

Rezoning Application: PD 26-0338

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

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

*number represents a pre-development approximation

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

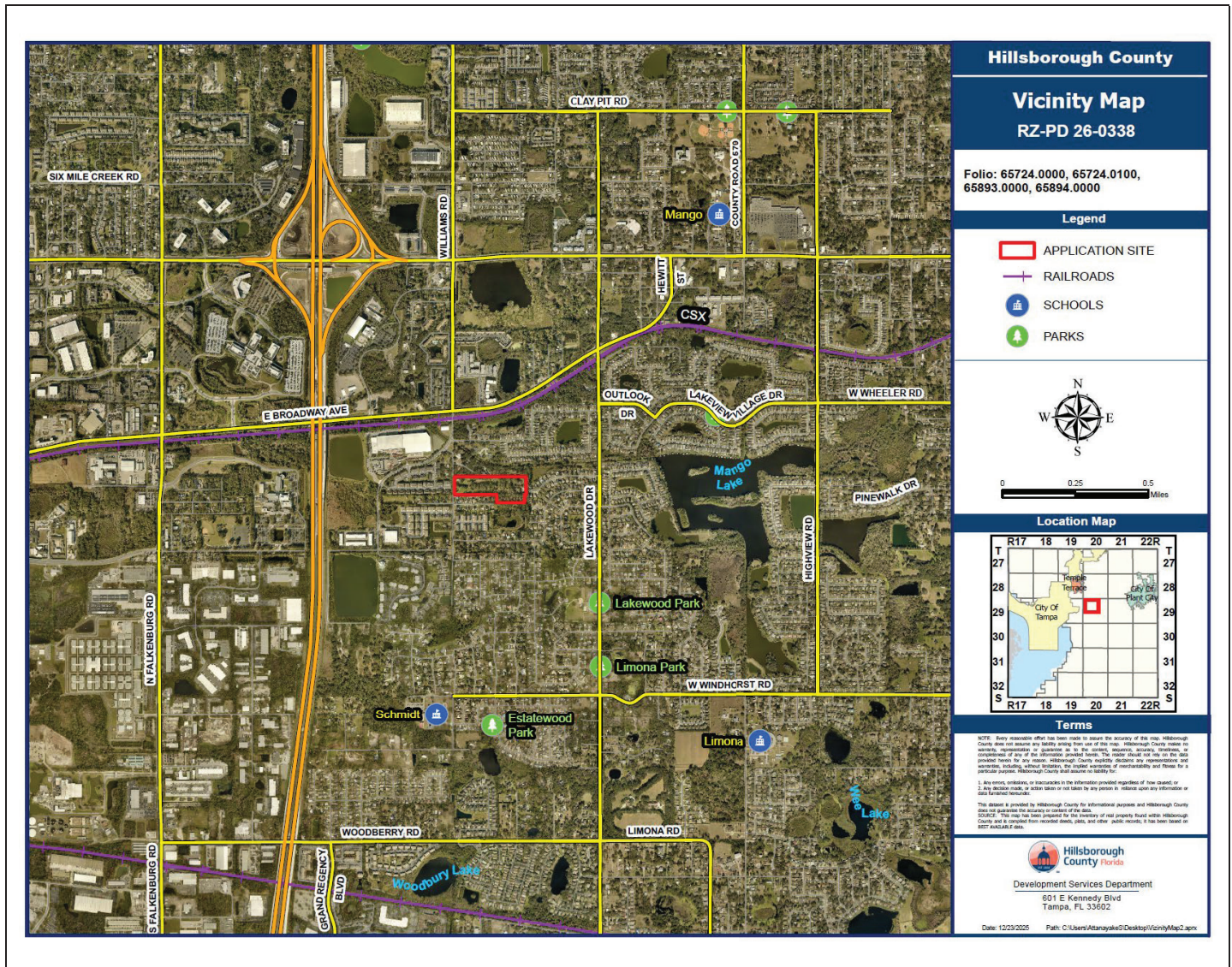
Additional Information:

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

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

2.1 Vicinity Map

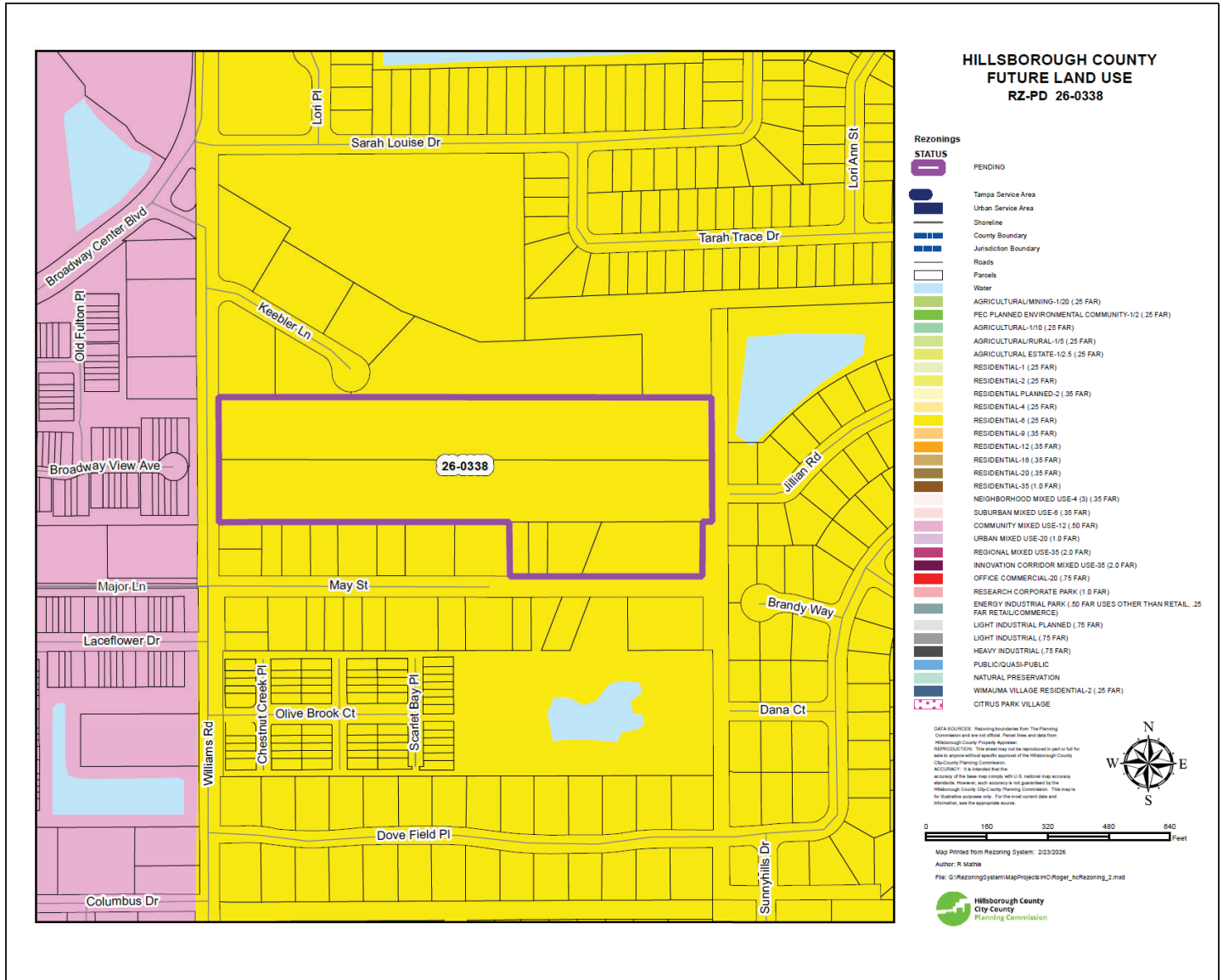


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

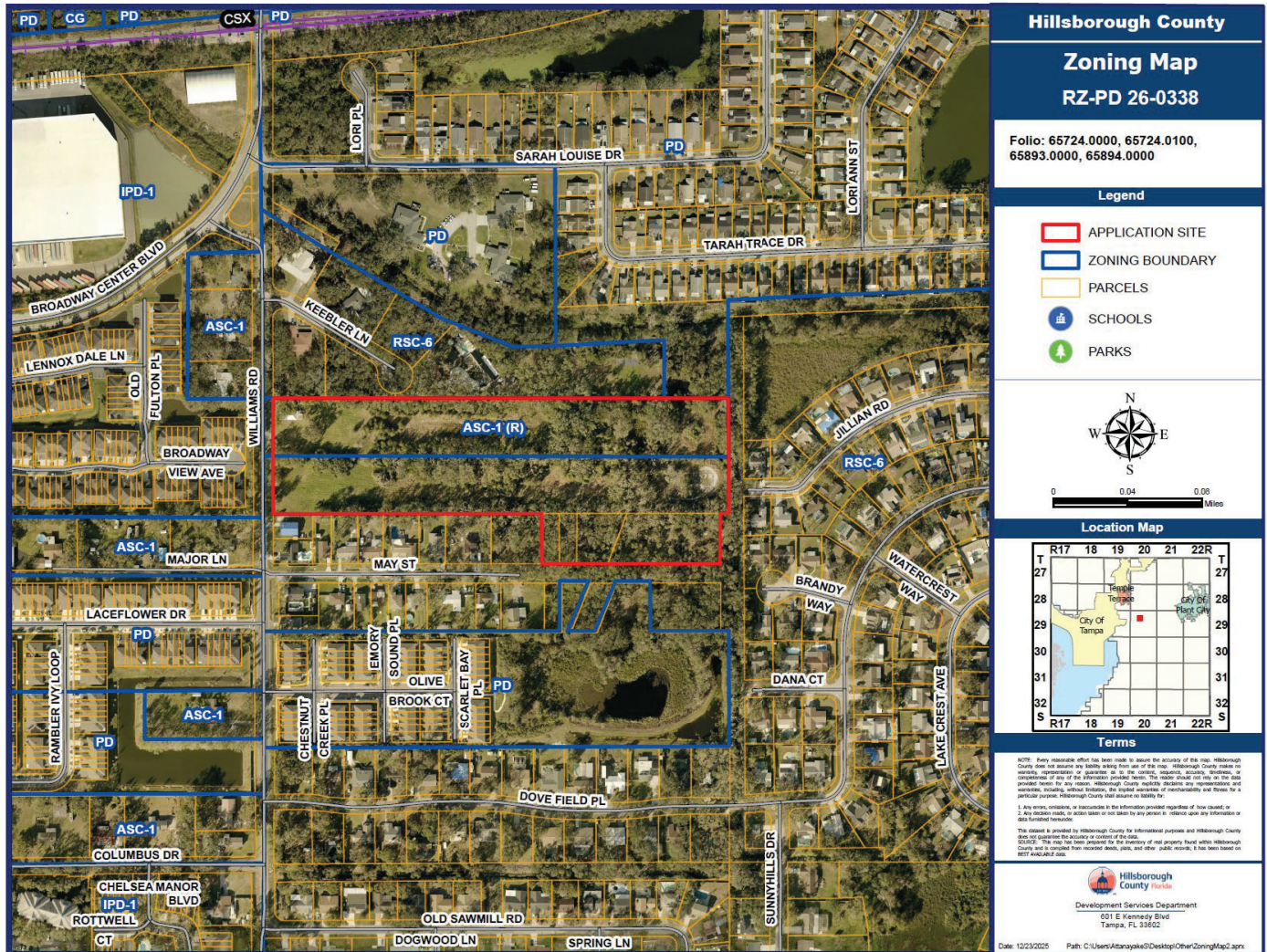
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 6
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

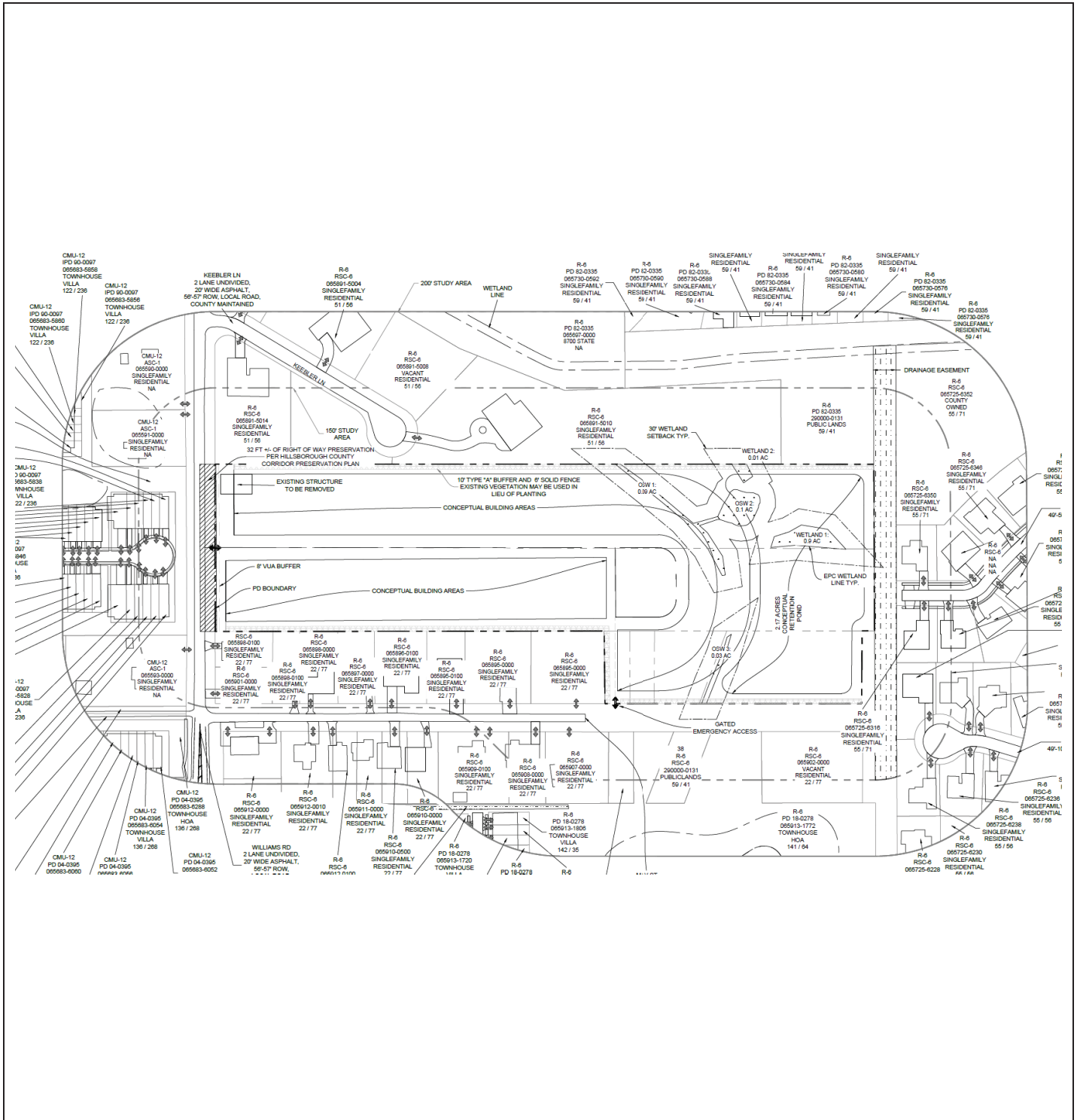


Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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Case Reviewer: Carolanne Peddle

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

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

Project Trip Generation

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

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Emergency Access	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report.
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested ☐ Consistent ☐ Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

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

1. The development shall be permitted a maximum of 49 single-family detached dwelling units at a rate of 4.3 dwelling units per acre.
 2. The project shall be subject to the following development standards:
 - Minimum Lot Size: 4,400 Sq Ft
 - Minimum Lot Width: 40 Ft
 - Minimum Lot Depth: 110 Ft
 - Minimum Front Yard Setback: 20 Ft from garage to ROW
10 Ft from principal structure to ROW
 - Minimum Rear Yard Setback: 20 Ft
 - Minimum Side Yard Setback: 5 Ft
 - Corner Side Setback: 10 Ft
 - Maximum Building Height: 35 Ft
 - Maximum Lot Coverage: 75%
- 2.1 Notwithstanding anything shown on the PD site plan or herein to the contrary, driveways shall be a minimum of 20 feet long as measured between the façade of the garage (or that portion of the structure adjacent to the driveway where no garage is present) and the closest edge of sidewalk. Additionally, no other portion of the façade or any other structure shall be permitted within 15 feet as measured from the closest edge of the sidewalk.
3. A 10-foot wide buffered containing Type A screening shall be provided as depicted on the Certified Site Plan. Existing vegetation may be used if compliant with height and opacity percentage for Type A screening. The buffer shall be platted as a separate track/lot to be owned and maintained by an HOA or similar entity.
 4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 5. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

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

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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

8.0 PROPOSED SITE PLAN (FULL)

[illegible]

APPLICATION NUMBER: PD 26-0338

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

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

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

CONDITIONS OF ZONING APPROVAL

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

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

Trip Generation Difference:

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

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

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

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

May St.

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

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

SITE ACCESS & CONNECTIVITY

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

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

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

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

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

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

REQUESTED DESIGN EXCEPTION: WILLIAMS RD.

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

Steve,

I have found the attached Design Exception (DE) for PD 26-0338 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, May 11, 2026 2:42 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ-PD 26-0338 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Williams Road -Substandard Road ☐ 4. ☒ 2. Williams Road -Substandard Road ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	1200 Williams Road
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	065724-0000, 065724-0100, 065893-0000, 065894-0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0338
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



April 30, 2026

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

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

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

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

Table 1 provides the trip generation for the proposed project.

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

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

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

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

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

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

Mr. Mike Williams
April 29, 2026
Page 2

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

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

The proposed improvements are shown on Figure 1.

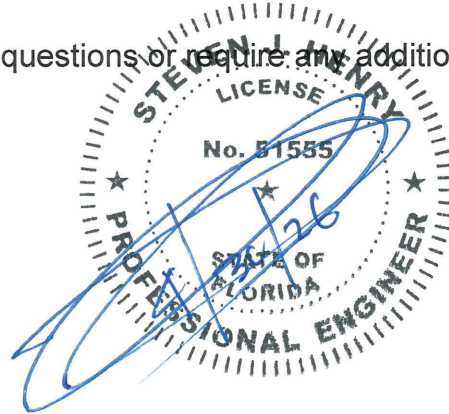
Mr. Mike Williams
April 29, 2026
Page 3

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

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

Best Regards,

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



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

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

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

Sincerely,

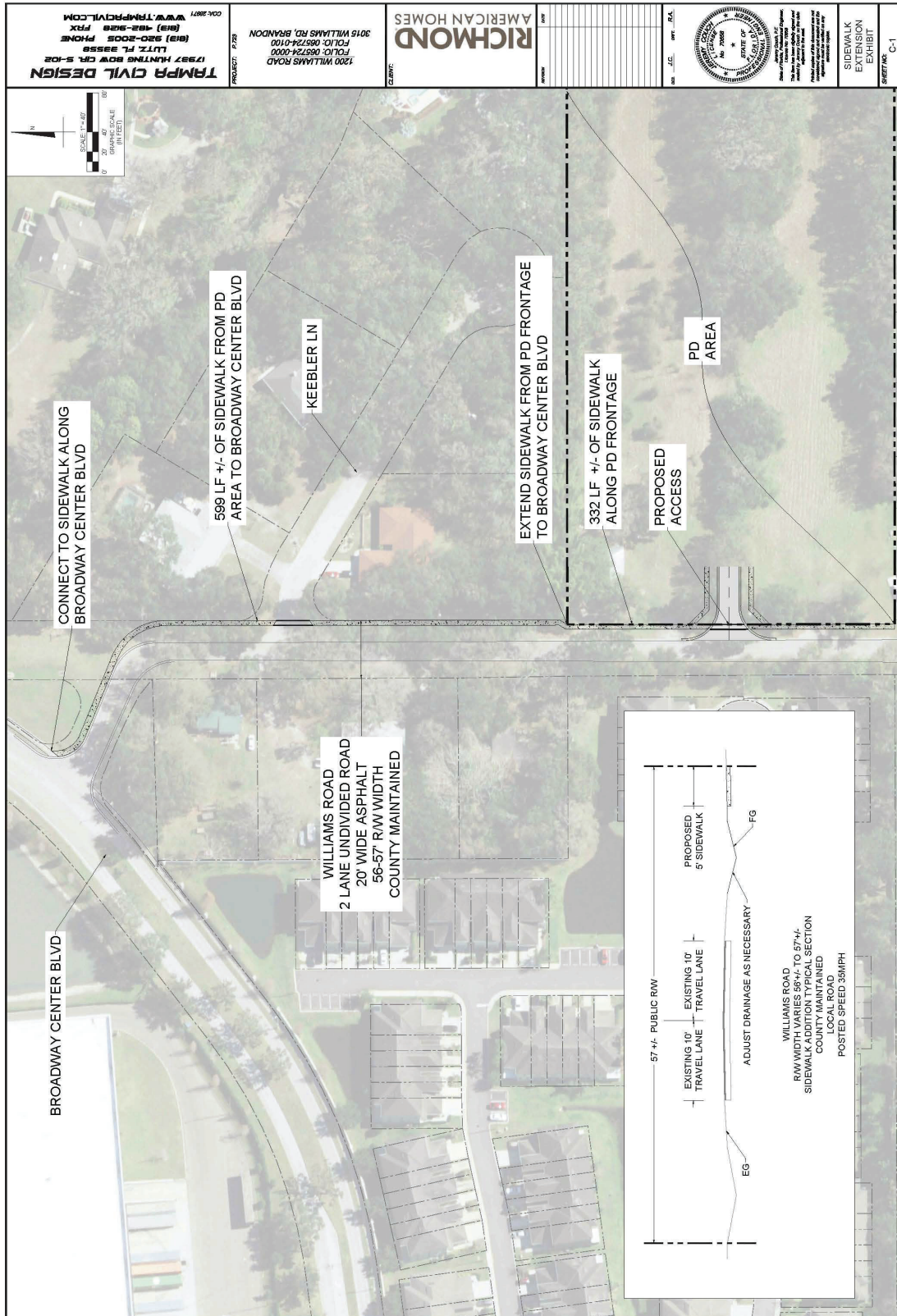
Michael J. Williams
Hillsborough County Engineer

TABLE 1
TRIP GENERATION (1)

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

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

Mr. Mike Williams
April 29, 2026
Page 5



APPENDIX



PD PLAN



PROJECT INFORMATION	
PROPERTY OWNER	3015 WILLIAMS ROAD BRANDON, FL 33509
LOCATION	3015 WILLIAMS ROAD BRANDON, FL 33509
PROJECT AREA	14.84 ACRES
WETLAND AREA	0.34 ACRES
EXISTING ZONING	R-6
PROPOSED ZONING	R-6
PROPOSED CALCULATIONS	1. FUTURE LAND USE CATEGORY 2. DENSITY ALLOWED PER LOT 3. TOTAL LOT AREA 4. FUTURE DEVELOPMENT
LOT AREA	4.00 SQ. FT.
MINIMUM LOT WIDTH	20 FT FROM GARAGE TO ROW
MINIMUM FRONT YARD SETBACK	5 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM REAR YARD SETBACK	5 FT
MINIMUM BUILDING HEIGHT	15 FT
MAXIMUM LOT COVERAGE	15%

NOTES: 1. YARD DRIVEWAYS AND SIDE YARD DRIVEWAYS SHALL BE 20 FT FOR FRONT

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A TMC Company

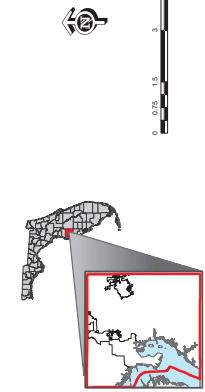
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN LOCAL FUNCTIONAL CLASSIFICATION MAP 4



LEGEND

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

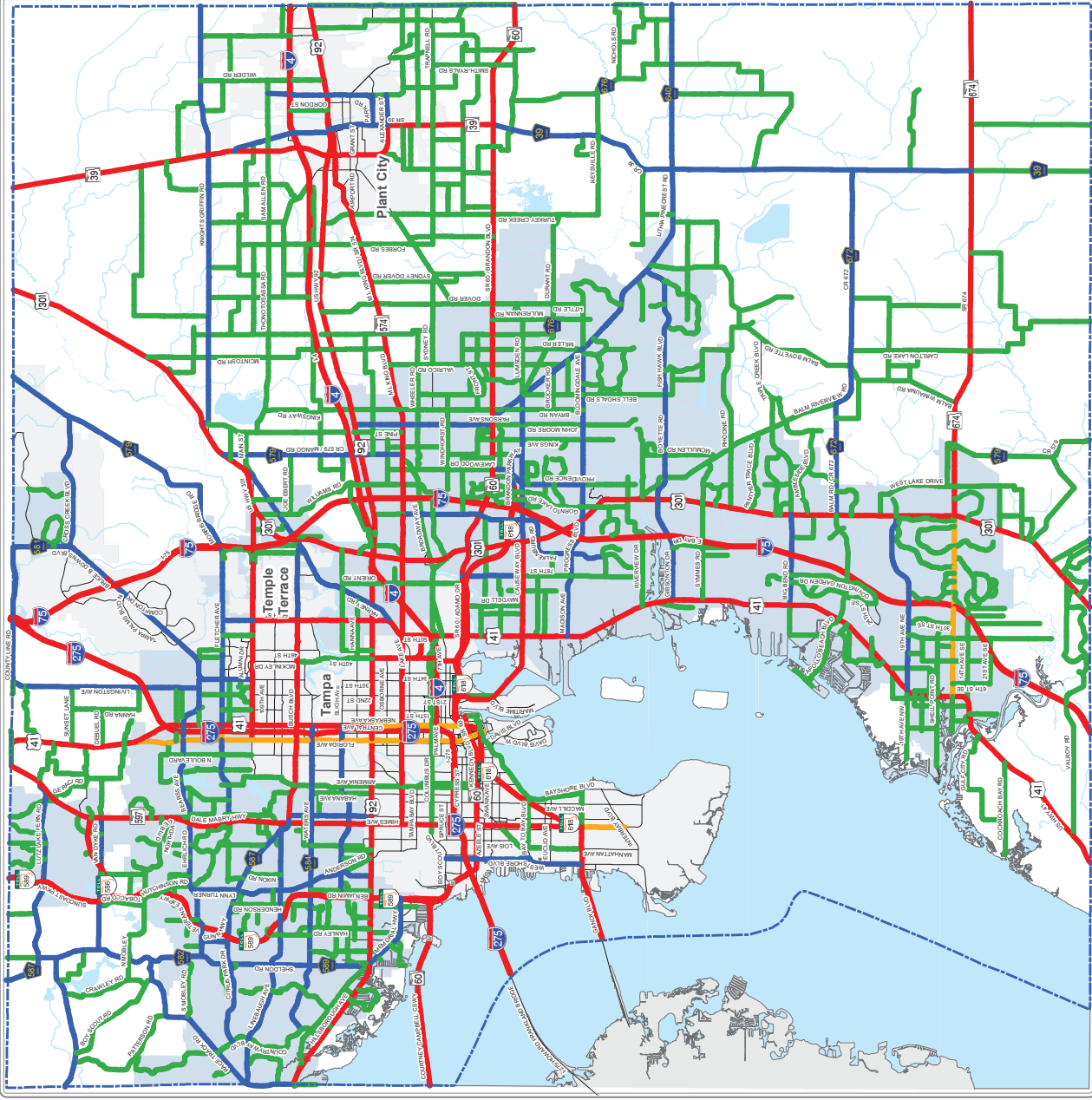
LOCATOR MAP AND REFERENCE INFORMATION



CONTENT CLASSIFICATIONS Hillsborough County - These classifications are preliminary and subject to change.
JURISDICTIONAL AREAS Hillsborough County City-County Planning Commission. Effective to Present.
URBAN SERVICE AREA BOUNDARIES Hillsborough County City-County Planning Commission. Effective to Present.
MAJOR ROADS Transportation Planning Organization Long Range Transportation Plan. See Adopted 2010 Long Range Transportation Plan for specific improvements.
ACCURACY: This information is the property of the Hillsborough County Planning Commission. It is not to be used for any other purpose without the written consent of the Hillsborough County Planning Commission. This map is not to be reproduced in part or in whole without specific approval of the Hillsborough County City-County Planning Commission.

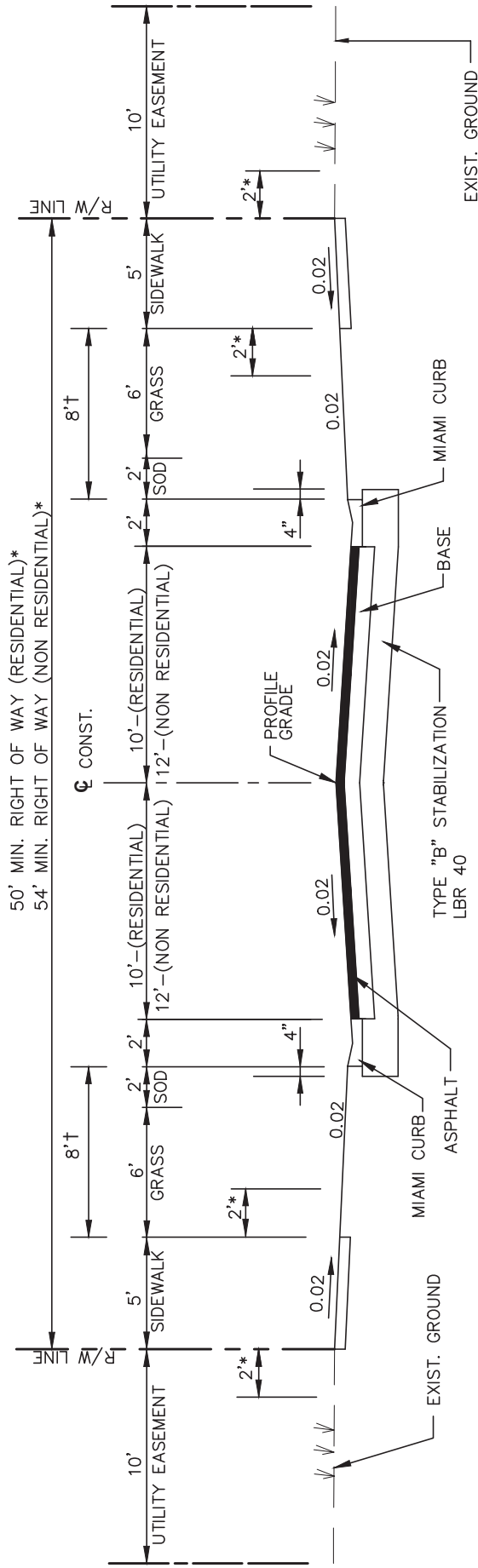
Author: RMatthe
Date: 1/1/2025
Path: G:\projects\Projects\Boggy\HC_Comp_Plan\HC_Comp_Plan_2021\Map4_2022_Local_Functional_Classification_Newark_V08_08122024_Adopted.mxd

Plan Hillsborough.org



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

DRAWING NO. **TS-3**
SHEET NO. 1 OF 1

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0338
DATE OF HEARING:	May 26, 2026
APPLICANT:	Richmond American Homes
PETITION REQUEST:	PD
LOCATION:	East side of Williams Road, 600 ft. south of the Broadway Center Blvd./Williams Road intersection
SIZE OF PROPERTY:	11.43 acres
EXISTING ZONING:	ASC-1 and RSC-6
FUTURE LAND USE CATEGORY:	R-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 11.43-acre parcel located on the east side of Williams Road, approximately 600 ft. south of the Broadway Center Blvd./Williams Road intersection in the north Brandon area of central Hillsborough County.

The request is a Planned Development for a maximum of 49 single family lots.

The subject site has a FLUE Map designation of R-6.

The property is located within the Urban Service Area.

SUMMARY OF HEARING

The applicant representative, Kami Corbett, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum of 49 single family lots at a density of 4.3 units/acre.

Primary access is to Williams Road. An emergency access is to May Street which is located along the southern boundary of the parcel.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan.

The following person spoke in support:

Theresa Bauer, 1805 Brandy Way, ultimately spoke in support at the hearing. It was stated that if no townhomes were proposed she was not opposed to the rezoning. No townhomes are proposed thus it is found that Theresa Bauer spoke in support.

May 26, 2026

Theresea Bauer also stated concerns with cut through traffic and traffic safety. She also stated concerns with flooding and concerns with protecting trees and species.

No one spoke in opposition at the hearing.

In rebuttal it was stated that a substantial portion of the property is currently zoned RSC-6 and that the proposed increase in traffic associated with the rezoning is minimal. It was also stated that the project, if approved, will need to be fully designed and engineered and meet all stormwater and natural resource requirements. Townhomes are not proposed.

EVIDENCE SUBMITTED

The applicant/representative, Kami Corbett, provided oral testimony and graphics supplementing the file on record.

FINDINGS OF FACT

The subject 11.43-acre site is located at the east side of Williams Road, south of Broadway Center Boulevard in the north Brandon/Mango area of central Hillsborough County.

The planned Development Request is for a maximum of 49 single family dwelling units on minimum 40 ft wide, minimum 4,400 sq. ft. lots.

The subject parcel is surrounded by single family homes to the north, east and south. Townhomes/attached residential homes are located to the west, west of Williams Road. Townhomes/attached residential homes are located further south and southwest along Williams Road. The west side of Williams Road and the area from Williams Road west to I-75 in general is developed with

higher density townhome communities and multi-family apartment complexes.

The PD site plan shows the main entrance to the proposed community is to Williams Road. A secondary emergency access is proposed to May Street, located to the south of the property.

There is a county owned drainage system located to the east of the subject site precluding any connections to the east. It is noted that there are numerous letters in Optix stating concerns with connecting to streets to the east, neighbors along Jillian Road in particular are opposed to a connection to Jillian Road. No connections to the east/Jillian Road are proposed. No residents from Jillian Road attended the hearing.

The preliminary conceptual site plan locates the community stormwater pond at the east end of the site closest to the existing County drainage system. This design further separates the proposed development from the single-family homes located further to the east.

It is found that the proposed development, as designed and conditioned will be compatible with the surrounding residential uses in the area.

It is found that the proposed development is consistent with the R-6 FLUE designation on the property.

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

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

CONCLUSIONS OF LAW

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

DECISION

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

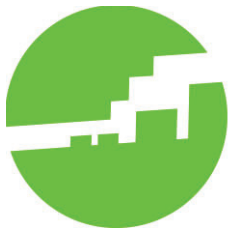
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

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

Evacuation Area	Partially in Zone E

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

Staff Analysis of Goals, Objectives and Policies:

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

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." According to the Hillsborough County Property Appraiser, the site is currently

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

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

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

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.

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

Compatibility

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

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

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Community Planning

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

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

Development

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

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

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

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

ONE WATER ELEMENT

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

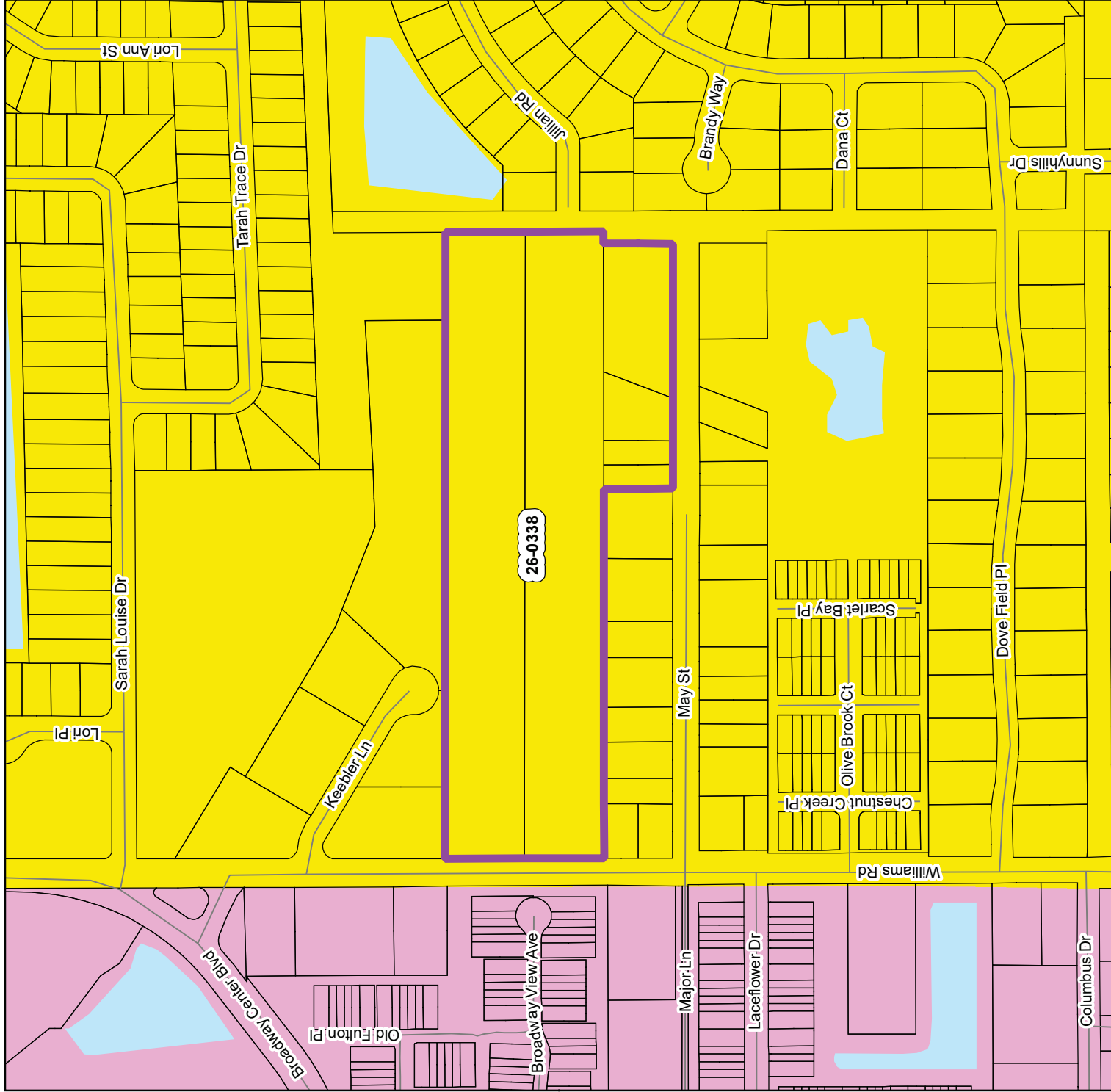
Policy 1.3.10: Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.

LIVABLE COMMUNITIES ELEMENT: BRANDON

Brandon Character Districts

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

Hillsborough County
City-County
Planning Commission



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Williams Rd.

Zoning File: RZ-PD 26-0338 Modification: NONE

Atlas Page: NONE Submitted: 6/10/26

To Planner for Review: 6/10/26 Date Due: ASAP!!

Contact Person: Kami Corbett Phone: 813-227-8421/kami.corbett@hwhlaw.com

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

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

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

Reviewed by: Michelle Heinrich Date: 6/17/26

Date Agent/Owner notified of Disapproval: _____

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
DA-28971

PROJECT: P 723

CLIENT:

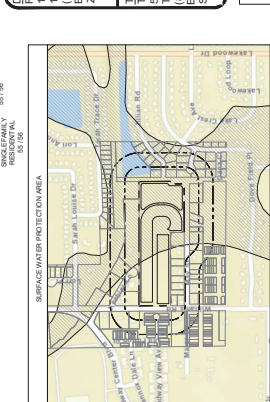
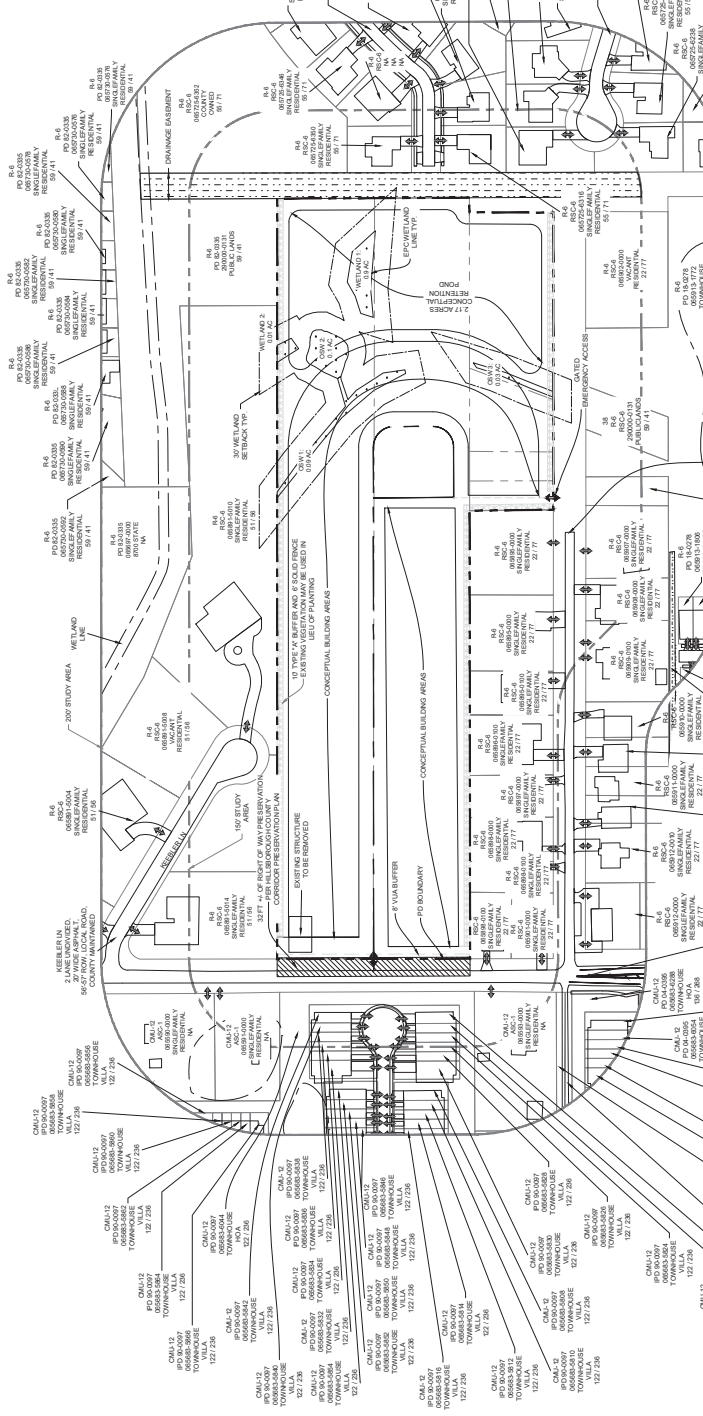
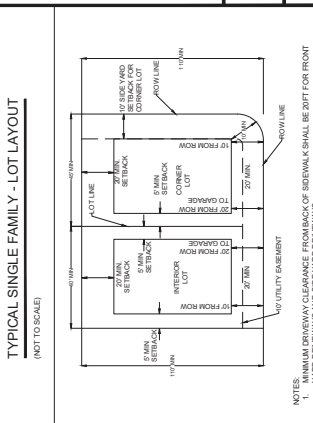
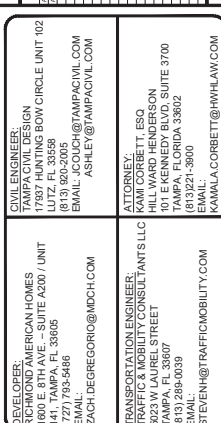
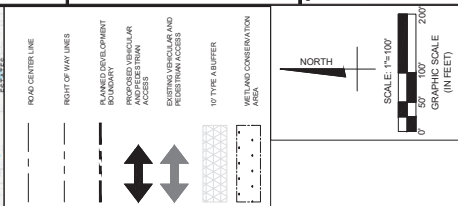
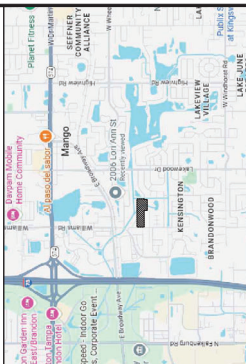
[illegible]

JEREMY COUCH
 LICENSE
 No 70658
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER

Jeremy Couch, P.E.
 State of Florida, Professional Engineer
 License No. 70658

FD PLAN

SHEET NO: 1

[illegible]



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

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

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

CONDITIONS OF ZONING APPROVAL

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

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

Trip Generation Difference:

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

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

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

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

May St.

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

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

SITE ACCESS & CONNECTIVITY

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

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

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

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

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

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

REQUESTED DESIGN EXCEPTION: WILLIAMS RD.

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

Steve,

I have found the attached Design Exception (DE) for PD 26-0338 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[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: Monday, May 11, 2026 2:42 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ-PD 26-0338 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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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)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Williams Road -Substandard Road ☐ 4. ☒ 2. Williams Road -Substandard Road ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	1200 Williams Road
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	065724-0000, 065724-0100, 065893-0000, 065894-0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0338
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



April 30, 2026

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

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

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

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

Table 1 provides the trip generation for the proposed project.

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

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

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

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

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

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

Mr. Mike Williams
April 29, 2026
Page 2

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

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

The proposed improvements are shown on Figure 1.

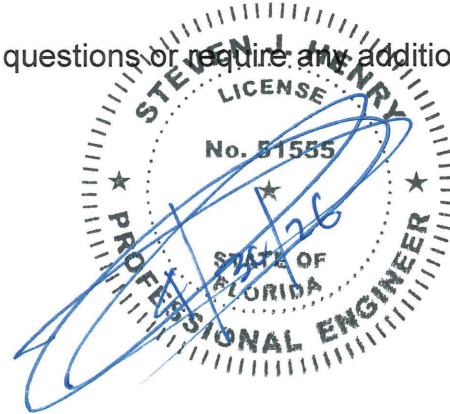
Mr. Mike Williams
April 29, 2026
Page 3

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

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

Best Regards,

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



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

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

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

Sincerely,

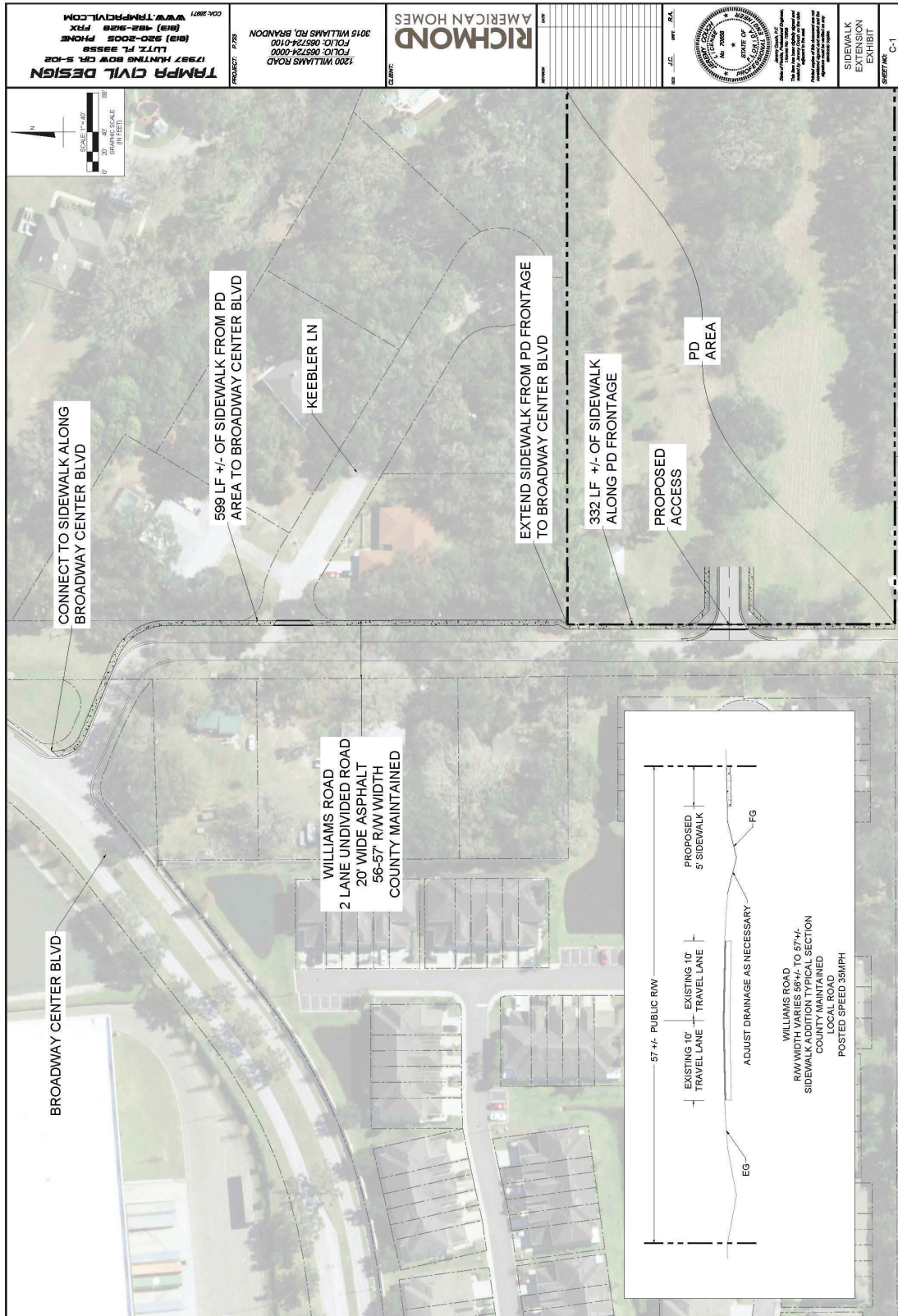
Michael J. Williams
Hillsborough County Engineer

TABLE 1
TRIP GENERATION (1)

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

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

Mr. Mike Williams
April 29, 2026
Page 5



APPENDIX



PD PLAN



[illegible]

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A TMC Company

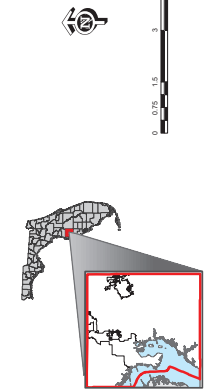
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN LOCAL FUNCTIONAL CLASSIFICATION MAP 4



LEGEND

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

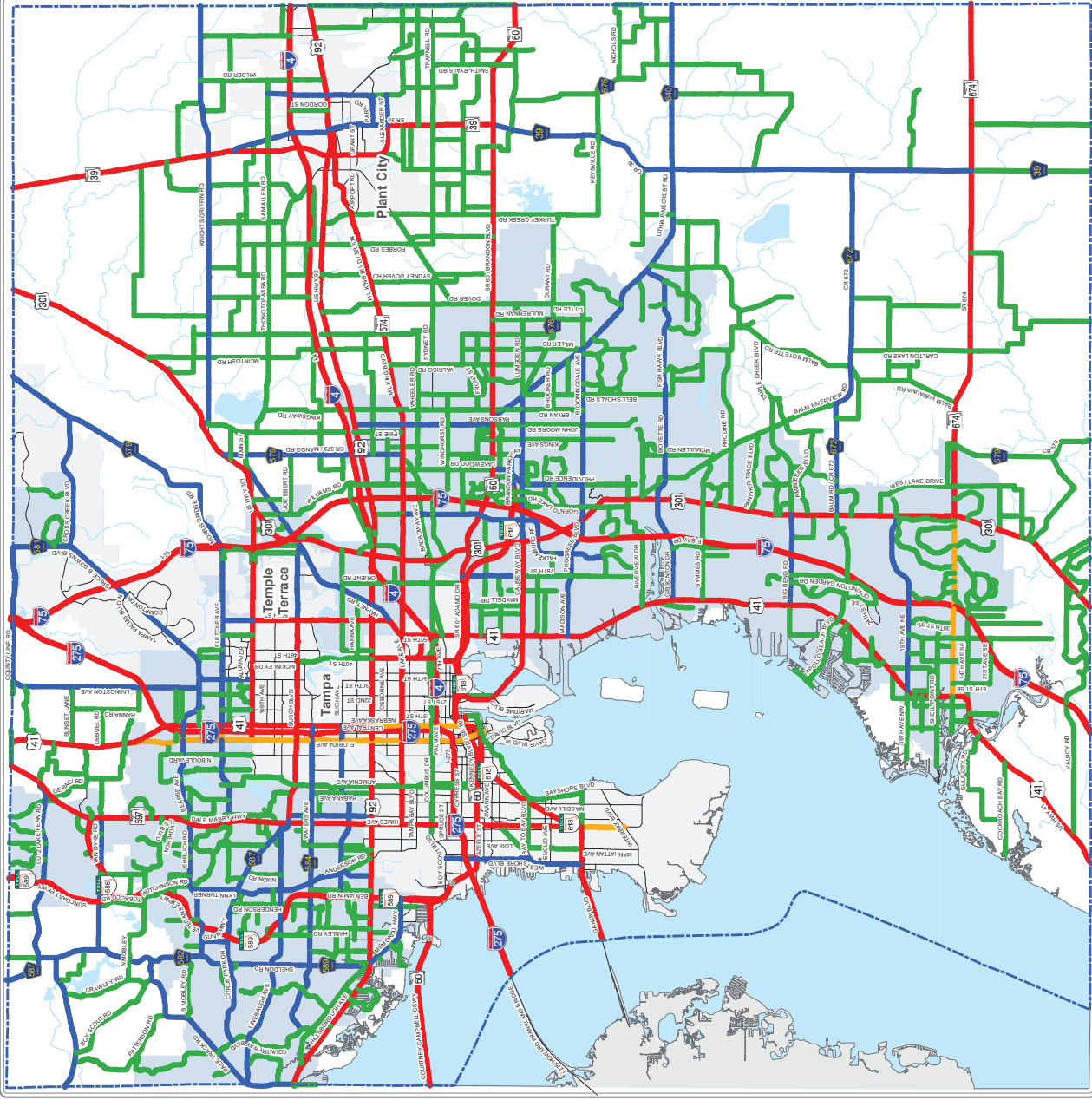
LOCATOR MAP AND REFERENCE INFORMATION



CONTENT CLASSIFICATIONS Hillsborough County - These classifications are preliminary and subject to change.
JURISDICTIONAL AREAS Hillsborough County City-County Planning Commission. Effective to Present.
URBAN SERVICE AREA BOUNDARIES Hillsborough County City-County Planning Commission. Effective to Present.
MAJOR ROADS Transportation Planning Organization Long Range Transportation Plan. See Adopted 200 Long Range Transportation Plan for specific improvements.
ACCURACY: This information is the property of the Hillsborough County Planning Commission. It is not to be used for any other purpose without the written consent of the Hillsborough County Planning Commission. This map may not be reproduced in part or in whole without specific approval of the Hillsborough County City-County Planning Commission.

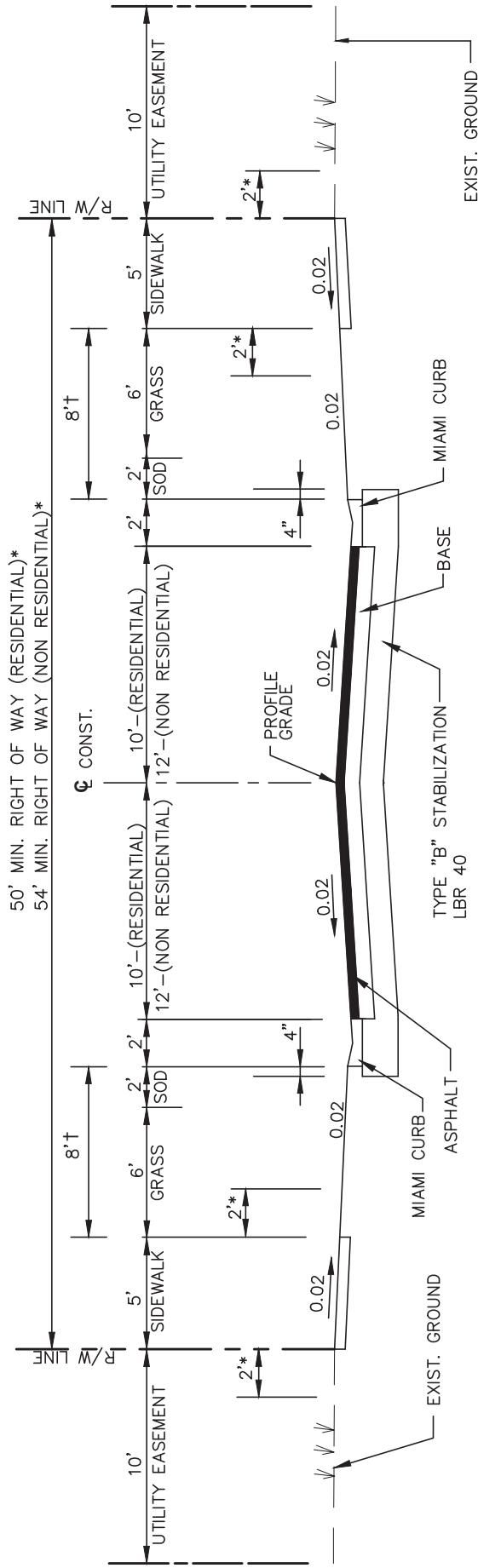
Author: RMatthe
Date: 1/1/2025
Path: G:\projects\Projects\Boggy\HC_Comp_Plan\HC_Comp_Plan_2021\Map4_2022_Local_Functional_Classification_Newark_V08_08122024_Adopted.mxd

Plan Hillsborough.org



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 35 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1

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
Elaine S. DeLeeuw ADMIN DIVISION
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: March 23, 2026	COMMENT DATE: March 19, 2026
PETITION NO.: 26-0338	PROPERTY ADDRESS: 3015 Williams Road, Brandon
EPC REVIEWER:	FOLIO #s: 0657240000, 0657240100, 0658930000 and 0658940000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 09-29S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning from ASC-1 and RSC-6 to PD	
FINDINGS	
WETLANDS PRESENT	YES, but determined to be Noticed Exempt
SITE INSPECTION DATE	February 13, 2026
WETLAND LINE VALIDITY	SWFWMD Survey Valid to December 17, 2030
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Generally located in the eastern portion of the property
Please allow these comments to supersede and cancel the comments issued to Hillsborough County on December 31, 2025 in their entirety. The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.	

Environmental Excellence in a Changing World

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

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Kami Corbett, Agent - kami.corbett@hwhlaw.com
Julie Boatright, Hillsborough County Zoning - boatrightj@hcfl.gov
Matt Miller, WRA Engineering - mmiller@wraengineering.com
Chris Stiegler, WRA Engineering - cstiegler@wraengineering.com



Adequate Facilities Analysis: Rezoning

Date: January 16, 2026

Acreage: ±11.43 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: PD- 26-0338

Future Land Use: R-6

HCPS #: RZ-739

Maximum Residential Units: 49

Address: William Rd & May St, Brandon

Residential Type: Single-Family, Detached

Parcel Folio Number(s): 065724.0000, et. al

School Data	Schmidt Elementary	Mann Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	717	1,322	2,524
2025/26 Enrollment K-12 enrollment on 2025/26 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	439	918	2,302
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	61%	69%	91%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/16/2026	51	51	83
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	6	3	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	69%	74%	95%

Notes: Adequate capacity exists at Schmidt Elementary, Mann Middle and Armwood High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Renée M. Kamen, AICP, Manager, Planning & Siting
Growth Management Department, Operations
E: renee.kamen@hcps.net
P: 813-272-4083 / C: 813-394-0313



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 03/11/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Richmond American Homes

PETITION NO: 26-0338

LOCATION: 3015 Williams Rd

FOLIO NO: 65724.0000 .0100, 65893.0000 65894.0000

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: $\$9,183 * 49 = \$449,967$

Parks: $\$2,145 * 49 = \$105,105$

School: $\$8,227 * 49 = \$403,123$

Fire: $\$335 * 49 = \$16,415$

Total: $\$19,890 * 49 = \$974,610$

Project Summary/Description:

Urban Mobility, Central Parks/Fire - 49 single family homes

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/07/2026

Agency: Natural Resources **Petition #:** 26-0338

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
4. 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.

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. 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.



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. This review does not relieve the applicant from the responsibility to comply with LDC Part 3.05.00.

TO: Zoning Review, Development Services **REQUEST DATE:** 12/17/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/31/2025

PROPERTY OWNER: MNR Homes, LLC **PID:** 26-0338

APPLICANT: Richmond American Homes

LOCATION: 3015 Williams Rd. Brandon, FL 33510

FOLIO NO.: 65724.0000, 65724.0100, 65893.0000, 65894.0000

AGENCY REVIEW COMMENTS:

The Applicant is requesting to rezone the Site from its existing mix of ASC-1 and RSC-6 zoning districts to the Planned Development (PD) zoning district to allow for the development of up to 49 single-family detached lots. The applicant intends for water and sewer services to be provided by Hillsborough County.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is located within a Surface Water Resource Protection Area (SWRPA) and is subject to LDC Part 3.05.00 which includes, but not limited to, prohibited and restricted activities. Based on the information provided in the rezoning application, there appear to be no proposed activities associated with the SWRPA prohibitions or restrictions.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA).

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



Hillsborough
County Florida

ENVIRONMENTAL SERVICES DIVISION

PO Box 1110
Tampa, FL 33601-1110

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Dec. 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Kami Corbett

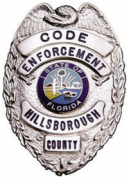
PETITION NO: RZ-PD 26-0338

LOCATION: 3015 Williams Rd., Brandon, FL 33510

FOLIO NO: 65724.0000, 65724.0100, 65893.0000 & 65894.0000 **SEC:** 09 **TWN:** 29 **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: _____.



CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-26-004300

CRM SR NUMBER:

CN0464376

CASE STATUS: In Compliance

CURRENTLY ASSIGNED TO: Armando Gutierrez

START DATE:	04/01/2026	END DATE:	05/01/2026	NEXT INSPECTION DATE:	
STRUCTURE TYPE:	Other	OCCUPANCY:	Vacant	FORECLOSURE:	No
ADDRESS:					
ZONED:	RSC-6	PARCEL #	065724.0100		

ORIGINAL COMPLAINT DESCRIPTION:

Hello i live 3005 Williams Rd Brandon Fl. The lot next to me a gentlemen came up claiming to be my neighbor said the owner gave him permission to live on lot and build. I do not beleive the construction activities are permitted and there is no house on lot. I have tried to contact owner with no success. Building has been going on through the night.

PEOPLE ASSOCIATED WITH THIS CASE

Owner	MNR HOMES LLC	Phone:
	0	
	Brandon, FL 33510	
Complainant	Charlene Linscott	Phone: (813) 716-8753
	3005 Williams Rd	
	Brandon, Florida 33510	

VIOLATIONS CITED

Z RECREATIONAL VEHICLES

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 6.05.02.Q.1- LAND DEVELOPMENT CODE

ACTION REQUIRED: CLEAN, REMOVE, REPAIR, OR VACATE / DISCONNECT

04/02/2026 Recreational vehicles are not permitted to be hooked up and /or occupied for use in a residential district. Disconnect and vacate.

PM ACCUMULATIONS

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(a)- PROPERTY STANDARDS

ACTION REQUIRED: REMOVE

04/02/2026 All exterior areas of the premises shall be maintained in a clean, safe and sanitary condition.

CASE COMMENTS

04/01/2026 By: SPAULDINGC

Spaulding 04.01.2026 0735 hrs. Note from E. Tine "Please include notes from Rickey Findley, Code Compliance."

Note from Rickey Findley 03.31.2026 1408 hrs.: "This case need to be re-assigned to CE and CE Animal Control. Please see attached Pic on CN0464376, there is not a Primary Structure on this property, but they have placed an RV, a camping tent and there is an animal in a cage. I could not tell what type of animal from the ROW(goat or dog)".

04/02/2026 By: GUTIERREZA

Gutierrez, 04.02.26, 0830; I conducted a new inspection complaint at a listed property where someone was living on a vacant lot. Upon arrival, I noticed a Hillsborough County public hearing sign in front of the property, indicating a rezoning planed development hearing scheduled for April 27, 2026 (RZ-PD-26-0338). I also observed an RV and tent set up on the vacant lot. I met with Luis Ramirez, who was living in the tent and working on the RV to move into it. He claimed that the owner had given him permission to live on the lot and that he planned to raise animals. I asked him if he could contact the owner, and he did so, placing him on speakerphone so that I could talk to him. Mr. Reddy Nanda, the owner of the parcel next door, I informed him no one is allowed to live in an RV or tent on the vacant lot. He explained that he was trying to rezone the lot so that Mr. Ramirez could raise animals. However, I clarified that there was no guarantee that the lot would get rezoned, and even if it did, unless it was zoned for RV living, no one could live in an RV or tent. Mr. Nanda assured me that he would have Mr. Ramirez gone within two weeks. I granted him a 15-day extension.

04/16/2026 By: GUTIERREZA

Gutierrez, 04.16. 2026, 0828hrs; I conducted a re-inspection at the listed property and discovered that the RV had been removed. However, the accumulations remain. I called owner and left him a message informing him he must remove all the junk and trash from the vacant lot. I granted a 15-day extension.

05/01/2026 By: GUTIERREZA

Gutierrez, 05.01. 2026, at 0840hrs., I conducted a re-inspection at the listed property. Upon arrival, I noticed accumulations, and the RV has been removed. The case is closed.

CASE ACTIONS

Initial Inspection	04/02/2026	By: Gutierrez	Action: Extension	Time Exp:
Follow-up Inspection	04/16/2026	By: Gutierrez	Action: Extension	Time Exp:
Follow-up Inspection	05/01/2026	By: Gutierrez	Action: In Compliance	Time Exp:
Case Intake	04/01/2026	By: Spaulding	Action: Assigned	
Closed on Submission				
Follow-up Investigation	05/01/2026	By: Gutierrez	Action: Closed	
Close all task due to in compliance inspection				
Initial Investigation	04/02/2026	By: Gutierrez	Action: Extension	
Updated by IRSA Inspection				

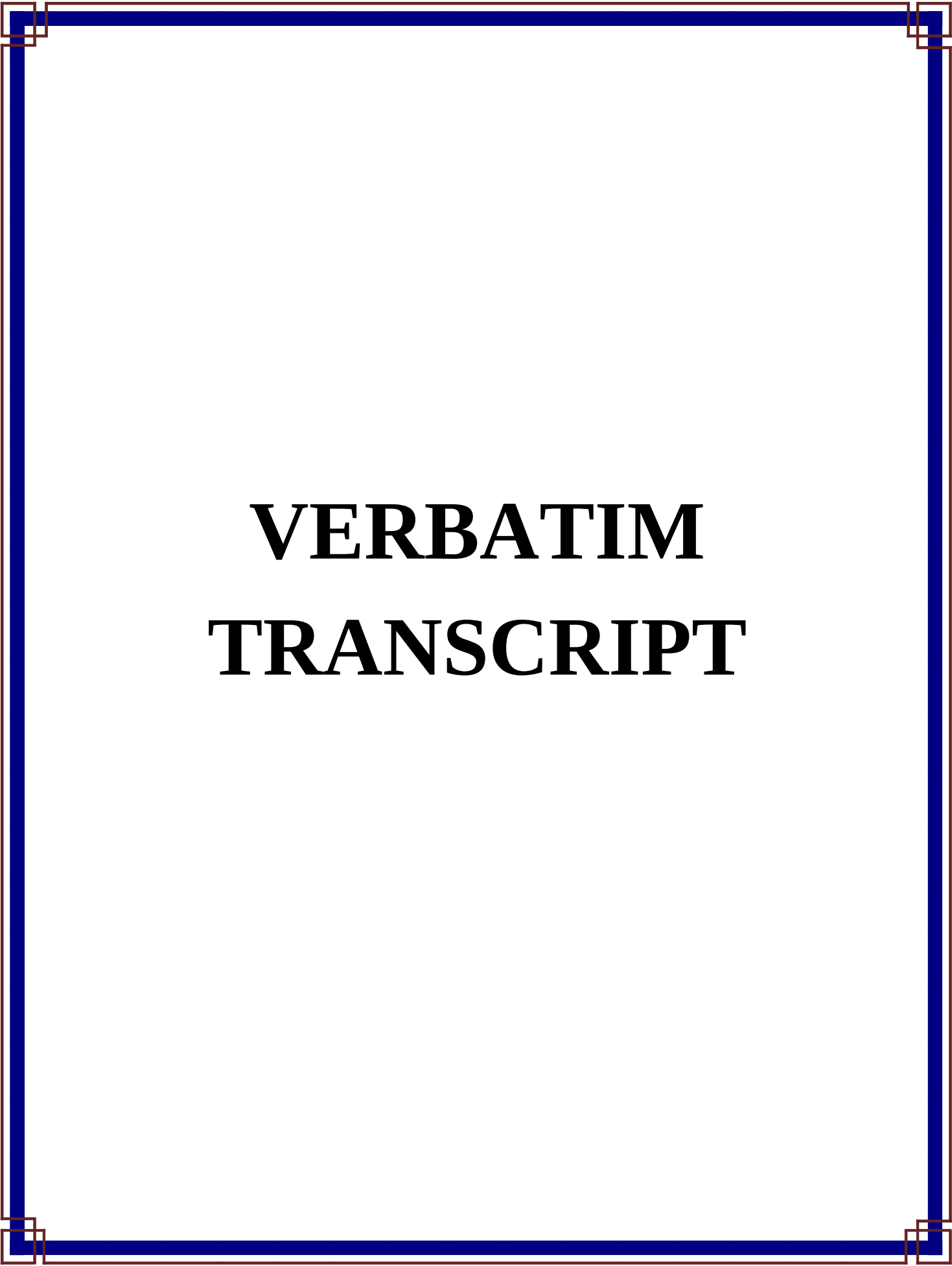
BOARD/MAGISTRATE INFORMATION

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

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
-----------	--	------------	--	-----------	--	------------	--

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



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

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

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

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: The next application is item D.5, PD
2 26-0338. The applicant is requesting a rezone from ASC-1-R
3 and RSC-6 to planned development. Carolanne Peddle with
4 Development Services has reviewed this and will present staff
5 findings after the applicant's presentation.

6 MS. CORBETT: Good evening. Kami Corbett with the
7 law firm of Hill Ward and Henderson. I'm representing the
8 applicant, Richmond American Homes, and I do have Tampa Civil
9 and Steve Henry from Traffic Mobility Group with me as well.
10 Subject property is an infill site. It's only 11.43 acres
11 east of Williams Road and south of Broadway. It's within the
12 urban service boundary and in the Brandon Community Plan.
13 Currently zoned AFC-1-R and RSC-6. Future land use is Res 6,
14 allowing up to six units to the acre.

15 We have CMU 12 to the west, UMU-20 to the north and
16 west, and then Res 9 further north. What we are proposing is
17 49 single-family homes, which is a density of 4.3 units per
18 acre, and the main access is from Williams Road with no
19 connection to Jillian Road proposed. That's the access point
20 to the east, and that's important to point out because some
21 of the letters in the record were very concerned about access
22 to Jillian Road, and if you look at the site plan that dashed
23 line running north south on the east side of the property,
24 that's actually a drainage ditch and that was part of the
25 justification for not providing that interconnection there.

1 So we are only doing 49 single-family homes at 4.3
2 units per acre, and we are not proposing a connection to
3 Jillian Road.

4 HEARING OFFICER: Is that drainage ditch owned by
5 Hillsborough County?

6 MS. CORBETT: Yes, and then this is a conceptual
7 layout. You'll be able to see this. Obviously, this is not
8 shown on the site plan because we don't show where storm
9 water ponds are necessarily exactly located, but the way the
10 site lays out there will be storm water ponds to the east as
11 well, providing additional buffering and screening to the
12 east, and we actually are providing a 10-foot type A buffer
13 where none is required.

14 So we are being sensitive to the north and south
15 boundaries to provide that 10-foot type A buffer, and then
16 you can see the renderings to the right of the slide. We are
17 providing a sidewalk extension along Williams Road. This is
18 just a graphic that shows that, and ultimately, staff has
19 found the request consistent and compatible with the
20 comprehensive plan and the land development code, and our
21 team is here to answer any questions should you have any.

22 HEARING OFFICER: I have no questions. Thank you.

23 All right. Development Services staff?

24 MS. PEDDLE: Good evening. Development Services,
25 Carolanne Peddle. Again, this is rezoning PD 26-0338. The

1 applicant is proposing rezoning the 11.43 acre site from
2 ASC-1-R and RSC-6 to planned development to allow for a
3 maximum number of 43 single-family detached units at a rate
4 of 4.3 units per acre. The site is located on the east side
5 of Williams Road and south of East Broadway Avenue in an
6 area, which is comprised of single-family detached and town
7 home residential uses of various lot sizes.

8 The adjacent properties to the north south and west
9 are zoned RSC-6, which allows for a density of 6 units per
10 acre, which is greater than what is proposed in the planned
11 development; while the adjacent properties to the east are
12 zoned IPD-1 developed for single-family attached dwelling or
13 town home dwelling units. Therefore, the proposed would
14 allow for an overall density less than what is permitted in
15 the surrounding area. There are no PD variations or waivers
16 requested with this application.

17 Staff finds our request approval subject to
18 proposed conditions. That concludes my presentation, and I'm
19 available for any questions if you have them.

20 HEARING OFFICER: Okay. Thank you.

21 MS. PEDDLE: Thank you.

22 HEARING OFFICER: Planning Commission staff?

23 MR. ROYAL: Good evening, Tyrek Royal, Planning
24 Commission Staff. The surrounding area is predominantly
25 characterized by single-family residential development, HOA

1 common areas to the south and west, public quasi-public uses
2 to the north, and limited nearby light industrial activities
3 including, Ashley furniture store to the northwest of the
4 site across Broadway Sandy Boulevard. The 11.43-acre site is
5 designated residential six, which permits residential,
6 limited neighborhood, commercial, and mixed-use development
7 at a maximum density of six dwelling units per acre.

8 The applicant is requesting a plan development to
9 allow 49 single-family detached homes, at a density of
10 approximately 4.31 dwelling units per gross acre. The
11 request aligns with FLU policy 3.1.2 and policy 3.1.3 by
12 providing compatible residential development pattern and a
13 gradual transition in density between higher-density town
14 homes to the west and lower-density single-family
15 developments to the east. The proposal is also consistent
16 with objective 2.2 and FLU policy 2.2.1, and so requested
17 density remains below the maximum allowable density under
18 RS-6, which land use category.

19 Based on the site's acreage, up to 68 dwelling
20 units could be considered, while only 49 units are proposed.
21 The request complies with FLU objective 4.4 and policy 4.4.1
22 by integrating compatible residential uses, incorporating
23 buffering and screening through a 10-foot type A buffer and
24 6-foot fence, and maintaining connectivity to the nearby
25 transportation corridors and complementary land uses.

1 Overall, staff finds the proposed plan development
2 compatible with the surrounding area and consistent with the
3 comprehensive plan.

4 HEARING OFFICER: Okay. Thank you. Is there
5 anyone in the audience that wishes to speak in support of the
6 application? No one responding. Anyone in the audience wish
7 to speak in opposition to the application?

8 Good evening.

9 MS. BAUER: Good evening. My name is
10 Theresa Bauer. I reside at 1805 Brandy Way. I've been a
11 resident of Brandy for approximately 40 years, and I've been
12 in my home for 28 years. The development that is proposed,
13 if we could ensure that it's single-family, that's what I
14 would like, single-family homes, not town homes. There are
15 town homes on the west or the east side of Williams Road.
16 There's only one set of town homes. The surrounding area are
17 single-family homes, so if they could be consistent with
18 single-family homes that is great.

19 I have safety concerns and traffic concerns as
20 well. As it is now, on the west side of Williams Road, there
21 are two town home developments, and off of Columbus Drive,
22 there are apartments, and there are also town homes there.
23 They use Duffield Place as a cut-through to get to Lakewood.
24 On Duffield Place to Sunny Hills Drive there are speed humps.
25 With this proposed development they're going to have one

1 entrance and one exit off of May Street. In order to get to
2 Lakewood, they're either going to go south and cut across
3 Duffield Place to get to Lakewood, or they're going to have
4 to go north to Broadway and then the next east-west street is
5 the MLK. Is there any possibility that they would consider
6 putting in speed humps from Sunny Hills Drive to Lakewood?

7 HEARING OFFICER: Yeah, let me --

8 MS. BAUER: Off of Duffield?

9 HEARING OFFICER: If you don't mind let me turn to
10 the transportation staff real quick.

11 MS. BAUER: Yes.

12 HEARING OFFICER: And Ratliff, have you heard any
13 comments about cut-through traffic and speed humps, and just
14 my initial comment is some of that kind of concerns are sort
15 of the town hall meeting kind of thing, where it's just kind
16 of outside the scope of the hearing. But with that, we'll
17 see if you have any comments about her comments.

18 MR. RATLIFF: Sure. For the record, James Ratliff
19 with transportation review. It sounds like there's an
20 existing issue potentially out there, and so what I would
21 recommend is submitting through the Hillsborough County at
22 your service request.

23 MS. BAUER: At your service?

24 MR. RATLIFF: It's a website that will allow you to
25 put in a ticket and have it get routed to the right place.

1 There's a program that the county has called the Residential
2 Traffic Calming Program, where it's you know possible. If
3 you can't just put speed bumps in anywhere there's a process
4 for reviewing it. Part of that's looking at Fire Rescue and
5 things like that, so but putting in that ticket would allow
6 you to make contact with that appropriate staff department
7 and, you know, look at that issue and talk to you about
8 moving that process forward regardless of whatever happens
9 with this particular development.

10 MS. BAUER: Okay. Thank you.

11 MR. RATLIFF: All right. Thank you, ma'am.

12 MS. BAUER: And I do have some concerns with the
13 entire development. The neighborhood that I'm in, we had
14 flooding -- a number of people did a year and a half ago when
15 Hurricane Milton came through. The ditch embankment that
16 runs along the cul-de-sac on Cranby Way and then also
17 Jillian, that almost crested. So we had standing water.
18 They're proposing to put in two -- is it one or two ponds,
19 retention ponds?

20 HEARING OFFICER: Well, they have a conceptual site
21 plan, but what happens should this application be approved
22 there's a whole separate next step involved.

23 MS. BAUER: Okay.

24 HEARING OFFICER: Where they have to design the
25 site to meet current state and local regulations regarding

1 stormwater treatment and discharge offsite.

2 MS. BAUER: Okay. And will they come in and -- I'm
3 probably ahead of the ball game on asking these questions.
4 Will they come in and totally plow the areas from the trees
5 and the wildlife that's there?

6 HEARING OFFICER: Again, that is something that
7 gets reviewed during the site development process should the
8 application get approved?

9 MS. BAUER: And is that when we can request to
10 have, instead of the little scrub oaks that they put in, to
11 have the larger trees replaced when they take out the
12 wildlife and the trees and --

13 HEARING OFFICER: They have to meet current --

14 MS. BAUER: -- everything.

15 HEARING OFFICER: -- regulations. If there are
16 specific issues that go beyond the regulations, then I'm
17 afraid that staff probably doesn't have any power to
18 absolutely require an applicant to do that, but there's
19 always room for people to chat with each other, right?

20 MS. BAUER: Okay.

21 HEARING OFFICER: Okay?

22 MS. BAUER: Uh-huh. Thank you for hearing me out.

23 HEARING OFFICER: All right. Thank you, ma'am.

24 MS. BAUER: Thank you.

25 HEARING OFFICER: Okay. Is there anyone else in

1 the audience?

2 THE CLERK: I do believe we had someone signed up
3 online that was in support.

4 HEARING OFFICER: Okay. Let me first finish up
5 with those in opposition. Is there anyone else in the
6 audience that wishes to speak in opposition? I see no one
7 responding. At this point in time, we'll go back. Is there
8 someone online that wants to speak in support of the
9 application?

10 UNIDENTIFIED SPEAKER: Yes, Your Honor. So I would
11 like to actually talk about it a little bit. So I'm -- I'm
12 very happy to actually see the development is going on over
13 there. That will add some beautification to that location.
14 It will add --

15 HEARING OFFICER: Sir, could you give me your name?

16 UNIDENTIFIED SPEAKER: -- I'm -- I'm located in
17 Studio 1 the game studio -- Florida.

18 THE CLERK: Mister --

19 UNIDENTIFIED SPEAKER: If I can actually say one
20 more -- one more thing --

21 THE CLERK: I am so sorry to interrupt. He also
22 needs his video on.

23 HEARING OFFICER: Sir, could you put your camera on
24 your computer that you're sitting at in front of?

25 UNIDENTIFIED SPEAKER: Yes, sir. My computer does

1 not work for the camera. That's the problem. So I -- I --

2 HEARING OFFICER: Hold on. Hold on a second. Sir,
3 hold on a second. He's saying his camera doesn't work.

4 MS. DORMAN: Yeah, I don't believe that we're
5 allowing people to testify unless they can also share their
6 video. That's been something that --

7 UNIDENTIFIED SPEAKER: Oh. No -- no --

8 HEARING OFFICER: Okay.

9 UNIDENTIFIED SPEAKER: No problem. Thank you so
10 much.

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

12 All right. At this point, staff, anything further?

13 MS. HEINRICH: No.

14 HEARING OFFICER: Okay. Applicant an opportunity
15 for rebuttal.

16 MS. CORBETT: Kami Corbett again, for the record.
17 I think you addressed the issue with the stormwater, that
18 that's something that we have to deal with at site
19 development and that the regulations we have to comply with
20 don't allow us to flood anyone else's property. As far as
21 the traffic concerns, I did want to point out in the staff
22 report that because of the existing zoning being RSC-6 and
23 ASC-1, we are only increasing the average daily trips by 29
24 trips, and the AM peak hour trips are three additional trips
25 and seven additional in the PM.

1 So in terms of the traffic analysis, and that's in
2 your staff's report, that the development this particular
3 development, is not going to be generating significant
4 traffic, and I will note that although we're calling it
5 cut-through traffic, those roads are all county roads, and
6 they're all public roads. So just wanted to make that point
7 that it's not like we're trying to go through someone's
8 neighborhood. People would be traveling on county public
9 roadways, and same thing with the trees and the species. We
10 have to comply with all regulations, and we will do that at
11 that time. With that, I conclude my presentation and
12 respectfully ask for your recommendation.

13 HEARING OFFICER: Okay. Thank you. With that,
14 that concludes this application.

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

16
17
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25

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

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

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

APPLICATION # RZ 26-0303	PLEASE PRINT NAME William Rie MAILING ADDRESS 142 131 ST Ave E CITY Madeira Beach STATE FL ZIP 33708 PHONE 813-267-4544
APPLICATION # RZ 26-0329	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 ND Ave S #45 CITY St. Pete STATE FL ZIP 33709 PHONE 727-860-1760
APPLICATION # RZ 26-0338	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd #3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION # RZ 26-0338	PLEASE PRINT NAME THERESA BAUER MAILING ADDRESS 1805 BRANDY WAY CITY BRANDON STATE FL ZIP 33576 PHONE 813-685-5031 unlisted
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME Chris MAILING ADDRESS 3011 Williams Road CITY Brandon STATE FL ZIP 33510 PHONE no camera / could not testify
APPLICATION # RZ 26-0339	PLEASE PRINT NAME Bentley MARK MAILING ADDRESS 400 N. ASHLBY DR. STE 3100 CITY TPA STATE FL ZIP PHONE 813-997-6693

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

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

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

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

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

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-16114-0178</u>

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

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

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

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

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

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

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

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

MAY 26, 2026 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

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

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

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

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

 Testimony provided.

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

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

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

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

TUESDAY, MAY 26, 2026

 Testimony provided.

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

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

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

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

 Testimony provided.

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

D.3. RZ-PD 26-0303

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

 Testimony provided.

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

D.4. RZ-PD 26-0329

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

 Testimony provided.

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

D.5. RZ-PD 26-0338

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

 Testimony provided.

TUESDAY, MAY 26, 2026

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

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

D.6. RZ-PD 26-0339

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

 Testimony provided.

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

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

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

 Testimony provided.

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

D.9. RZ-PD 26-0528

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

 Testimony provided.

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

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

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

 Testimony provided.

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

D.12. RZ-PD 26-0560

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

 Testimony provided.

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

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

 ADJOURNMENT

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

PD 26-0338

Williams Road

Application No. RZ 26-0338
Name: Kami Corbett
Entered at Public Hearing: ZHMI
Exhibit # 1
Date: 05/26/2026

Unincorporated Hillsborough County
Zoning Hearing Master
May 26, 2026

**TAMPA
CIVIL**

RICHMOND
AMERICAN HOMES

HWH | HILL WARD
HENDERSON

General Site Location

- 11.43 +/- acres
- East of Williams Road,
South of E Broadway
Avenue
- Within the Urban Service
Area and Brandon
Community Plan Area



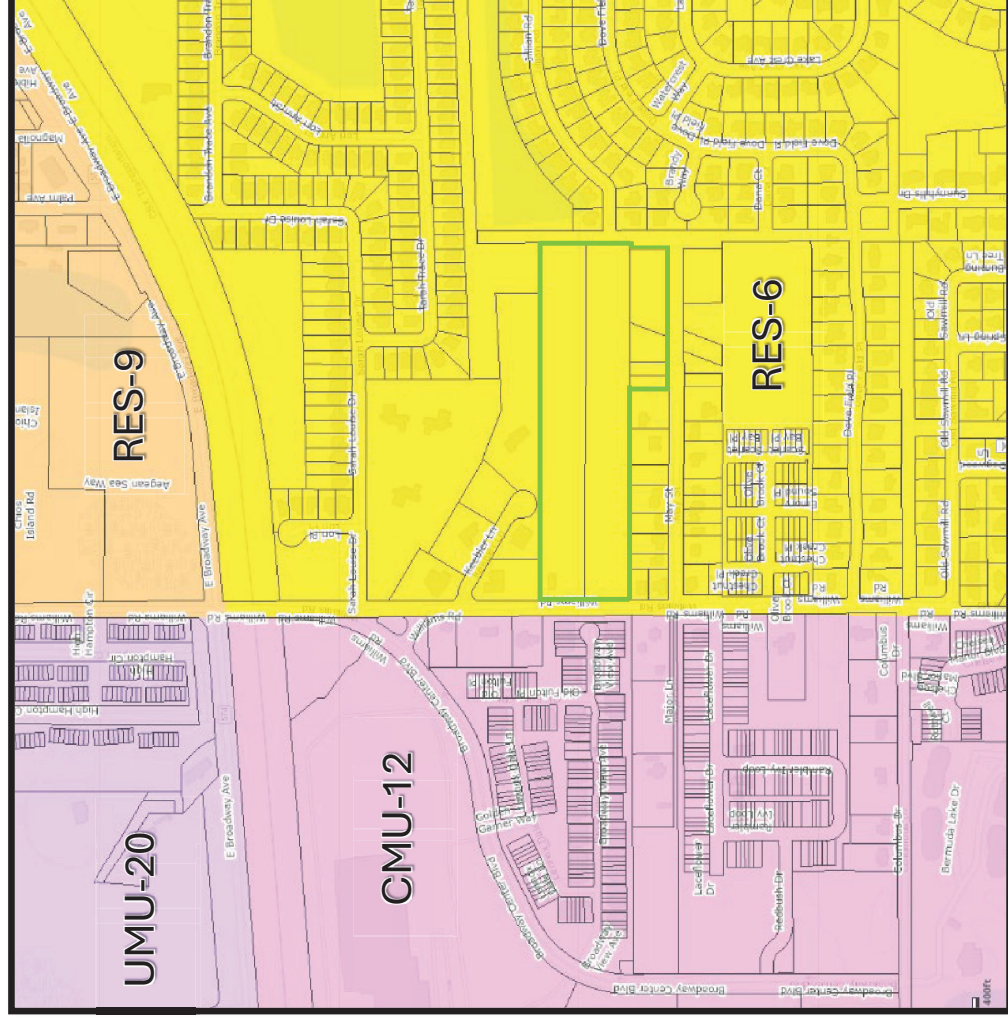
Zoning and Land Use

- Zoned ASC-1-R and RSC-6

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



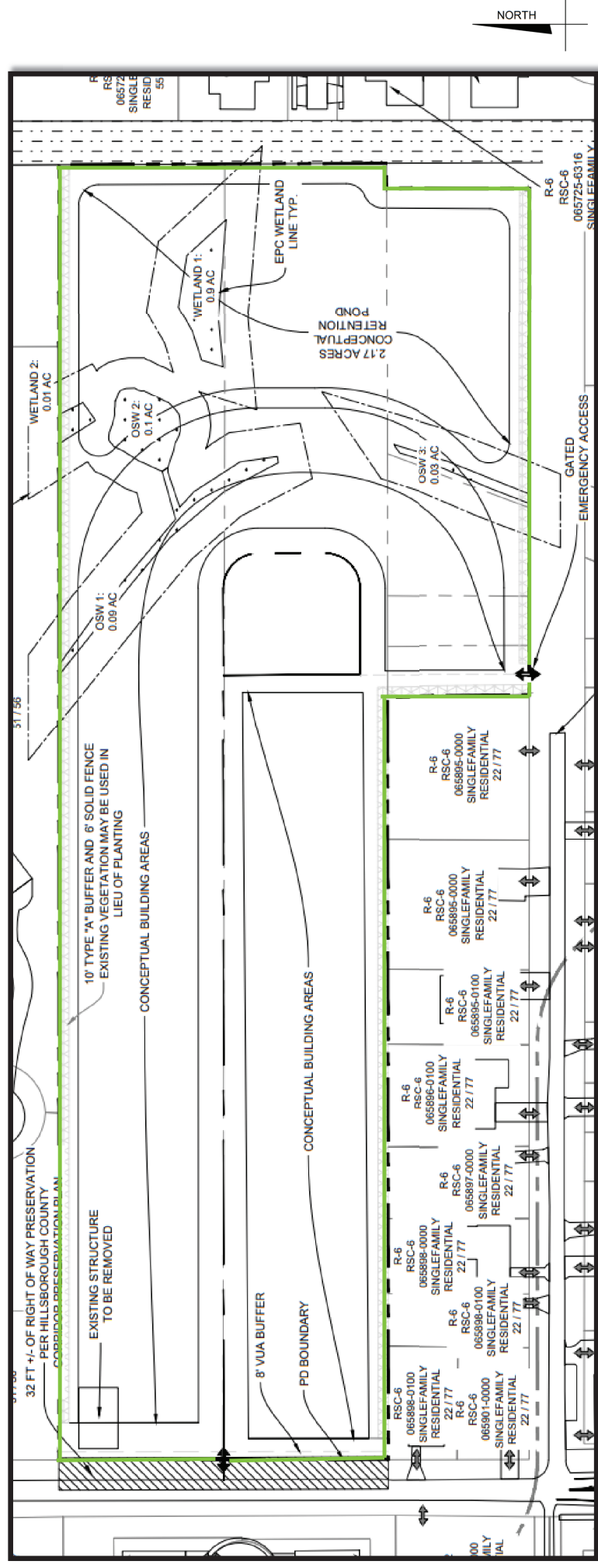
Future Land Use



- Residential-6 Future Land Use category
- **Maximum density:** 6 units per acre

Request

- Rezone from ASC-1-R & RSC-6 to PD for the development of up to **49** single-family detached lots
- **Proposed density:** 4.3 units per acre
- Main access from Williams Road with **no connection to Jillian Road proposed**

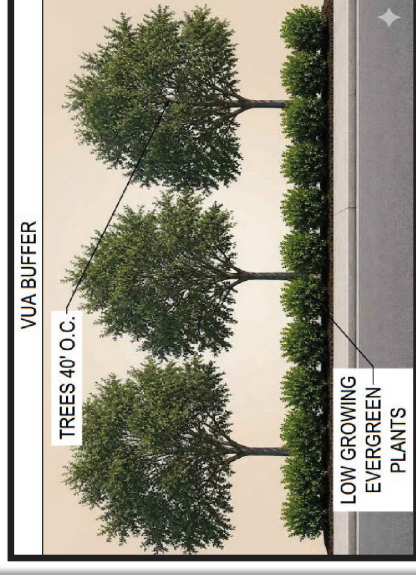
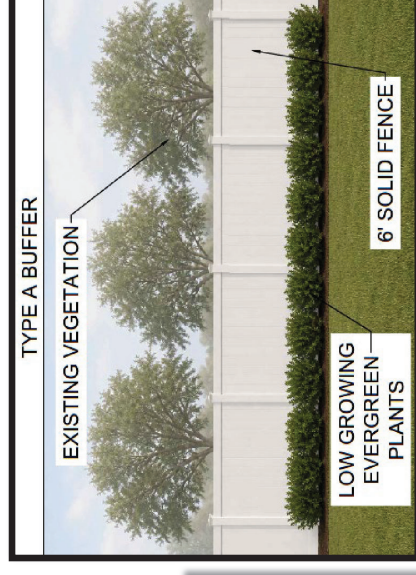
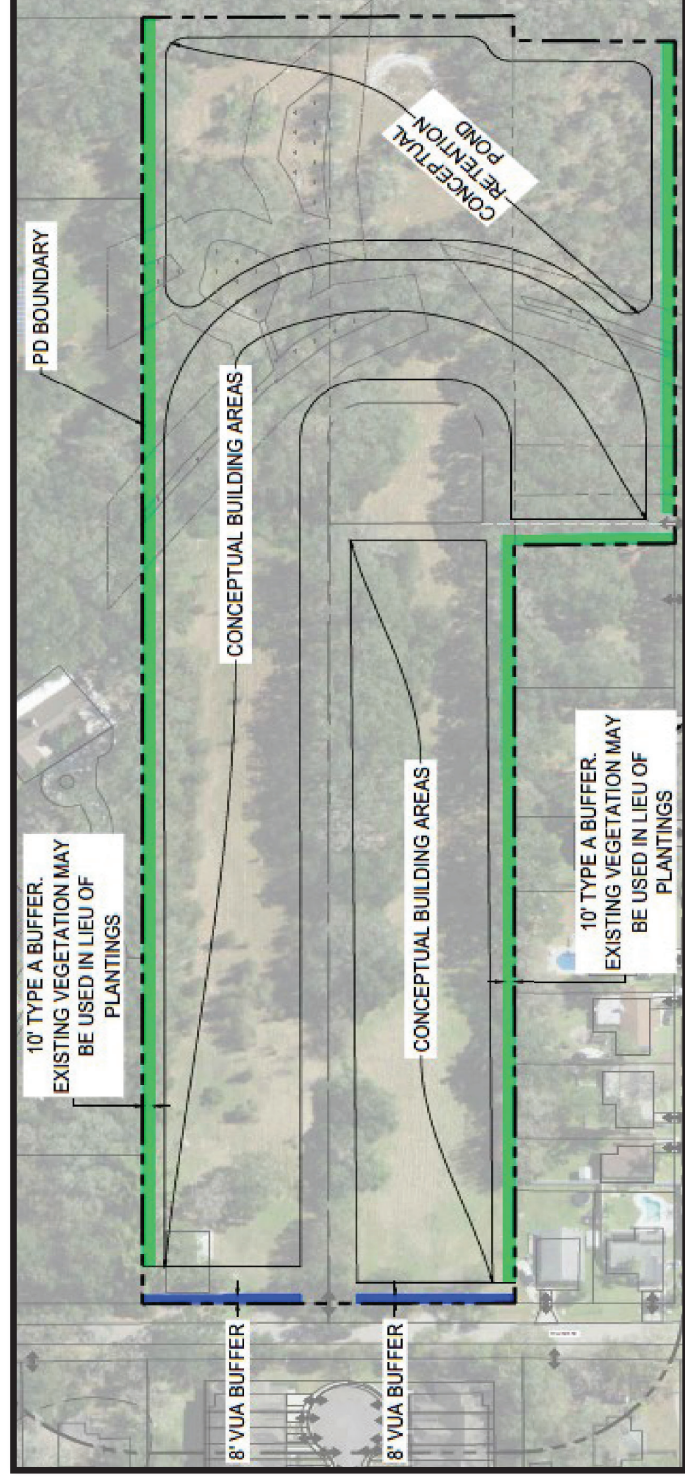


Conceptual Layout

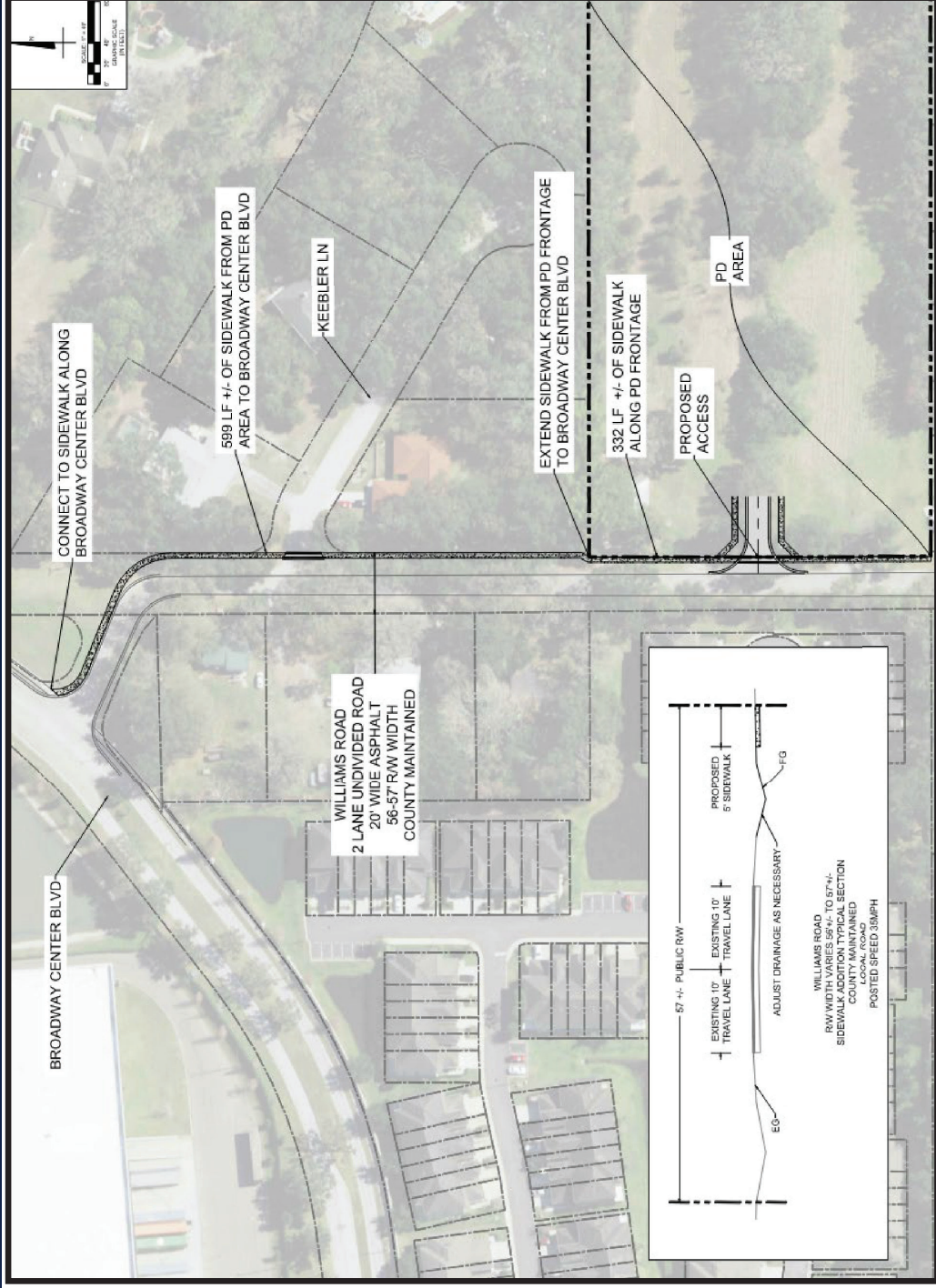


Buffering and Screening

- 10' Type A buffer provided where not required
- 8' VUA buffer provided along Williams Road
- Large stormwater pond along eastern boundary



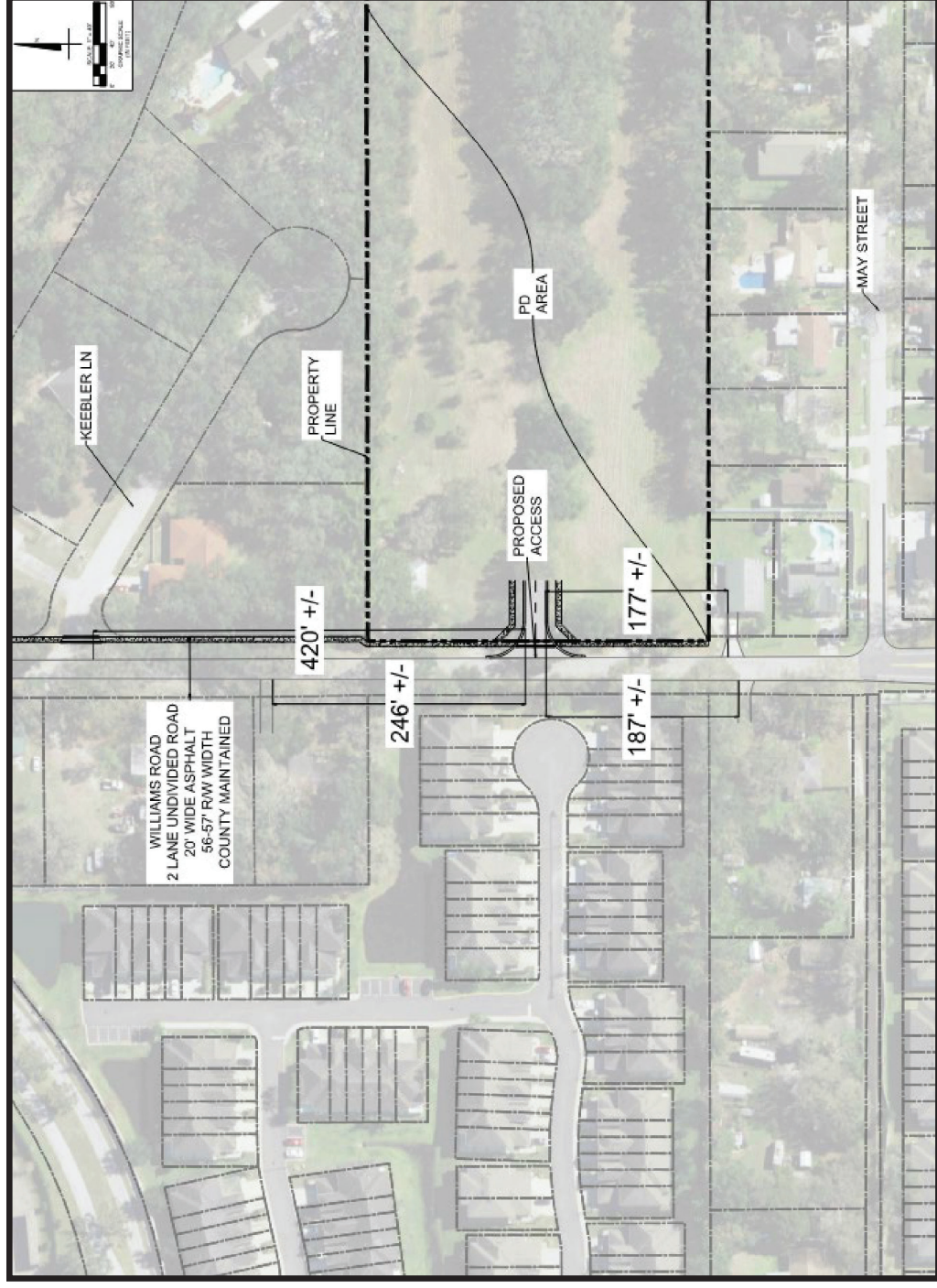
Sidewalk Extension



Conclusion

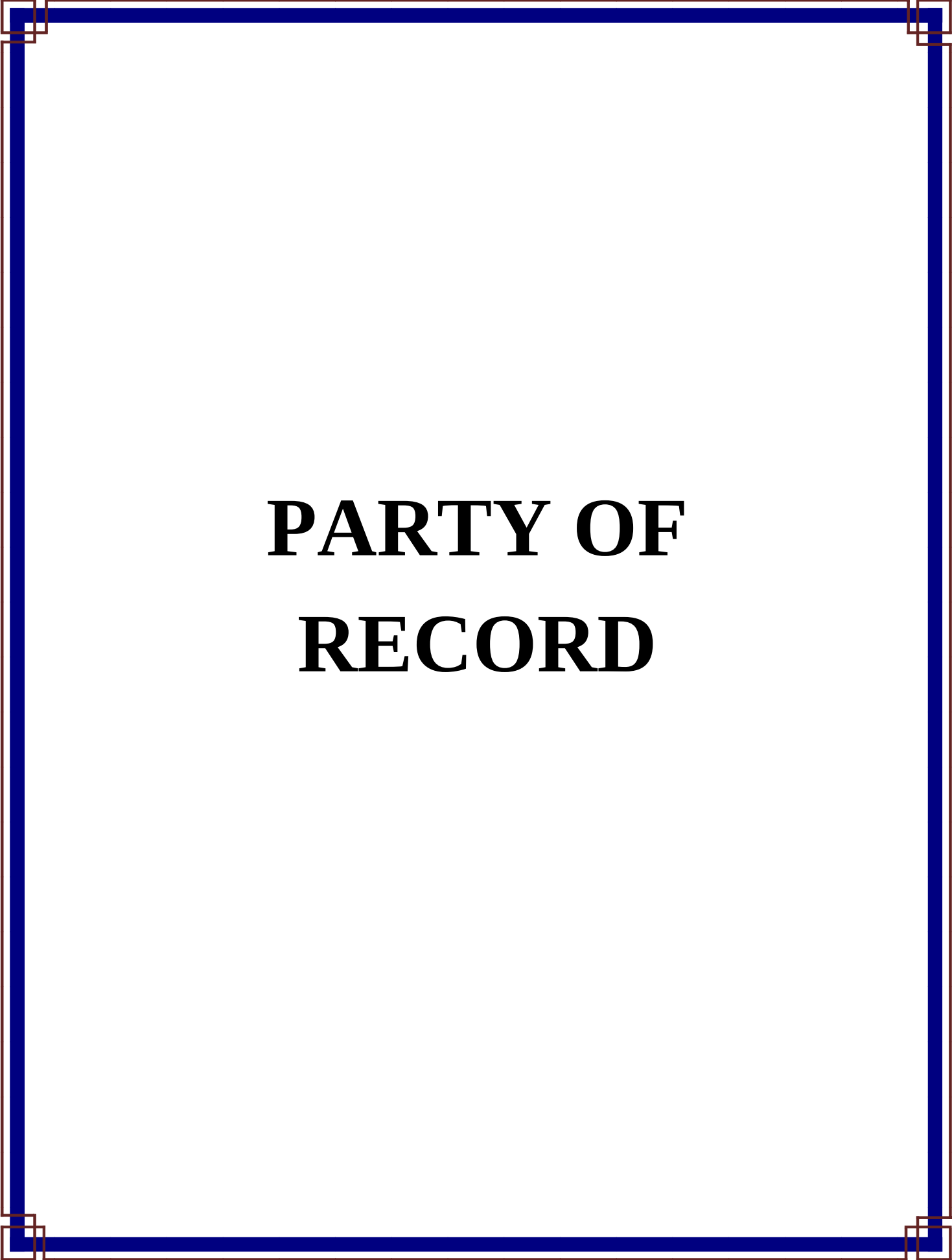
- COMPATIBLE with the surrounding development pattern
- Planning Commission Staff finds this request CONSISTENT with the Hillsborough County Comprehensive Plan, subject to proposed conditions
- Development Services Staff finds this request APPROVABLE, subject to proposed conditions
- Applicant respectfully requests APPROVAL

Access Spacing



Lot Standards

• Minimum Lot Size:	4,400 Sq Ft
• Minimum Lot Width:	40 Ft
• Minimum Lot Depth:	110 Ft
• Minimum Front Yard Setback:	20 Ft from garage to ROW 10 Ft from principal structure to ROW
• Minimum Rear Yard Setback:	20 Ft
• Minimum Side Yard Setback:	5 Ft
• Corner Side Setback:	10 Ft
• Maximum Building Height:	35 Ft
• Maximum Lot Coverage:	75%



PARTY OF RECORD

From: Alyssa Applegate <a.applegate89@gmail.com>
Sent: Wednesday, March 18, 2026 6:20 PM
To: Hearings
Subject: Opposition to Rezoning Application RZ-PD 26-0338 – Jillian Road Area

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

Dear Hearing Master,

My name is Alyssa Applegate, and I reside at 1731 Jillian Road in Brandon, Florida. I have lived in this neighborhood for 6 years. **I am writing to formally oppose Rezoning Application RZ-PD 26-0338**, which proposes the construction of 69 homes behind our neighborhood and the conversion of Jillian Road from a quiet dead-end street into a through street.

I respectfully request that this rezoning be denied based on the following substantial concerns:

1. Incompatibility With Existing Neighborhood Character

Jillian Road is a low-density, dead-end residential street. Homeowners, including myself, purchased our properties specifically for the quiet, safe, and low-traffic environment.

The proposed development introduces a significantly higher density and a roadway connection that is not compatible with the established development pattern.

This conflicts with the Brandon Community Plan's emphasis on protecting existing neighborhoods and maintaining compatible transitions between land uses.

2. Traffic and Safety Hazards

Converting Jillian Road into a through street would introduce an estimated 650–700 additional vehicle trips per day, based on standard traffic engineering trip-generation rates for 69 homes.

Although our road has sidewalks and lighting, it is a narrower local road that was never designed to function as a connector or cut-through route.

Introducing subdivision-level traffic onto a road of this width creates safety concerns for residents, increases congestion, and changes the fundamental character of the street.

The proposal does not meet the County's requirement that rezonings avoid creating unsafe traffic or circulation conditions.

3. Environmental and Stormwater Impacts

The wooded area and creek behind Jillian Road serve as a natural drainage basin and stormwater buffer.

Removing these features would increase runoff, erosion, and the risk of flooding for existing homes—especially during heavy rainfall events that already raise water levels in the creek.

The environmental sensitivity of this area does not support the proposed density or land disturbance.

4. Loss of Natural Buffer and Wildlife Habitat

The wooded land behind our homes provides a critical wildlife corridor and a natural buffer that reduces noise, light pollution, and visual impacts.

Its removal would displace wildlife, reduce privacy for existing residents, and diminish the overall quality of life in our neighborhood.

5. Infrastructure Limitations

Local roads and stormwater systems were not designed to support the traffic volume and runoff associated with a 69-home subdivision.

The infrastructure upgrades required to accommodate this development would place additional strain on the surrounding community and do not align with responsible planning principles.

Request

For these reasons, I respectfully ask that the Hearing Master deny **Rezoning Application RZ-PD 26-0338** due to incompatibility with the existing neighborhood, traffic safety concerns, environmental impacts, and infrastructure limitations.

Thank you for your time and consideration. I plan to attend the public hearing on April 27, 2026, and I appreciate the opportunity to provide written comments in advance.

Sincerely,
Alyssa Applegate
1731 Jillian Road
Brandon, FL 33510
Phone: 812-841-9032
Email: a.applegate89@gmail.com

From: formstack@hillsboroughcounty.org
Sent: Monday, May 11, 2026 8:52 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-26-0338). Please add to hearing record.



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

Submitted at 05/11/26 8:51 AM

Your Commissioner(s)

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

4 | Commissioner Christine Miller (District 4)

Your Information

Your Name::

Theresa Bauer

Your Phone Number::

(813) 928-8283

Your Email Address::

Back2Bauer@yahoo.com

Your Message

Your Subject (required)::

Opposition to

Your Message (required)::

Inquiry taken by Callie 05/11/2026 at 8:42AM

Has a letter of opposition, she will be dropping it off to front desk. Said she believes it will be heard on a meeting on the 26th. Asking about 1 opposition per resident to sign? and questions about petitions

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD-26-0338



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, May 11, 2026 1:40 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 26-0338). Please add to hearing record.



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

Submitted at 05/11/26 1:40 PM

Your Commissioner(s)

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

4 | Commissioner Christine Miller (District 4)

Your Information

Your Name::

Theresa Bauer

Address:

1805 Brandy Way
Brandon, FL 33510

Your Phone Number::

(813) 685-5031

Your Email Address::

back2bauer@yahoo.com

Your Message

Your Subject (required)::

Objection to RZ-PD 26-0338 - Ms. Theresa Bauer

Your Message (required)::

Inquiry taken by Callie 05/11/2026 at 1:40PM by MAIL
(left on Cas' desk)

Wrote to express her objections regarding the proposed rezoning of RZ-PD 26-0338

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ-PD 26-0338



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Theresa Bauer <back2bauer@yahoo.com>
Sent: Monday, May 11, 2026 5:17 PM
To: Hearings
Subject: RZ-PD 26-0338
Attachments: Zoning Hearing Master.pdf

You don't often get email from back2bauer@yahoo.com. [Learn why this is important](#)

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

Hello Zoning Hearing Master. Please see the attached letter regarding RZ-PD 26-0338.

Thank you.

Theresa Bauer

May 11, 2026

The Zoning Hearing Master
601 E. Kennedy Boulevard
Tampa, FL 33602

RE: Opposition to RZ-PD 26-0338

Dear Zoning Hearing Master,

I am writing to formally voice my objections regarding the proposed rezoning of RZ-PD 26-0338.

I have resided in the area for over 40 years and have lived in my home for over 28 years (Brandon Lakewood Estates Addition No. 3). I graciously request the rezoning be denied or concessions be made based on the following concerns:

1. **Not Consistent with Comprehensive Plan** – With the exception of The Brooke Villas located on the *east side of Williams Road*, the homes are all single family homes. The homes on Jillian Road and the surrounding area are single family homes. The current development plan is for single family homes. What assurances are in place that the plans will *not* be amended to townhomes?
2. **Traffic and Safety Concerns** – During peak hours, the surrounding roads are already experiencing congestion at the intersections of Williams Road, Broadway Center Boulevard and Broadway Avenue due to additional developments in the area on the west side of Williams Road. Dove Field Place and Sunnyhills Drive are now used as a cut-through street to gain access to Lakewood Drive. Adding the possibility of up to 68 units will significantly increase vehicle volume along Dove Field Place. Many families on Dove Field Place have children. The proposed new development will increase the traffic flow with the potential for an accident, especially with no sidewalks on these streets. Is there any consideration for putting speed bumps on Dove Field Place from Lakewood Drive to Sunnyhills Drive?
3. **Flooding issues and storm water concerns** - The growth, development, and growing population in Brandon leads to increased flooding hazards, runoff, erosion and environmental risks. The proposal shows 2.17 acres for a retention pond which is less than the 25% required for 11.43 acres +/- . The property at the SE corner of this development is prone to flooding. What assurances are in place that the drainage will go to the west and not the SE corner?
4. **Loss of Natural Habit** - As the proposed site and surrounding area is home to large variety of wildlife species, some of which may be endangered or threatened. The removal of vegetation and alteration of natural landscapes will disrupt these ecosystems and reduce biodiversity.
5. **Quality of Life and Noise** – Increased noise, reduced privacy and higher population density could negatively affect the character and livability of the surrounding neighborhoods. There is no mention of a buffer for the eastern edge of the development noted in the Additional/Revised Information Sheet dated May 6, 2026.

For these reasons, I respectfully request RZ-PD 26-0338 be rejected or concessions be made to address the above concerns.

The Honorable Christine Miller
Page 2

May 11, 2026

Your attention to this matter is greatly appreciated. I look forward to your response and to seeing a decision that prioritizes the above referenced concerns.

Sincerely,

Ms. Theresa Bauer
1805 Brandy Way
Brandon, FL 33510
813-685-5031
back2bauer@yahoo.com

Rivas, Keshia

From: Brandi Harp <brandib911@gmail.com>
Sent: Wednesday, March 18, 2026 7:05 PM
To: Hearings
Subject: RZ PD 26-0338

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

Earlier today my dog was barking because someone was outside. I checked the security camera and saw a County worker putting a sign up. I went outside to see to see it when I got a chance. You can't see the sign from the road because it's at the edge of the creek slope and behind shrubbery. It needs to be relocated in front of the red reflector signs so people can see it. Attached is a picture. There is no sign at the beginning of the street, so there should be one placed there as well. I also signed up for notifications for public hearings for this exact reason years ago, and never received an email about this plan that affects my street. If it wasn't for my dog, my neighbors and I might have never known. It's like the County doesn't want us to know, because they know the residents will not be happy about this plan.

Brandi Harp
1734 Jillian Rd

Rivas, Keshia

From: Brandi Harp <brandib911@gmail.com>
Sent: Wednesday, March 18, 2026 7:29 PM
To: Hearings
Subject: Re: RZ PD 26-0338

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



On Wed, Mar 18, 2026, 7:04 PM Brandi Harp <brandib911@gmail.com> wrote:

Earlier today my dog was barking because someone was outside. I checked the security camera and saw a County worker putting a sign up. I went outside to see to see it when I got a chance. You can't see the sign from the road because it's at the edge of the creek slope and behind shrubbery. It needs to be relocated in front of the red reflector signs so people can see it. Attached is a picture. There is no sign at the beginning of the street, so there should be one placed there as well. I also signed up for notifications for public hearings for this exact reason years ago, and never received an email about this plan that affects my street. If it wasn't for my dog, my neighbors and I might have never known. It's like the County doesn't want us to know, because they know the residents will not be happy about this plan.

Brandi Harp
1734 Jillian Rd

Dwayne Payne
1715 Jillion Rd
Brandon FL
33510

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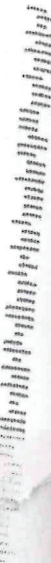


601 E. Kennedy Blvd
Tampa FL 33602

Intake
2019 04/21/26
Rec'd

Development Services

33602-415699



Petition to Oppose Rezoning Application RZ-PD 26-0338 (Jillian Road – Brandon, FL)

We, the residents and community members of Jillian Road and the surrounding Brandon area, oppose Rezoning Application RZ-PD 26-0338, which proposes building 69 homes behind our neighborhood and converting Jillian Road from a quiet dead-end street into a through street.

This change would significantly impact the safety, character, and environmental stability of our community. Your signature helps demonstrate community opposition and ensures our voices are heard at the April 27, 2026 public hearing.

lavon6568@gmail.com [Switch account](#)



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* Indicates required question

Email *

Your email

Petition Statement *

1. Neighborhood Incompatibility Jillian Road is a low-density, dead-end residential street. The proposed development introduces a much higher density and a roadway connection that is not compatible with the existing neighborhood character. 2. Traffic & Safety Risks Turning Jillian Road into a through street would add an estimated 650–700 vehicle trips per day. Jillian Road is a narrower local road not designed for cut-through traffic or subdivision-level volume. This creates significant safety risks for: • Residents who regularly walk their dogs • Children who play and bike in the neighborhood • Pedestrians using the sidewalks • Drivers backing out of driveways Dead-end roads converted into through-roads are associated with higher traffic speeds, more cut-through traffic, and increased crime, according to multiple urban-planning studies. More traffic and more strangers passing through a neighborhood reduce natural surveillance and increase opportunities for vehicle break-ins, theft, and other crimes. 3. Environmental & Stormwater Impacts The wooded area and creek behind Jillian Road serve as a natural drainage basin and stormwater buffer. Removing these features increases the risk of flooding, erosion, and environmental disruption. 4. Loss of Wildlife Habitat & Natural Buffer The wooded land behind our homes provides a wildlife corridor and natural buffer that protects privacy, reduces noise, and maintains ecological balance. 5. Infrastructure Limitations Local roads and stormwater systems were not designed to support the traffic and runoff associated with a 69-home

subdivision. Do you oppose or support the
through street and building of 69 homes?

Your answer

No

Full Name * Dwayne Lavon Payne

Your answer

Address *
1715 Jillian Rd

Your answer

Email (Optional)

Your answer

Are you a resident of Jillian Road or the
surrounding neighborhood? *

- ☒ Yes, I live on Jillian Road
- ☐ Yes, I live in the surrounding Brandon
area
- ☐ No, but I support the petition

Comments (Optional)

Your answer

Dont want the traffic
I feel safe with the dead end street

☒ Send me a copy of my responses.

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Nothing to take
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NaOH	0.3M	0.3M
NaOH	0.4M	0.4M
NaOH	0.5M	0.5M
NaOH	0.6M	0.6M
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NaOH	0.9M	0.9M
NaOH	1.0M	1.0M

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Petition to Oppose Rezoning Application RZ-PD 26-0338 (Jillian Road – Brandon, FL)

We, the residents and community members of Jillian Road and the surrounding Brandon area, oppose Rezoning Application RZ-PD 26-0338, which proposes building 69 homes behind our neighborhood and converting Jillian Road from a quiet dead-end street into a through street.

This change would significantly impact the safety, character, and environmental stability of our community. Your signature helps demonstrate community opposition and ensures our voices are heard at the April 27, 2026 public hearing.

lavon6568@gmail.com [Switch account](#)



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* Indicates required question

Email *

Your email



Petition Statement *

1. Neighborhood Incompatibility Jillian Road is a low-density, dead-end residential street. The proposed development introduces a much higher density and a roadway connection that is not compatible with the existing neighborhood character. 2. Traffic & Safety Risks Turning Jillian Road into a through street would add an estimated 650–700 vehicle trips per day. Jillian Road is a narrower local road not designed for cut-through traffic or subdivision-level volume. This creates significant safety risks for: • Residents who regularly walk their dogs • Children who play and bike in the neighborhood • Pedestrians using the sidewalks • Drivers backing out of driveways Dead-end roads converted into through-roads are associated with higher traffic speeds, more cut-through traffic, and increased crime, according to multiple urban-planning studies. More traffic and more strangers passing through a neighborhood reduce natural surveillance and increase opportunities for vehicle break-ins, theft, and other crimes. 3. Environmental & Stormwater Impacts The wooded area and creek behind Jillian Road serve as a natural drainage basin and stormwater buffer. Removing these features increases the risk of flooding, erosion, and environmental disruption. 4. Loss of Wildlife Habitat & Natural Buffer The wooded land behind our homes provides a wildlife corridor and natural buffer that protects privacy, reduces noise, and maintains ecological balance. 5. Infrastructure Limitations Local roads and stormwater systems were not designed to support the traffic and runoff associated with a 69-home

subdivision. Do you oppose or support the through street and building of 69 homes?

Your answer

No

Full Name *

Your answer

Dwight Payne

Address *

Your answer

1715 Jillian Rd

Email (Optional)

Your answer

Are you a resident of Jillian Road or the surrounding neighborhood? *

- ☒ Yes, I live on Jillian Road
- ☐ Yes, I live in the surrounding Brandon area
- ☐ No, but I support the petition

Comments (Optional)

Your answer

There is a lot of traffic now
and then it will be more traffic and unsafe

☒ Send me a copy of my responses.

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