 5

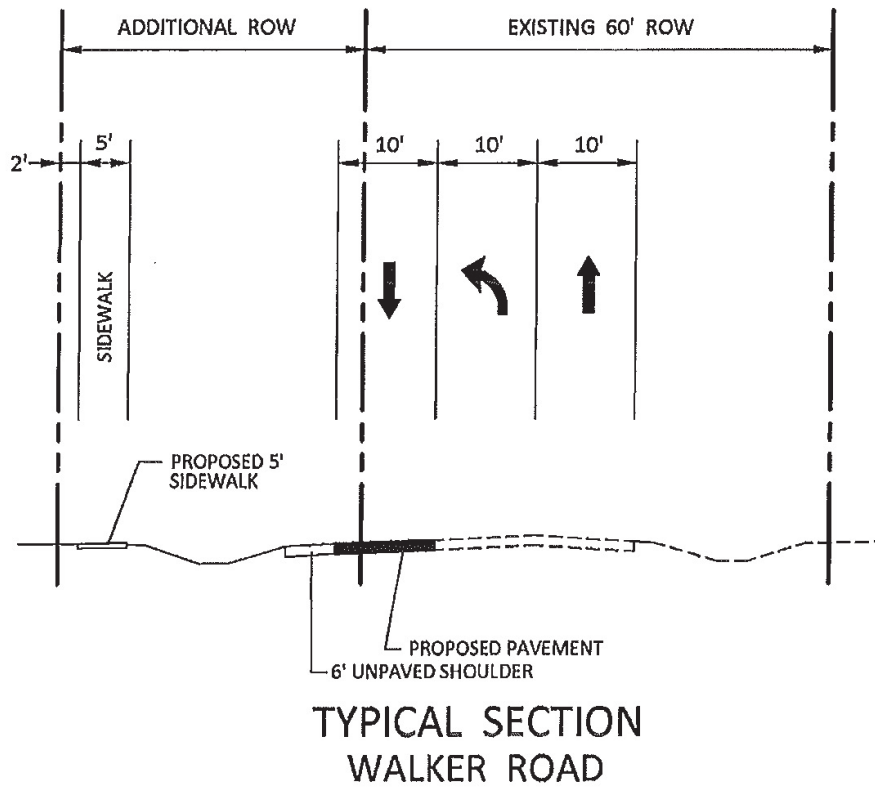
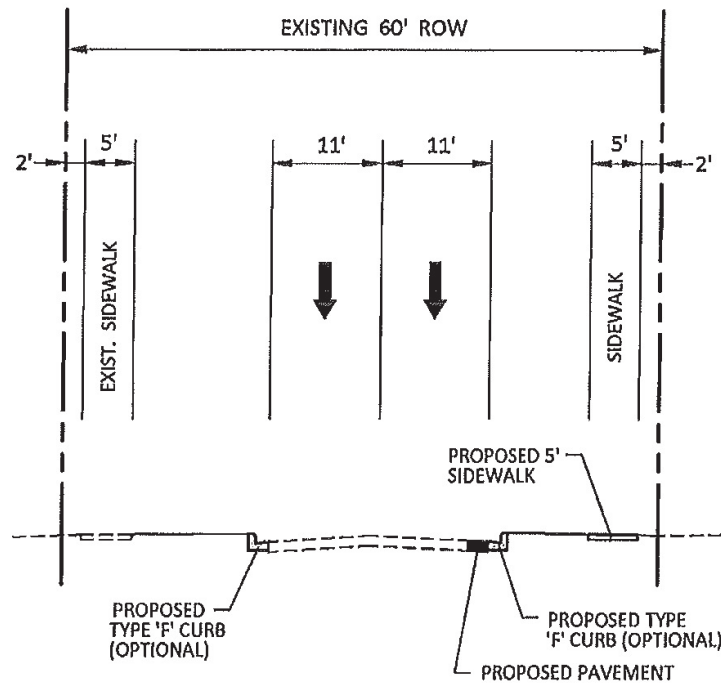


FIGURE 1

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 6



TYPICAL SECTION
JEFFERSON ROAD

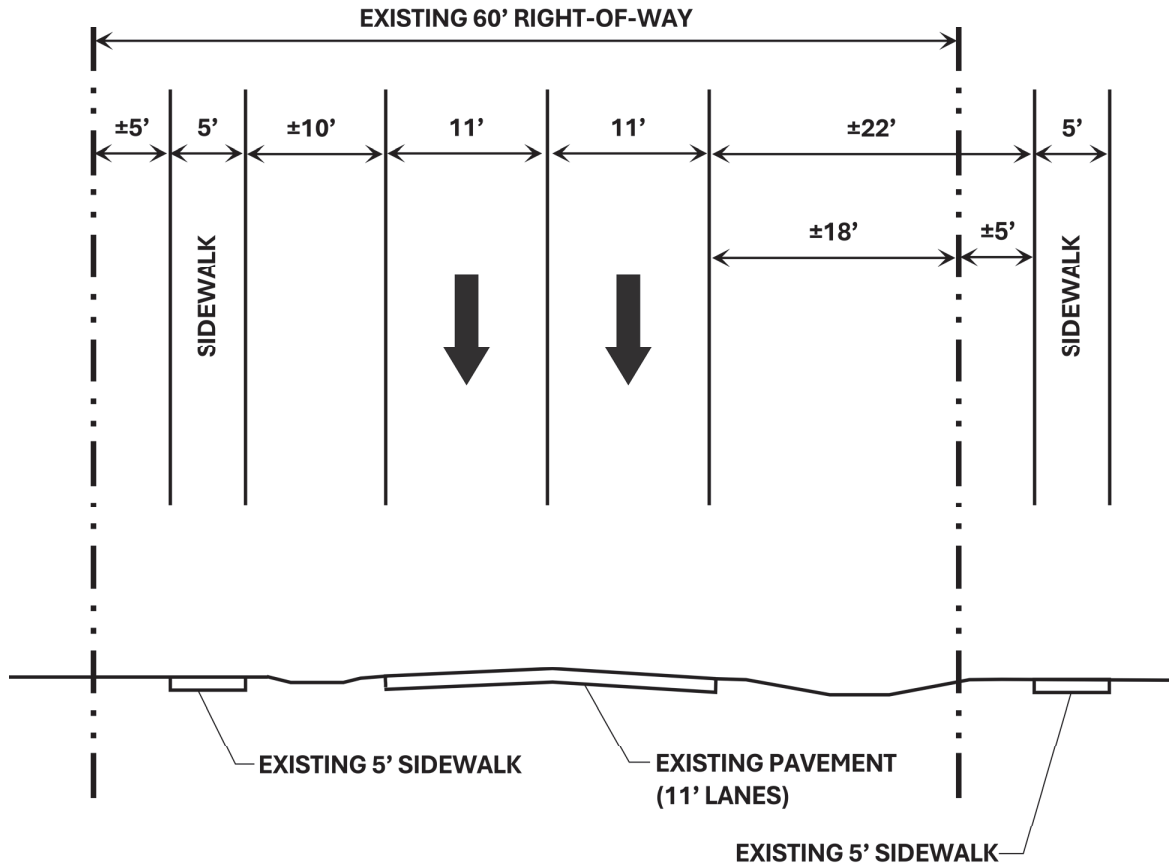
FIGURE 2

20 - 0107

ATTACHMENT D



BIG TOP OF TAMPA (PRS 25-0315)
Proposed Jefferson Road Typical Section



**TYPICAL SECTION
JEFFERSON ROAD**

Ratliff, James

From: Williams, Michael
Sent: Wednesday, August 20, 2025 5:52 PM
To: Michael Raysor
Cc: Clayton.Bricklemeyer@hwhlaw.com; mbritten@brightworkre.com; Chapela, Tania; Ratliff, James; Drapach, Alan; PW-CEIntake; De Leon, Eleonor; Tirado, Sheida; Mike Rust
Subject: FW: PRS 25-0315 - Design Exceptions Review
Attachments: 25-0315 DReq 08-18-25_1.pdf; 25-0315 DReq 08-18-25_2.pdf

Mike,

I have found the attached two Design Exceptions (DE) for PRS 25-0315 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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Sent: Wednesday, August 20, 2025 5:15 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: PRS 25-0315 - Design Exceptions Review

Hello Mike,

The attached Design Exceptions are **Approvable** to me, please include the following people in your email:

mdr@raysor-transportation.com
clayton.bricklemeyer@hwhlaw.com
mbritten@brightworkre.com
chapelat@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

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

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Folio Number(s)	060138-0000 & 060138-0005
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
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Name of Person Submitting Request	Michael D. Raysor, P.E.
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Related Project Identification Number (Site/Subdivision Application Number)	N/A
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August 18, 2025 (REVISION #1)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (WALKER ROAD)
FOLIO NO's. 060138-0000 & 060138-0005

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Walker Road in association with PD Modification Application PRS 25-0315. The project is located north of Fowler Avenue between Jefferson Road and Walker Road, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. Refer to **ATTACHMENT B** for the proposed PD site plan.

The purpose of the subject PD modification for the “Big Top of Tampa” planned development (PD 20-0107 / PRS 21-0076) is to add two (2) additional site access driveway connections to the external roadway network. Access to the subject project site was previously approved to consist of the following:

- A. One (1) left-in/right-in/right-out driveway connection to Fowler Avenue (via Uptown Walker Place)
- B. One (1) full access driveway connection to Walker Road
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- D. One (1) left-in/left-out driveway connection to Jefferson Road

The driveway connections referenced above as connections “A”, “B”, and “C” have been constructed and are currently in use to serve the existing Tessa Springs multi-family residential development located on the northern portion of the project site.

The driveway connection referenced above as connection “D” will be constructed with the next phase of development, where this driveway connection will facilitate access for the PD’s commercial entitlements which consist of up to 22,000 square feet of non-residential uses comprised of 17,000 square feet of Commercial use and 5,000 square feet of Office use.

To supplement access for the PD’s commercial entitlements, the following two (2) additional site access driveway connections to the external roadway network are proposed (where these additional access connections are the subject of the current PD modification).

- E. One (1) right-in-only driveway connection to Fowler Avenue (located between Jefferson Road & Uptown Walker Place)
- F. One (1) full access driveway connection to Mossy Creek Lane (located west of Uptown Walker Place)

**RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (WALKER ROAD)
FOLIO NO'S. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 2 OF 3

A Design Exception was previously prepared for the subject PD to address "Existing Facilities", specific to then-deficient roadway conditions for Walker Road. The referenced (prior/existing) Design Exception was approved by the County Engineer on 01/09/20, and resulted in the PD conditions of approval stated below. Refer to [ATTACHMENT C](#) for a copy of the referenced (prior/existing) Design Exception.

Walker Road (EXISTING DESIGN EXCEPTION)

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.

The purpose of this Design Exception is to revise the typical sections previously approved with rezoning 20-0107 to match the improvements constructed with the initial phase of development; as stated below, and shown in the typical section provided herein as [ATTACHMENT D](#).

Walker Road (PROPOSED DESIGN EXCEPTION)

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders on the east side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- Type "F" curb along the west side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.



RAYSOR Transportation Consulting

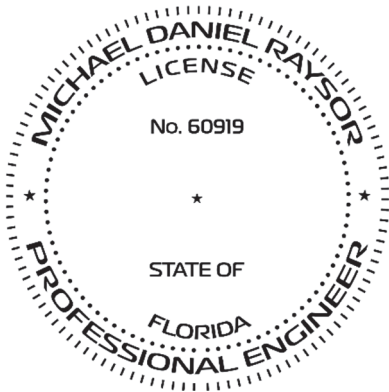
MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (WALKER ROAD)
FOLIO NO's. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 3 OF 3

The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Walker Road in association with PD Modification Application PRS 25-0315, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael
Raysor
Date: 2025.08.18 12:31:26
-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED ☐

APPROVED WITH CONDITIONS ☐

DENIED ☐

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

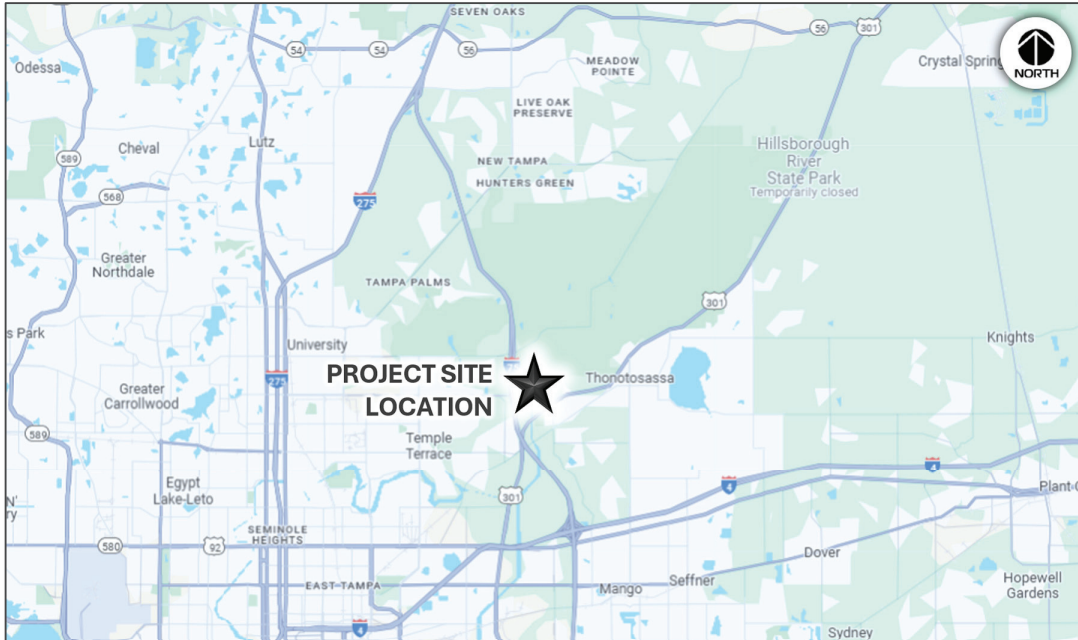
DATE

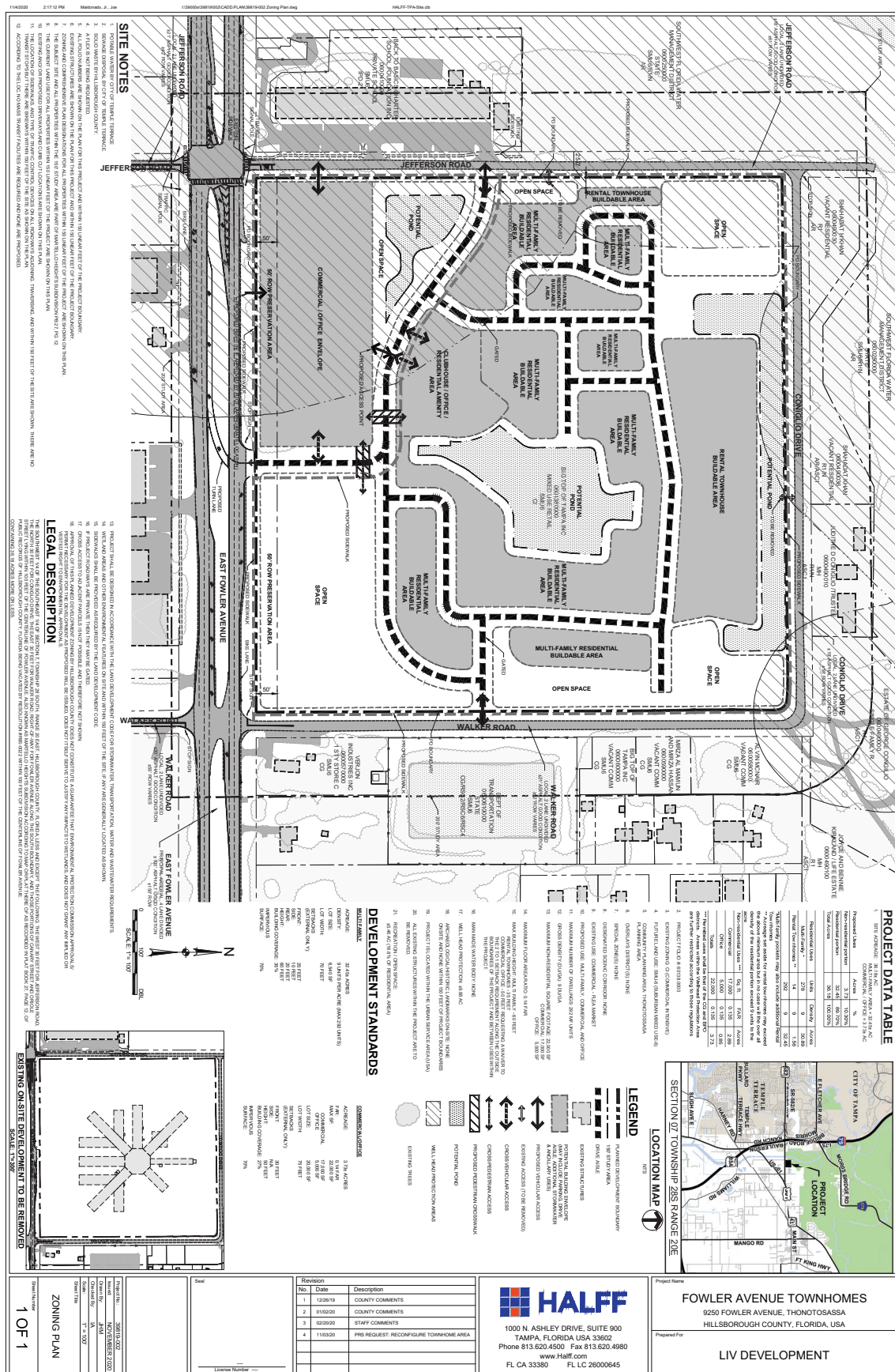
ATTACHMENT A



BIG TOP OF TAMPA (PRS 25-0315)

Project Site Location Map





ATTACHMENT C



LINCKS & ASSOCIATES, INC.

Revised January 2, 2020
December 23, 2019

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

RECEIVED
JAN 02 2020
Development Services

Re: Big Top Property
Zoning – RZ 20-0107
Lincks Project Number: 19141

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for the above reference project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- 292 Multi-Family Dwelling Units
- 14,000 Square Feet of Commercial
- 5,000 Square Feet of Office

The access to serve the Development is as follows:

- One left-in/right-in/right-out to Fowler Avenue that will serve the Multi-Family and Commercial / Office
- One full access to Walker Road that will only serve the Multi-Family
- One full access to Jefferson Road that will serve the Multi-Family and Commercial / Office
- One left-in/left-out only to Jefferson Road that will serve the Commercial / Office

On December 13, 2019 the following individuals met to discuss the project.

- Mike Williams
- Benjamin Kniesly
- Charles White

The request is to waive the requirement for the following roadways to meet current County standards for a TS-7 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual:

- Walker Road from the project access to Fowler Avenue
- Jefferson Road from the northern project access to Fowler Avenue

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

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 2

The following provides the Design Exceptions required for each roadway and the justification for the Design Exceptions.

Walker Road

The access to Walker Road is proposed to be full access to serve the Multi-Family only. The following provides the Design Exceptions required for the project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Walker Road is approximately 60' feet. The developer proposes to provide additional right of way along the westside of the roadway to provide the access improvements.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Walker Road, is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders are as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the east side of Walker Road
 - c. Walker Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. The proposed section has a 5 foot sidewalk along the west side of Walker Road. The proposed sidewalk will connect to the proposed sidewalk to be constructed along Fowler Avenue along the property frontage.

Figure 1 illustrates the proposed typical section.

Jefferson Road

Jefferson Road is a two lane roadway that is restricted to southbound only during school drop off and peak up hours. In conjunction with the development of the project Jefferson Road is proposed to be restricted to southbound only for all hours from the northern access to Fowler Avenue. The following provides the Design Exceptions required for the project.

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 3

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Jefferson Road is approximately 60' feet. The developer does not own or control the right of way along the west side of the road.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Jefferson Road is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders is as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the west side of Jefferson Road
 - c. Jefferson Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.As an alternative, Type F curb and gutter may be provided along the subject segment of Jefferson Road.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. There is currently 5 foot sidewalk on the west side of the road along the school property. The proposed section provides 5 foot sidewalk along the east side of the road along the property frontage.

Figure 2 illustrates the proposed typical section.

20 - 0107

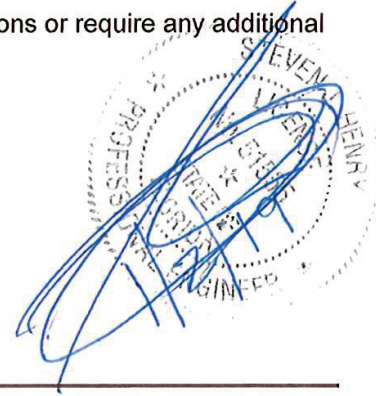
ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 4

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, Inc.
P.E. #51555



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

_____ Disapproved

_____ ☒ Approved * JEFFERSON ROAD SHALL HAVE 11' LANES
PER THE ATTACHED TYPICAL SECTION.

If there are any further questions or you need clarification, please contact Ben Kniesly.

Date 01/09/20

Sincerely,

Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-0315 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

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ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 5

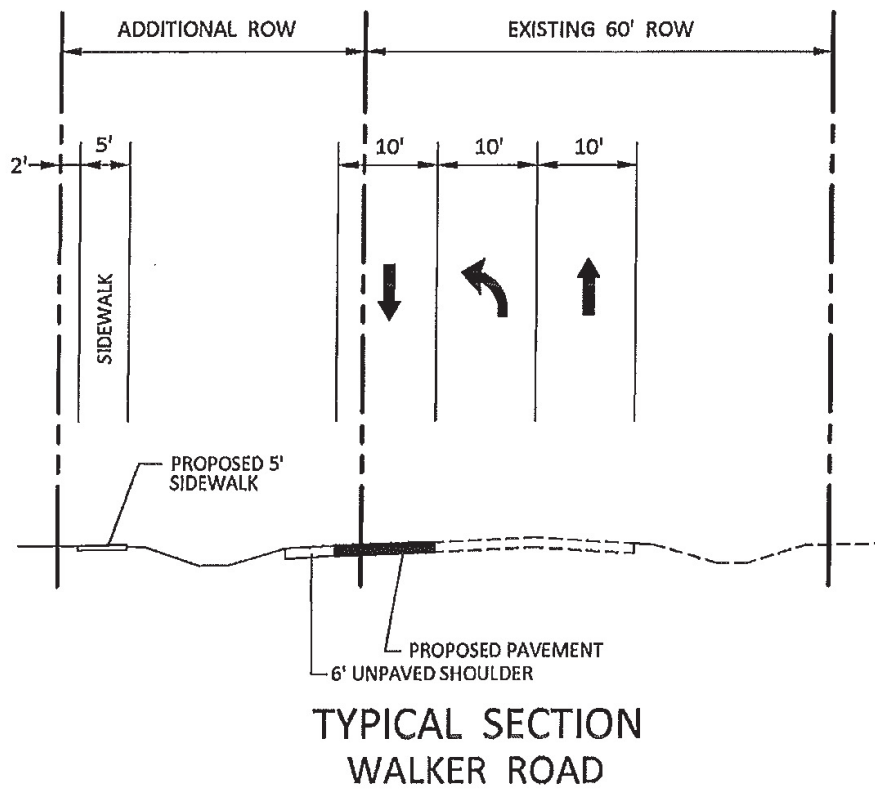
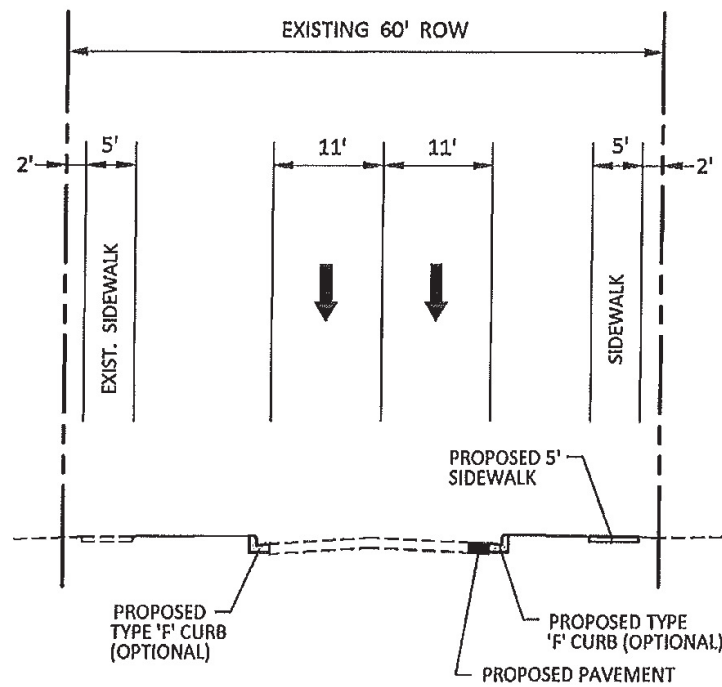


FIGURE 1

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 6



TYPICAL SECTION
JEFFERSON ROAD

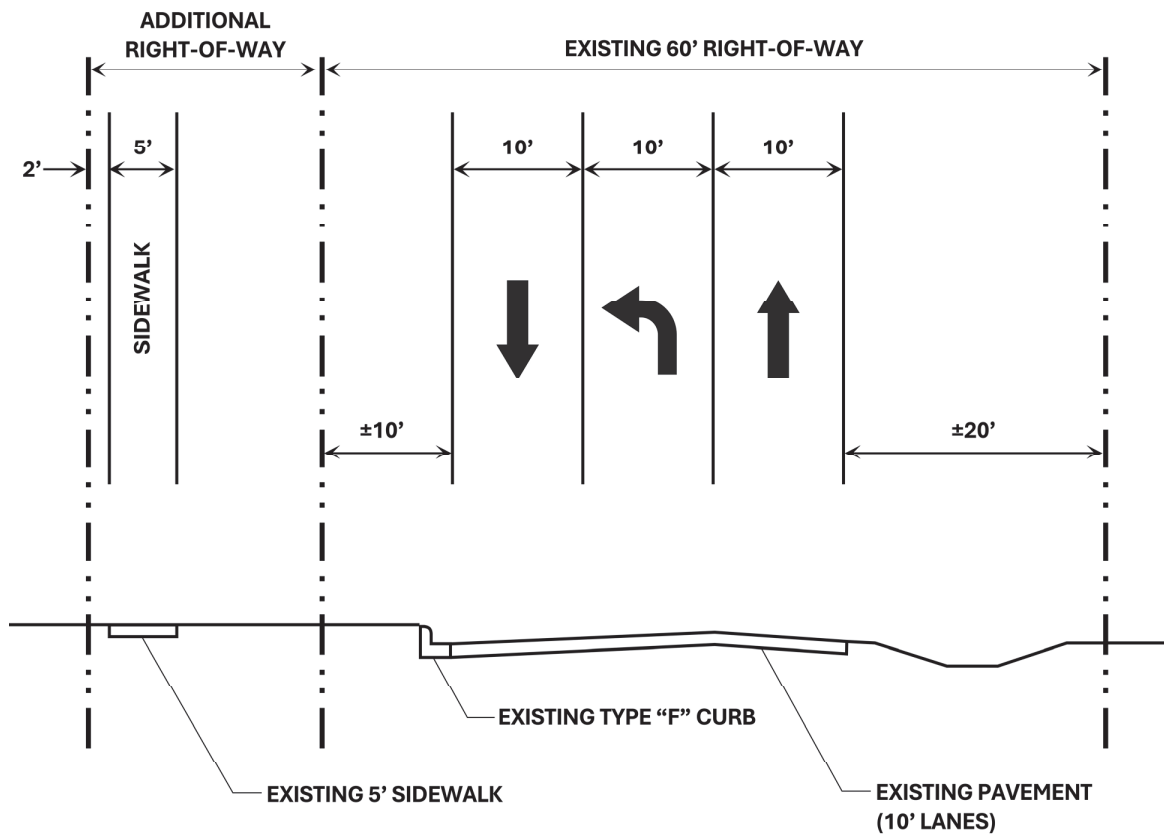
FIGURE 2

20 - 0107

ATTACHMENT D



BIG TOP OF TAMPA (PRS 25-0315)
Proposed Walker Road Typical Section



**TYPICAL SECTION
WALKER ROAD**

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 22, 2020.

1. The project shall be developed with a mix of uses as follows:

Up to 292 Multi-Family residential comprised of:
276 multi-family residential units, and
14 rental townhomes,

Up to 22,000 square feet of Non-Residential Uses comprised of
17,000 square feet of Commercial Uses, and
5,000 square feet of Office Uses
2. The Multi-Family Uses shall be developed in accordance with RMC-20 development standards with the exception that the maximum height is limited to 60 feet for Multi-Family structures and 35 feet for Rental Townhome structures.
3. The Commercial/Office Uses shall be developed in accordance with CG development standards.
4. The Commercial/Office portion of this development will be required to meet the 30-foot front yard setback requirement on the eastern, southern, and western frontages.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
7. The applicant shall construct 5' sidewalks along all property frontages and connect such external sidewalks to the all internal buildings in addition to pedestrian and vehicular connectivity between the residential buildings to the commercial buildings.
8. Jefferson Road shall be restricted to southbound only from the northern access to Fowler Avenue.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site.
10. Access to the site is proposed as following:
 - Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler.
 - Two access points on Jefferson Road. The southern access point will be left in and left out. The northern access point will be left in, left out and right out.
 - One Full Access to Walker Road.

-
11. Jefferson Road is substandard, the developer shall construct Jefferson Rd consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:
 - Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
 - No paved shoulders instead of the 8 foot shoulder with 5ft pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed of full paved shoulder for local roads.
 - 5 foot sidewalk on the east side of Jefferson road
 - Type "F" curb on both sides of the road.
 12. Walker Road is substandard, and the developer shall construct Walker Road consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:
 - Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
 - Two 10-foot wide travel lanes instead of 12 foot lanes;
 - A 10 foot northbound left turn lane entering the project driveway.
 - 6 foot unpaved shoulders instead of 8 foot shoulder with 5' paved shoulders
 - 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.
 13. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
 14. 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.
 15. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
 16. 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.
 17. 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.
 18. 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: 5/28/2025

Revised: 07/1/2025

Revised: 08/20/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PRS 25-0315

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

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec. 6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site. [THIS CONDITION HAS BEEN SATISFIED.]
10. Access to the site is proposed as following:
- 10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the "Primary Access");
- 10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.;
- 10.3 Two (2) access connections to Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler. Two access points on Jefferson Road. The southern access point will shall be restricted to left left-in and /left-left-out turning movements. The northern access point will shall be restricted to left-left-in, /left-out and /right-right-out movements;
- 10.4 -One (1) Full-full Access-access to Walker Road;
- 10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;

10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,

10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.

11. As Jefferson Road is a substandard roadway, the developer shall construct Jefferson Rd consistent with the Design Exception (dated August 18, 2025) and which was found approved-approvable by the County Engineer (on January 9, 2020August 20, 2025). The following deviations authorized in this design exception include:

- Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
- No paved6-foot-wide unpaved shoulders instead of the 8 foot shoulder with 5ft pavementof which 5 feet is paved. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed-removal of full paved shoulder for local roads.
- 5 foot sidewalk on the east side of Jefferson road
- Type "F" curb on both sides of the road.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

12. As Walker Road is substandard roadway, and the developer shall construct Walker Road consistent with the Design Exception (dated August 18, 2025) and which was found approved-approvable by the County Engineer (on January 9, 2020August 20, 2025). The following deviations authorized in this design exception include:

- Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12 foot lanes;
- A 10 foot northbound left turn lane entering the project driveway.
- 6 foot unpaved shoulders on the east side of Walker Rd. instead of 8 foot shoulder with-of which 5 feet is 2-paved-shoulders
- Type "F" curb along the west side of Walker Rd., instead of 8 foot shoulder of which 5 feet is paved.
- 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the property owner shall be permitted interim use of the right-of-way preservation area along the Commercial/Office Envelope's Fowler Ave. frontage, subject to compliance with Sec. 5.11.09 and other applicable sections of the LDC.

SUMMARY OF REQUESTS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to previously approved Planned Development (PD) 20-0107, as most recently amended via PRS 21-0076. The applicant is requesting to reconfigure project access along Jefferson Rd. and Fowler Ave., certain internal vehicular circulation, as well as modify certain conditions of approval. Specifically and with respect to access, the applicant is proposing to:

- Add an access internally, along the north side of the Commercial/Office Envelope;
- Add a potential right-in only access to Fowler Ave., between the primary project access on Fowler Ave. and Jefferson Rd., the presence and location of which is subject to FDOT review and approval; and,
- Clarify that temporary signage is allowed within the right-of-way preservation area, subject to the requirements of the LDC.

The applicant submitted a trip generation and site access analysis which examines impacts associated with a former iteration of the proposed zoning modification which has since been modified/abandoned. As such, staff waived any further analysis consistent with Sec. 6.2.1.C. of the DRPM, and notes that the addition of a right-in only access will not fundamentally change existing/proposed trip distribution patterns for the site, as compared to the existing approved zoning. Accordingly, staff notes the analysis in the record should not be relied on, and notes the applicant will be required to submit a trip generation and site access analysis at the time of site/construction plan approval.

Given there are no proposed changes to the existing approved zoning, staff has prepared the below comparison of approved and proposed trips utilizing gross trip generation data from the transportation staff report prepared for the 20-0107 case file. Staff notes that since the 21-0076 zoning change did not affect project entitlements or external access connections, no reanalysis was undertaken at that time (and therefore no changes or updated data was available to present from that case).

Approved Zoning (PD 21-0076):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

REVISED DESIGN EXCEPTIONS

According to the applicant's submittal, the purpose of the Design Exceptions (DEs) "is to review the typical sections previously approved with PD 20-0107 to match improvements constructed with the initial phase of development" for Walker Rd. and Jefferson Rd. Staff notes not all obligations as specified therein have been completed. Compliance with respect to various elements still pending will be handled by the developer of the area which is the subject of this PD modification (prior to or concurrent with the next increment of development) and the owner of other lands within the PD, as applicable. The

County Engineer reviewed these revised sections (dated August 18, 2025) and determined them to be approvable (on August 20, 2025).

The original and proposed DEs are summarized below. If the BOCC approves PRS 25-0315, the County Engineer will approve the below DE requests.

Approved Design Exception for Walker Road

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.

Proposed Design Exception for Walker Road

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders on the east side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- Type "F" curb along the west side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.

Approved Design Exception for Jefferson Road

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- Type "F" curb on both sides of the road.

Proposed Design Exception for Jefferson Road

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- 6-foot unpaved shoulders.

ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Fowler Ave.	I-75	US 301	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

Ratliff, James

From: Williams, Michael
Sent: Wednesday, August 20, 2025 5:52 PM
To: Michael Raysor
Cc: Clayton.Bricklemeyer@hwhlaw.com; mbritten@brightworkre.com; Chapela, Tania; Ratliff, James; Drapach, Alan; PW-CEIntake; De Leon, Eleonor; Tirado, Sheida; Mike Rust
Subject: FW: PRS 25-0315 - Design Exceptions Review
Attachments: 25-0315 DReq 08-18-25_1.pdf; 25-0315 DReq 08-18-25_2.pdf

Mike,

I have found the attached two Design Exceptions (DE) for PRS 25-0315 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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, August 20, 2025 5:15 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: PRS 25-0315 - Design Exceptions Review

Hello Mike,

The attached Design Exceptions are **Approvable** to me, please include the following people in your email:

mdr@raysor-transportation.com
clayton.bricklemeyer@hwhlaw.com
mbritten@brightworkre.com
chapelat@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Jefferson Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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	Big Top of Tampa
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)	060138-0000 & 060138-0005
<input type="checkbox"/> 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	Michael D. Raysor, 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	Planned Development (PD)
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	PRS 25-0315
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".	



August 18, 2025 (REVISION #1)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (JEFFERSON ROAD)
FOLIO NO's. 060138-0000 & 060138-0005

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Jefferson Road in association with PD Modification Application PRS 25-0315. The project is located north of Fowler Avenue between Jefferson Road and Walker Road, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. Refer to **ATTACHMENT B** for the proposed PD site plan.

The purpose of the subject PD modification for the “Big Top of Tampa” planned development (PD 20-0107 / PRS 21-0076) is to add two (2) additional site access driveway connections to the external roadway network. Access to the subject project site was previously approved to consist of the following:

- A. One (1) left-in/right-in/right-out driveway connection to Fowler Avenue (via Uptown Walker Place)
- B. One (1) full access driveway connection to Walker Road
- C. One (1) full access driveway connection to Jefferson Road
- D. One (1) left-in/left-out driveway connection to Jefferson Road

The driveway connections referenced above as connections “A”, “B”, and “C” have been constructed and are currently in use to serve the existing Tessa Springs multi-family residential development located on the northern portion of the project site.

The driveway connection referenced above as connection “D” will be constructed with the next phase of development, where this driveway connection will facilitate access for the PD’s commercial entitlements which consist of up to 22,000 square feet of non-residential uses comprised of 17,000 square feet of Commercial use and 5,000 square feet of Office use.

To supplement access for the PD’s commercial entitlements, the following two (2) additional site access driveway connections to the external roadway network are proposed (where these additional access connections are the subject of the current PD modification).

- E. One (1) right-in-only driveway connection to Fowler Avenue (located between Jefferson Road & Uptown Walker Place)
- F. One (1) full access driveway connection to Mossy Creek Lane (located west of Uptown Walker Place)

**RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (JEFFERSON ROAD)
FOLIO NO'S. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 2 OF 3

A Design Exception was previously prepared for the subject PD to address "Existing Facilities", specific to then-deficient roadway conditions for Jefferson Road. The referenced (prior/existing) Design Exception was approved by the County Engineer on 01/09/20, and resulted in the PD conditions of approval stated below. Refer to **ATTACHMENT C** for a copy of the referenced (prior/existing) Design Exception.

Jefferson Road (EXISTING DESIGN EXCEPTION)

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- Type "F" curb on both sides of the road.

The purpose of this Design Exception is to revise the typical sections previously approved with rezoning 20-0107 to match the improvements constructed with the initial phase of development; as stated below, and shown in the typical section provided herein as **ATTACHMENT D**.

Jefferson Road (PROPOSED DESIGN EXCEPTION)

- Two southbound 11-foot wide travel lanes instead of 12-foot lanes.
- No paved shoulders instead of the 8 foot shoulder with 5 feet of pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Road and the Florida Greenbook allows the removal of full paved shoulder for local roads.
- 5-foot sidewalk on the east side of Jefferson Road.
- 6-foot unpaved shoulders.



RAYSOR Transportation Consulting

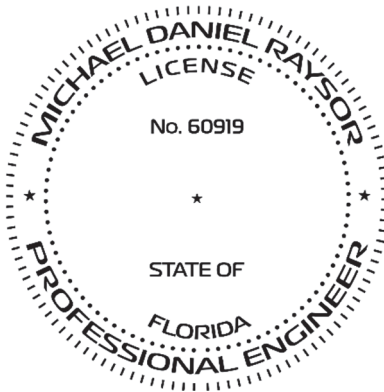
MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (JEFFERSON ROAD)
FOLIO NO's. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 3 OF 3

The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Jefferson Road in association with PD Modification Application PRS 25-0315, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael
Raysor
Date: 2025.08.18 12:31:05
-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED ☐

APPROVED WITH CONDITIONS ☐

DENIED ☐

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

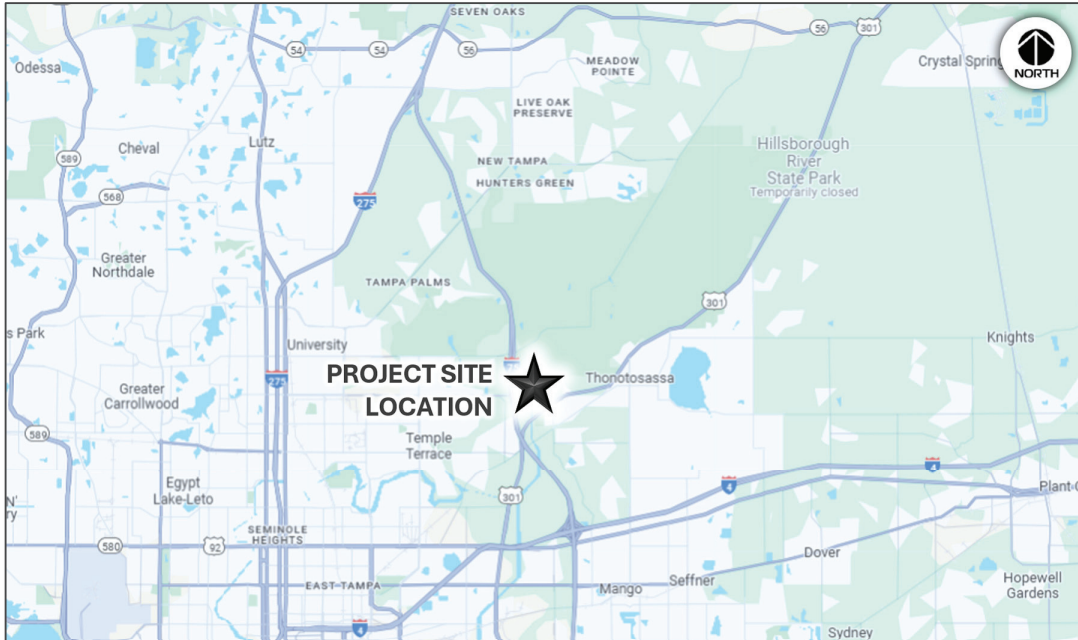
DATE

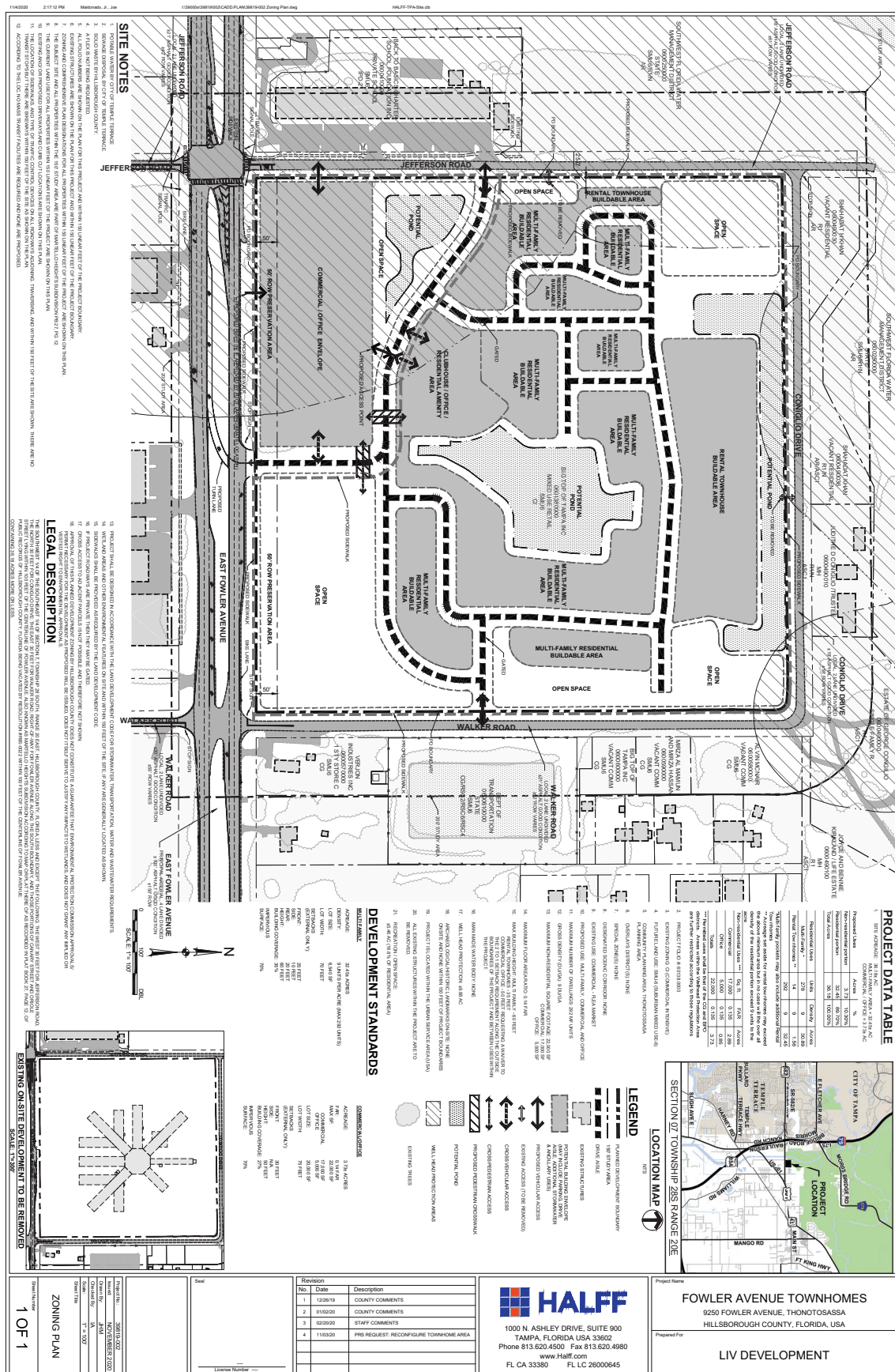
ATTACHMENT A



BIG TOP OF TAMPA (PRS 25-0315)

Project Site Location Map





ATTACHMENT C



LINCKS & ASSOCIATES, INC.

Revised January 2, 2020
December 23, 2019

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

RECEIVED
JAN 02 2020
Development Services

Re: Big Top Property
Zoning – RZ 20-0107
Lincks Project Number: 19141

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for the above reference project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- 292 Multi-Family Dwelling Units
- 14,000 Square Feet of Commercial
- 5,000 Square Feet of Office

The access to serve the Development is as follows:

- One left-in/right-in/right-out to Fowler Avenue that will serve the Multi-Family and Commercial / Office
- One full access to Walker Road that will only serve the Multi-Family
- One full access to Jefferson Road that will serve the Multi-Family and Commercial / Office
- One left-in/left-out only to Jefferson Road that will serve the Commercial / Office

On December 13, 2019 the following individuals met to discuss the project.

- Mike Williams
- Benjamin Kniesly
- Charles White

The request is to waive the requirement for the following roadways to meet current County standards for a TS-7 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual:

- Walker Road from the project access to Fowler Avenue
- Jefferson Road from the northern project access to Fowler Avenue

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

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 2

The following provides the Design Exceptions required for each roadway and the justification for the Design Exceptions.

Walker Road

The access to Walker Road is proposed to be full access to serve the Multi-Family only. The following provides the Design Exceptions required for the project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Walker Road is approximately 60' feet. The developer proposes to provide additional right of way along the westside of the roadway to provide the access improvements.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Walker Road, is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders are as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the east side of Walker Road
 - c. Walker Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. The proposed section has a 5 foot sidewalk along the west side of Walker Road. The proposed sidewalk will connect to the proposed sidewalk to be constructed along Fowler Avenue along the property frontage.

Figure 1 illustrates the proposed typical section.

Jefferson Road

Jefferson Road is a two lane roadway that is restricted to southbound only during school drop off and peak up hours. In conjunction with the development of the project Jefferson Road is proposed to be restricted to southbound only for all hours from the northern access to Fowler Avenue. The following provides the Design Exceptions required for the project.

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 3

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Jefferson Road is approximately 60' feet. The developer does not own or control the right of way along the west side of the road.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Jefferson Road is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders is as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the west side of Jefferson Road
 - c. Jefferson Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.As an alternative, Type F curb and gutter may be provided along the subject segment of Jefferson Road.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. There is currently 5 foot sidewalk on the west side of the road along the school property. The proposed section provides 5 foot sidewalk along the east side of the road along the property frontage.

Figure 2 illustrates the proposed typical section.

20 - 0107

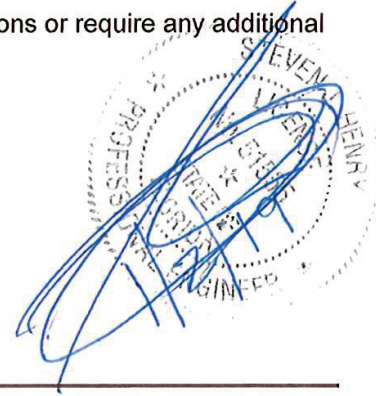
ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 4

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, Inc.
P.E. #51555



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

_____ Disapproved

_____ ☒ Approved * JEFFERSON ROAD SHALL HAVE 11' LANES
PER THE ATTACHED TYPICAL SECTION.

If there are any further questions or you need clarification, please contact Ben Kniesly.

Date 01/09/20

Sincerely,

Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-0315 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 5

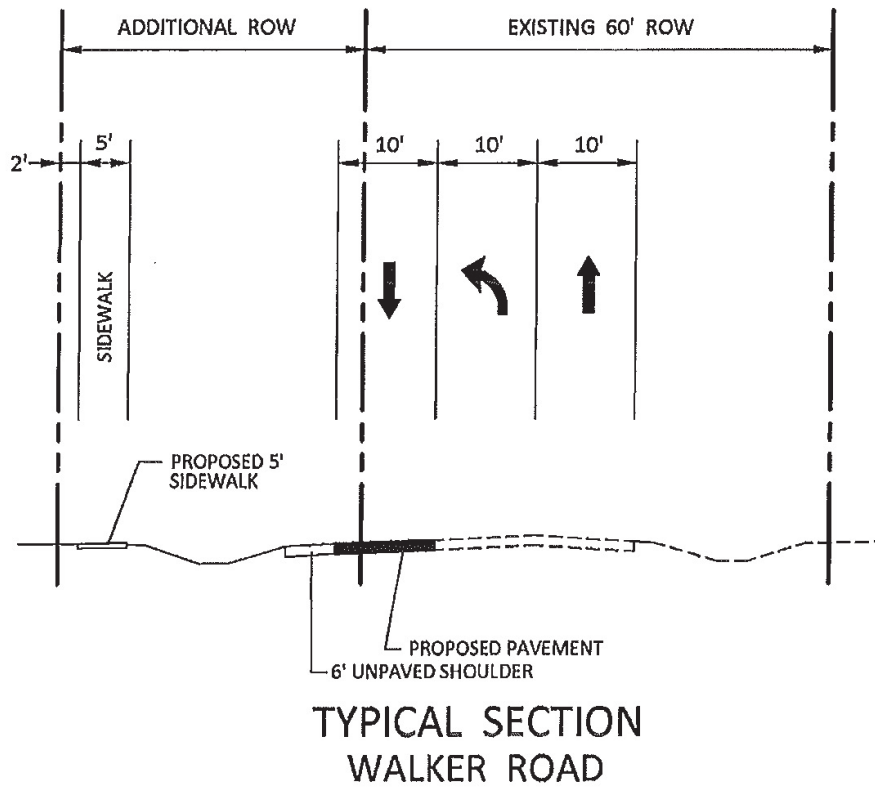
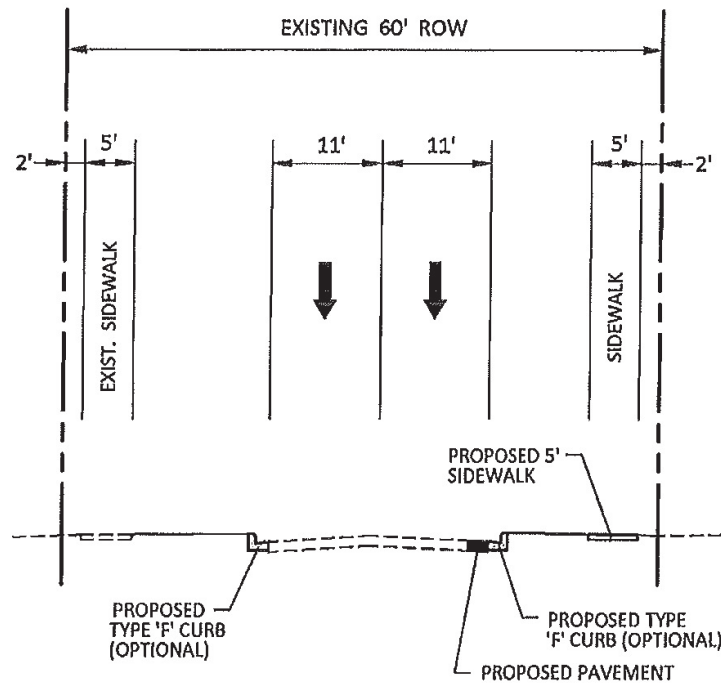


FIGURE 1

20 - 0107

ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 6



TYPICAL SECTION
JEFFERSON ROAD

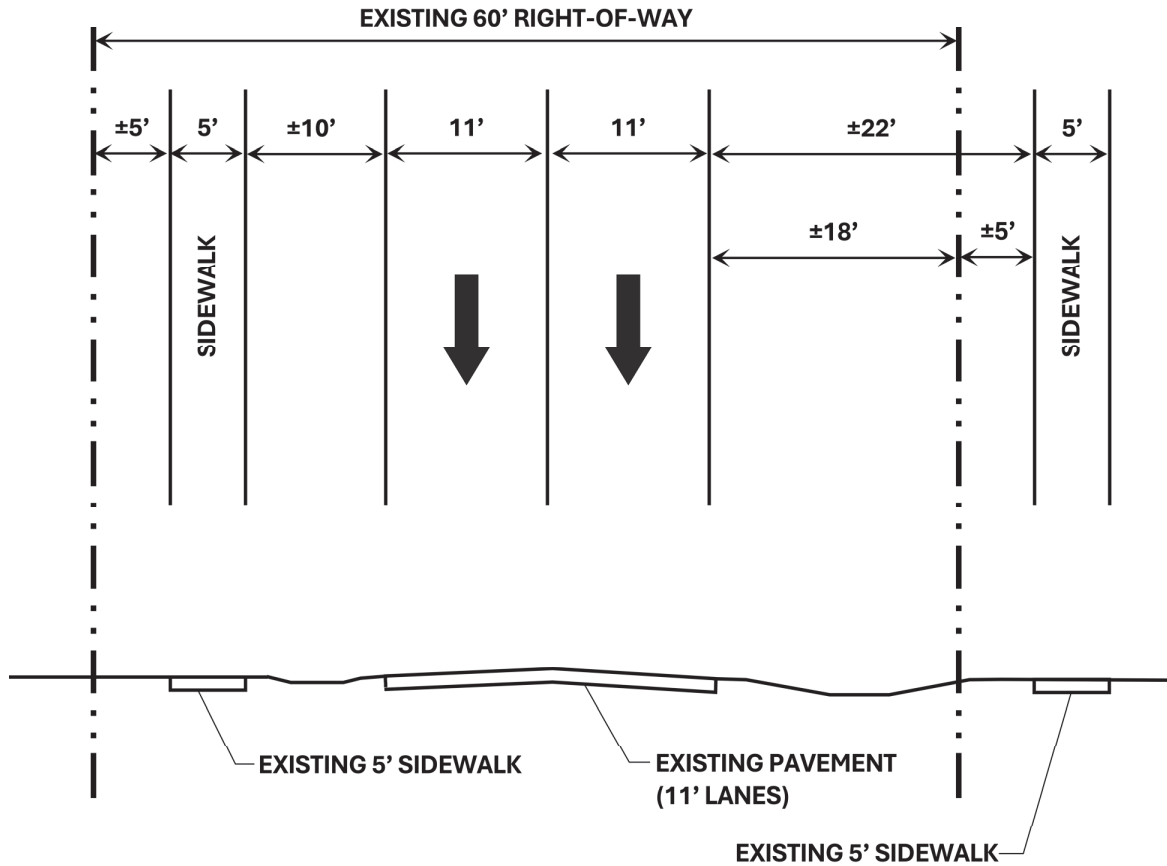
FIGURE 2

20 - 0107

ATTACHMENT D



BIG TOP OF TAMPA (PRS 25-0315)
Proposed Jefferson Road Typical Section



**TYPICAL SECTION
JEFFERSON ROAD**

Ratliff, James

From: Williams, Michael
Sent: Wednesday, August 20, 2025 5:52 PM
To: Michael Raysor
Cc: Clayton.Bricklemyer@hwhlaw.com; mbritten@brightworkre.com; Chapela, Tania; Ratliff, James; Drapach, Alan; PW-CEIntake; De Leon, Eleonor; Tirado, Sheida; Mike Rust
Subject: FW: PRS 25-0315 - Design Exceptions Review
Attachments: 25-0315 DEREQ 08-18-25_1.pdf; 25-0315 DEREQ 08-18-25_2.pdf

Mike,

I have found the attached two Design Exceptions (DE) for PRS 25-0315 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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, August 20, 2025 5:15 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: PRS 25-0315 - Design Exceptions Review

Hello Mike,

The attached Design Exceptions are **Approvable** to me, please include the following people in your email:

mdr@raysor-transportation.com
clayton.bricklemeyer@hwhlaw.com
mbritten@brightworkre.com
chapelat@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

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

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

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Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Walker Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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	Big Top of Tampa
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)	060138-0000 & 060138-0005
<input type="checkbox"/> 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	Michael D. Raysor, 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	Planned Development (PD)
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	PRS 25-0315
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".	



August 18, 2025 (REVISION #1)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (WALKER ROAD)
FOLIO NO's. 060138-0000 & 060138-0005

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Walker Road in association with PD Modification Application PRS 25-0315. The project is located north of Fowler Avenue between Jefferson Road and Walker Road, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. Refer to **ATTACHMENT B** for the proposed PD site plan.

The purpose of the subject PD modification for the “Big Top of Tampa” planned development (PD 20-0107 / PRS 21-0076) is to add two (2) additional site access driveway connections to the external roadway network. Access to the subject project site was previously approved to consist of the following:

- A. One (1) left-in/right-in/right-out driveway connection to Fowler Avenue (via Uptown Walker Place)
- B. One (1) full access driveway connection to Walker Road
- C. One (1) full access driveway connection to Jefferson Road
- D. One (1) left-in/left-out driveway connection to Jefferson Road

The driveway connections referenced above as connections “A”, “B”, and “C” have been constructed and are currently in use to serve the existing Tessa Springs multi-family residential development located on the northern portion of the project site.

The driveway connection referenced above as connection “D” will be constructed with the next phase of development, where this driveway connection will facilitate access for the PD’s commercial entitlements which consist of up to 22,000 square feet of non-residential uses comprised of 17,000 square feet of Commercial use and 5,000 square feet of Office use.

To supplement access for the PD’s commercial entitlements, the following two (2) additional site access driveway connections to the external roadway network are proposed (where these additional access connections are the subject of the current PD modification).

- E. One (1) right-in-only driveway connection to Fowler Avenue (located between Jefferson Road & Uptown Walker Place)
- F. One (1) full access driveway connection to Mossy Creek Lane (located west of Uptown Walker Place)

**RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (WALKER ROAD)
FOLIO NO'S. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 2 OF 3

A Design Exception was previously prepared for the subject PD to address "Existing Facilities", specific to then-deficient roadway conditions for Walker Road. The referenced (prior/existing) Design Exception was approved by the County Engineer on 01/09/20, and resulted in the PD conditions of approval stated below. Refer to [ATTACHMENT C](#) for a copy of the referenced (prior/existing) Design Exception.

Walker Road (EXISTING DESIGN EXCEPTION)

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.

The purpose of this Design Exception is to revise the typical sections previously approved with rezoning 20-0107 to match the improvements constructed with the initial phase of development; as stated below, and shown in the typical section provided herein as [ATTACHMENT D](#).

Walker Road (PROPOSED DESIGN EXCEPTION)

- Walker Road ROW is 60 feet wide, the developer shall convey a minimum of 18 feet of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12-foot lanes.
- A 10-foot northbound left turn lane entering the project driveway.
- 6-foot unpaved shoulders on the east side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- Type "F" curb along the west side of Walker Road, instead of 8-foot shoulder with 5-foot paved shoulders.
- 5-foot sidewalk on along the west side of Walker Road connecting to sidewalk on Fowler Avenue.



RAYSOR Transportation Consulting

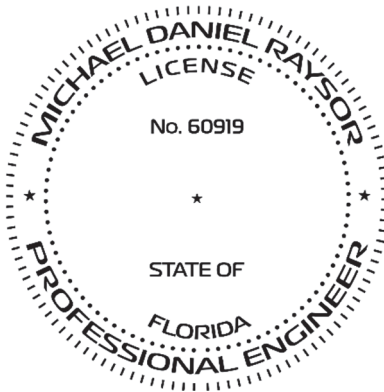
MICHAEL J. WILLIAMS, P.E.
BIG TOP OF TAMPA (PRS 25-0315)
EXISTING FACILITIES DESIGN EXCEPTION (WALKER ROAD)
FOLIO NO's. 060138-0000 & 060138-0005
AUGUST 18, 2025 (REVISION #1)
PAGE 3 OF 3

The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) for Walker Road in association with PD Modification Application PRS 25-0315, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael
Raysor
Date: 2025.08.18 12:31:26
-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED ☐

APPROVED WITH CONDITIONS ☐

DENIED ☐

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

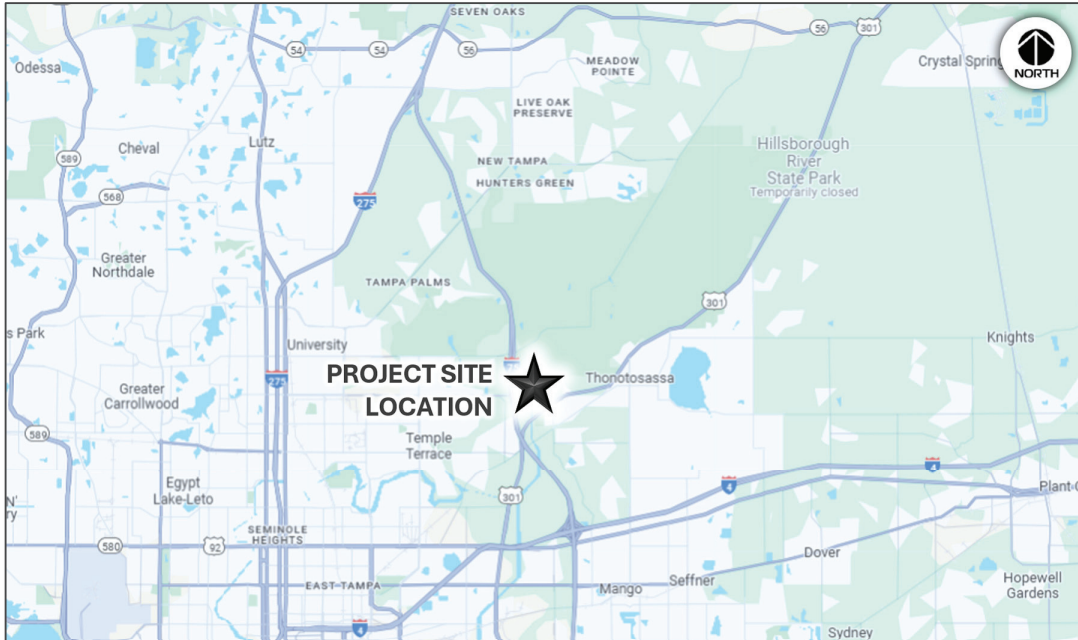
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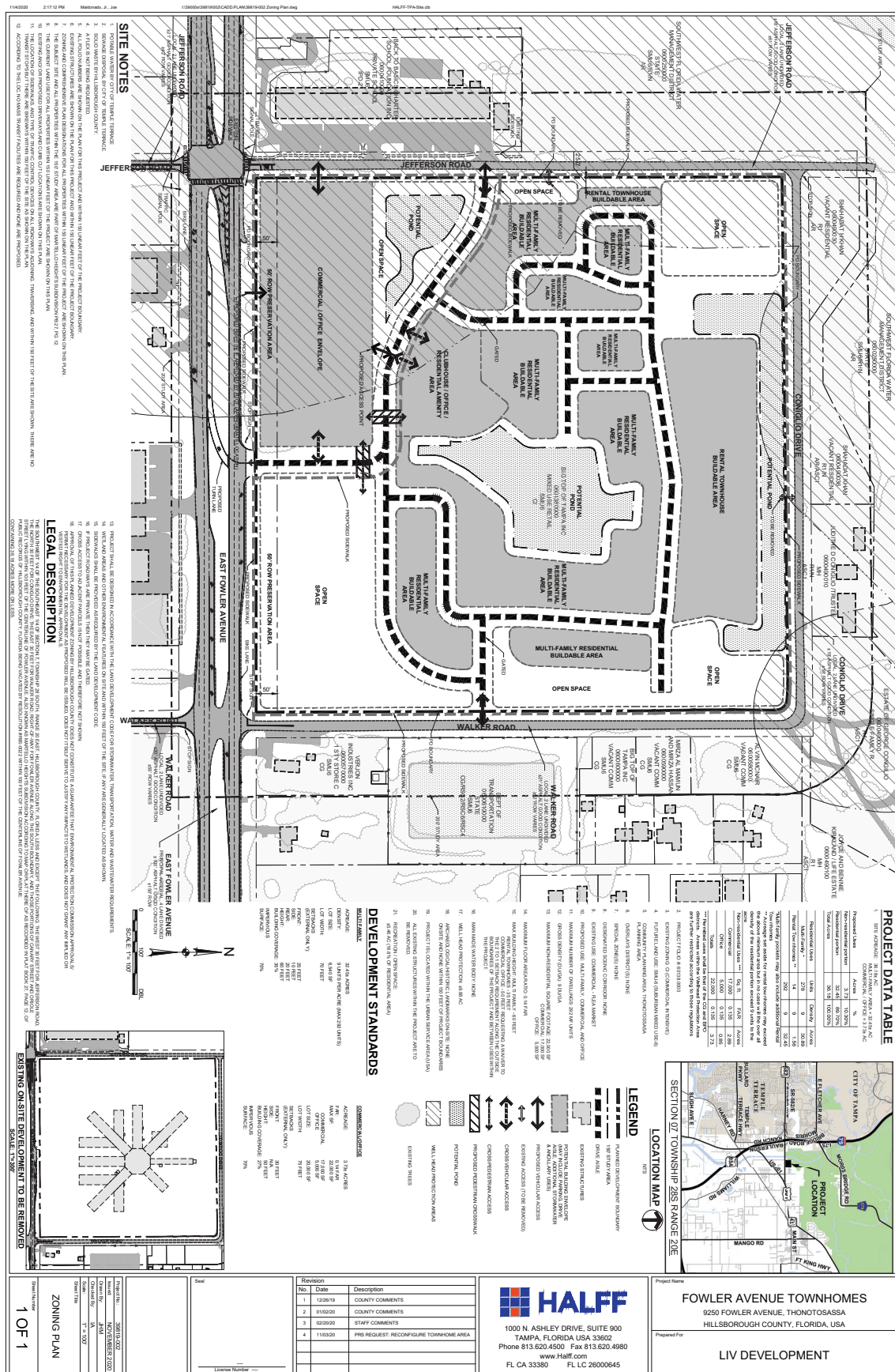
ATTACHMENT A



BIG TOP OF TAMPA (PRS 25-0315)

Project Site Location Map





ATTACHMENT C



LINCKS & ASSOCIATES, INC.

Revised January 2, 2020
December 23, 2019

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

RECEIVED
JAN 02 2020
Development Services

Re: Big Top Property
Zoning – RZ 20-0107
Lincks Project Number: 19141

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for the above reference project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- 292 Multi-Family Dwelling Units
- 14,000 Square Feet of Commercial
- 5,000 Square Feet of Office

The access to serve the Development is as follows:

- One left-in/right-in/right-out to Fowler Avenue that will serve the Multi-Family and Commercial / Office
- One full access to Walker Road that will only serve the Multi-Family
- One full access to Jefferson Road that will serve the Multi-Family and Commercial / Office
- One left-in/left-out only to Jefferson Road that will serve the Commercial / Office

On December 13, 2019 the following individuals met to discuss the project.

- Mike Williams
- Benjamin Kniesly
- Charles White

The request is to waive the requirement for the following roadways to meet current County standards for a TS-7 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual:

- Walker Road from the project access to Fowler Avenue
- Jefferson Road from the northern project access to Fowler Avenue

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

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ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 2

The following provides the Design Exceptions required for each roadway and the justification for the Design Exceptions.

Walker Road

The access to Walker Road is proposed to be full access to serve the Multi-Family only. The following provides the Design Exceptions required for the project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Walker Road is approximately 60' feet. The developer proposes to provide additional right of way along the westside of the roadway to provide the access improvements.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Walker Road, is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders are as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the east side of Walker Road
 - c. Walker Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. The proposed section has a 5 foot sidewalk along the west side of Walker Road. The proposed sidewalk will connect to the proposed sidewalk to be constructed along Fowler Avenue along the property frontage.

Figure 1 illustrates the proposed typical section.

Jefferson Road

Jefferson Road is a two lane roadway that is restricted to southbound only during school drop off and peak up hours. In conjunction with the development of the project Jefferson Road is proposed to be restricted to southbound only for all hours from the northern access to Fowler Avenue. The following provides the Design Exceptions required for the project.

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ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 3

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Jefferson Road is approximately 60' feet. The developer does not own or control the right of way along the west side of the road.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided. *11/20/19*
 - b. Jefferson Road is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - 11/20/19* c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders is as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the west side of Jefferson Road
 - c. Jefferson Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.As an alternative, Type F curb and gutter may be provided along the subject segment of Jefferson Road.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. There is currently 5 foot sidewalk on the west side of the road along the school property. The proposed section provides 5 foot sidewalk along the east side of the road along the property frontage.

Figure 2 illustrates the proposed typical section.

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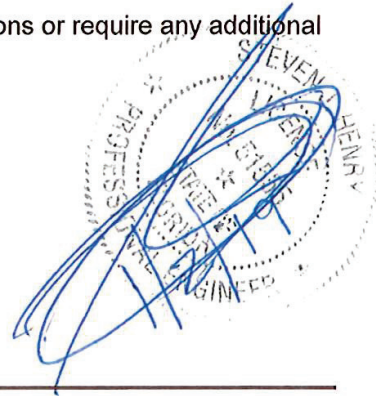
ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 4

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, Inc.
P.E. #51555



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

_____ Disapproved

_____ ☒ Approved * JEFFERSON ROAD SHALL HAVE 11' LANES
PER THE ATTACHED TYPICAL SECTION.

If there are any further questions or you need clarification, please contact Ben Kniesly.

Date 01/09/20

Sincerely,

Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-0315 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

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ATTACHMENT C

Revised January 2, 2020
December 23, 2019
Page 5

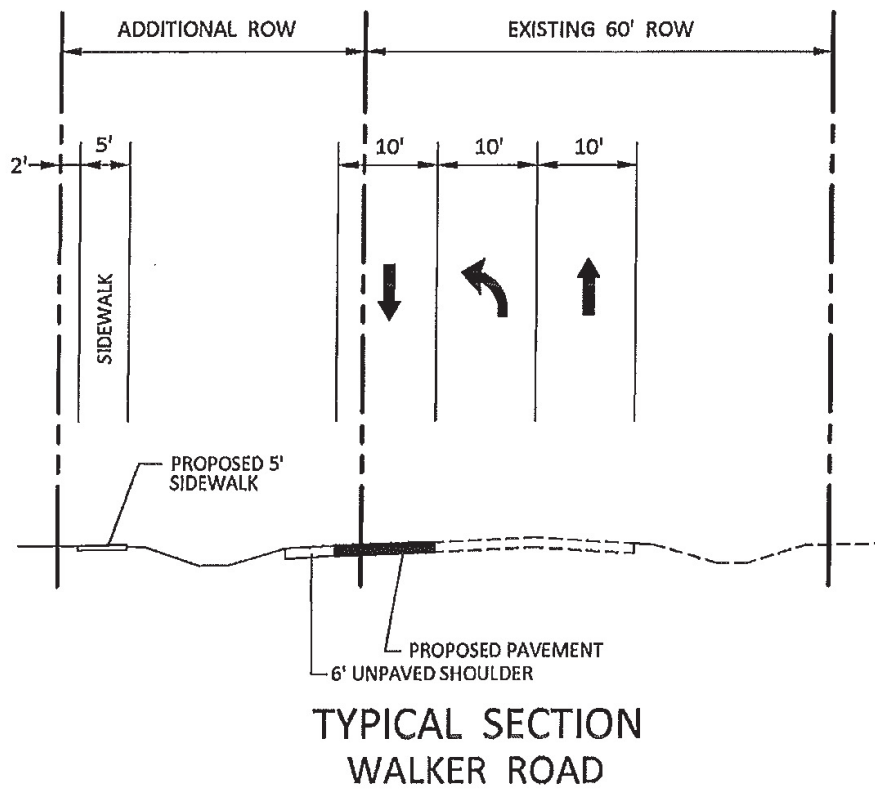
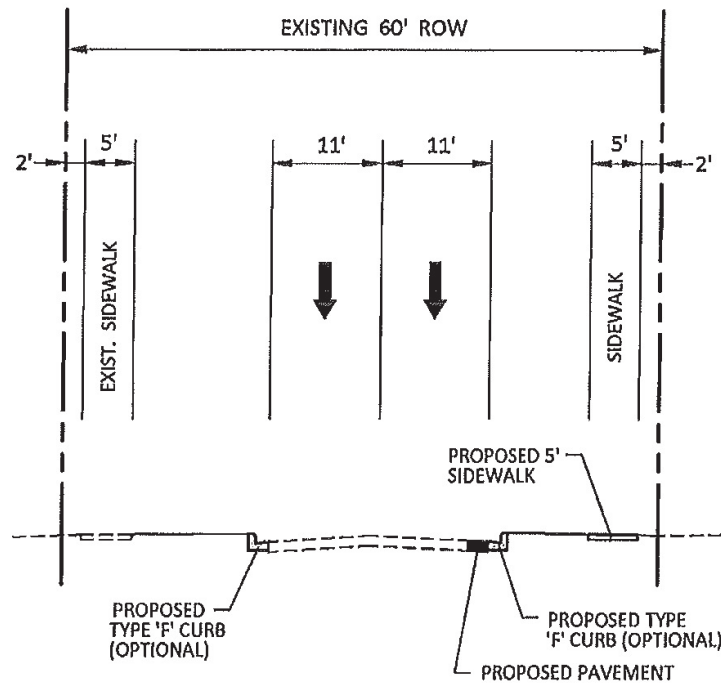


FIGURE 1

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Revised January 2, 2020
December 23, 2019
Page 6



TYPICAL SECTION
JEFFERSON ROAD

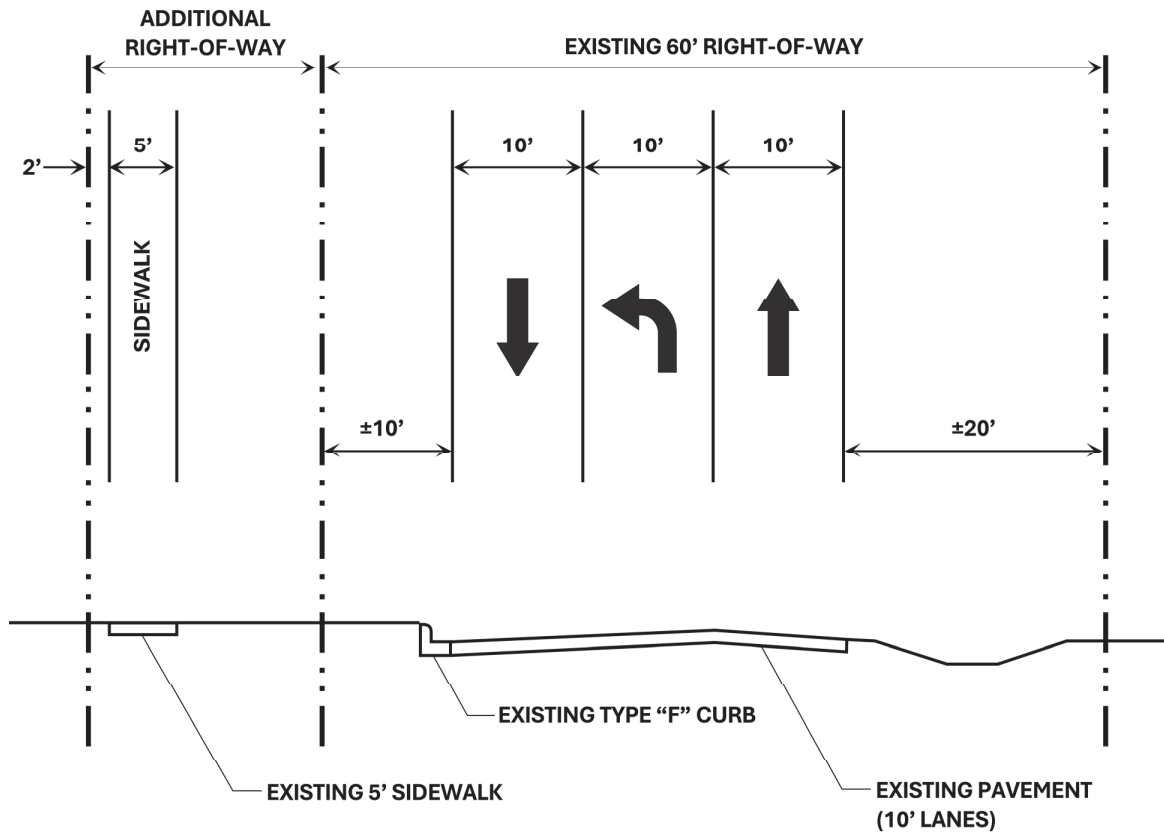
FIGURE 2

20 - 0107

ATTACHMENT D



BIG TOP OF TAMPA (PRS 25-0315)
Proposed Walker Road Typical Section



**TYPICAL SECTION
WALKER ROAD**



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY REVIEW COMMENT SHEET

DATE: June 12, 2025

FROM: Donald Marco, Access Management Engineer District 7 FDOT

PETITION NO.: PRS 25-0315

LOCATION: NE corner of Jefferson Road and E Fowler Avenue

FOLIO: 60138.0005

- ☐ 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.

This project is on a state road, Fowler Avenue, (SR 582). This section of SR 582 is a Class 3, 55 mph roadway.

We received a revised site plan on 6/2/25 with an additional right in access from Fowler Avenue directly into the commercial parcel (folio 60138.0005). This additional proposed point of access would not meet the spacing requirements of an FDOT Access Class 3 road. Per Rule-Chapter 14-97 of the Florida Administrative Code, the driveway spacing standard for an Access Class 3 road at 50 mph or higher is 660'. As the current edge-to-edge distance between Jefferson Road and the current centralized right-in-right-out connection to the development, recorded on the Hillsborough County Property Appraiser GIS viewer as "Uptown Walker Place", is 675', any connections inserted in-between would be non-conforming per Rule-Chapter 14-96, F.A.C. The access points on the north and east sides of the Big Top portion of the PD, via the development roads marked on the viewer as Mossy Creek Lane and Uptown Walker Place and the latter's extant connection with Fowler Avenue, would provide Reasonable and Adequate access to said Portion.

Additionally, the Department wishes to reiterate the Conditions for the Letter of No Objection issued on April 28, 2025, for the prior rezoning petition for this PD, specifically the condition “Regarding the proposed eastbound (EB) left turn (LT) directional on Fowler Ave.”, i.e., at Upton Walker Place: Specifically, that said directional would not meet the spacing standard for an Access Class 3 road for directional median openings and that any turn lane extension for Fowler’s eastbound LT at Walker Rd. would be limited by this opening, and may not meet the length to be determined by the Traffic Study requested in the condition “Regarding the full median opening at Walker”.

Thank you for the opportunity to comment.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 03/11/2025	COMMENT DATE: 2/6/2025
PETITION NO.: 25-0315	PROPERTY ADDRESS: E Fowler Ave, Thonotosassa, FL 33
EPC REVIEWER: Melissa Yanez	FOLIO #: 060138-0005
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 28-20S-07E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Soil survey, EPC file search and aerial reviews
<p>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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

cc: clayton.bricklemyer@hwhlaw.com

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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 08-20-2025

REVIEWER: Sherri A. Wilson, Conservation and Environmental Lands Management

APPLICANT: Clayton Bricklemyer

PETITION NO: 25-0315

LOCATION: E. Fowler Ave, Thonotosassa ,FL 33592

FOLIO NO: 60138.0000 & 60138.0005

SEC: 07 **TWN:** 28 **RNG:** 20

- ☒ 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: _____.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/27/2025

Agency: Natural Resources **Petition #:** 25-0315

Commented [AM1]: Re-zoning for a two way street. At first I thought we would not have concerns, but there are some potential grand oaks on site slated for the eventual development

- (X) 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.**



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:** 1/6/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/21/2025

PROPERTY OWNER: Big Top of Tampa Inc. **PID:** 25-0315

APPLICANT: Big Top of Tampa Inc.

LOCATION: E Fowler Ave. Thonotosassa, FL

FOLIO NO.: 60138.0005

AGENCY REVIEW COMMENTS:

The applicant seeks to make a minor change to the transportation conditions in the subject PD. Existing condition 8 specifies that Jefferson Road only operate southbound. Applicant seeks to change the operation of Jefferson to be two-way. This is in conjunction with the development of the already-approved commercial portion of the PD. The approved PD site plan includes multi-family residential, rental townhomes, clubhouse/office/residential amenity area, and commercial/office.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Surface Water Resource Protection Area (SWRPA). Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with the SWRPA which can be found in [Sec. 3.05.03.B.](#) and [Sec. 3.05.04.B.](#) of the Hillsborough County Land Development Code (LDC).

Please be advised some ACTIVITIES associated with commercial may be restricted or prohibited, such as, but not limited to, vehicle repair/maintenance, above ground and underground storage tanks, gasoline stations, and the use, handling, production, disposal, and storage of Regulated Substances listed in 40 Code of Federal Regulations chapter 1, table 302.4, including Appendices A and B §302.4.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Potable Water Wellfield Protection Area (PWWPA) and/or Wellhead Resource Protection Area (WRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

PETITION NO.: PRS 25-0315

REVIEWED BY: Clay Walker, E.I.

DATE: 1/7/2025

FOLIO NO.: 60138.0005

WATER

- ☒ The property lies within the City of Temple Terrace 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 Temple Terrace 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: _____.