

Rezoning Application: PD 25-1386
Zoning Hearing Master Date: March 23, 2026
BOCC Land Use Meeting Date: May 12, 2026

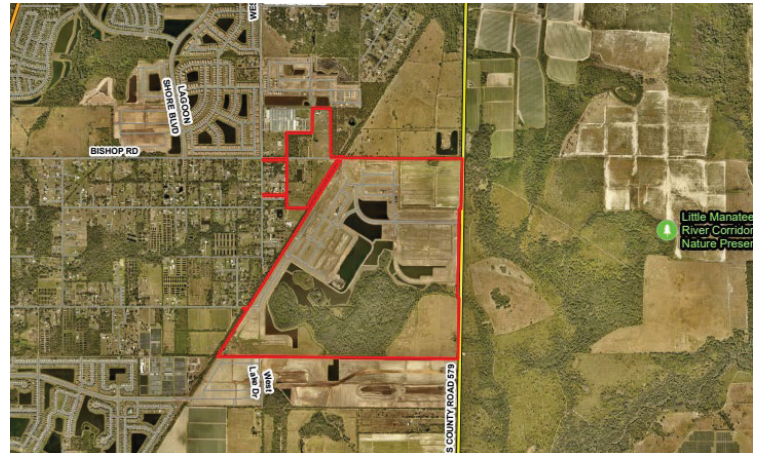


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Highland Homes
FLU Category: RES-4
Service Area: Urban
Site Acreage: 634.66 +/-
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The applicant seeks to rezone approximately 634 acres from PD 18-1048 (as most recently modified by PRS 24-1033), AS-1 (Agriculture, Single-Family Conventional), and AR (Agricultural Rural) to PD (Planned Development) for 2,000 attached/detached single-family homes. A Right-of-Way vacating application is associated with this application.

Zoning:	Existing			Proposed
District(s)	PD 18-1048	AS-1	AR	PD 25-1386
Typical General Use(s)	Single-Family Residential Detached, Residential Support Uses, Public School	Single-Family Residential Detached	Agriculture and Single-Family Residential Detached	Single-Family Residential Attached and Detached
Acreage	532 +/-	78 +/-	24 +/-	634
Density/Intensity	3.84 units per acre	1 unit per acre	1 unit per 5 acres	3.15 units per acre (2,000 units)
Mathematical Maximum*	1,056 units	78 units	4 units	2,536 units per FLU

*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	PD 18-1048	AS-1	AR	PD 25-1386
Lot Size / Lot Width	5,500 – 4,400 sf / 50' – 40'	1 acre / 150'	5 acres / 150'	<u>Detached:</u> 3,520 – 6,600 sf / 32' – 60' <u>Attached:</u> 2,200 – 4,400 sf / 20'-40'
Setbacks/Buffering and Screening	20' Front 20' Rear 5' Sides	50' Front 50' Rear 15' sides	50' Front 50' Rear 25' Sides	<u>Detached:</u> 10'-20' Front 15'-20' Rear 5' Sides <u>Attached:</u> 20' Front 15' Rear 5'-10' Sides
Height	35'	50'	50'	Detached: 35' / 2-stories Attached: 35' / 2-stories

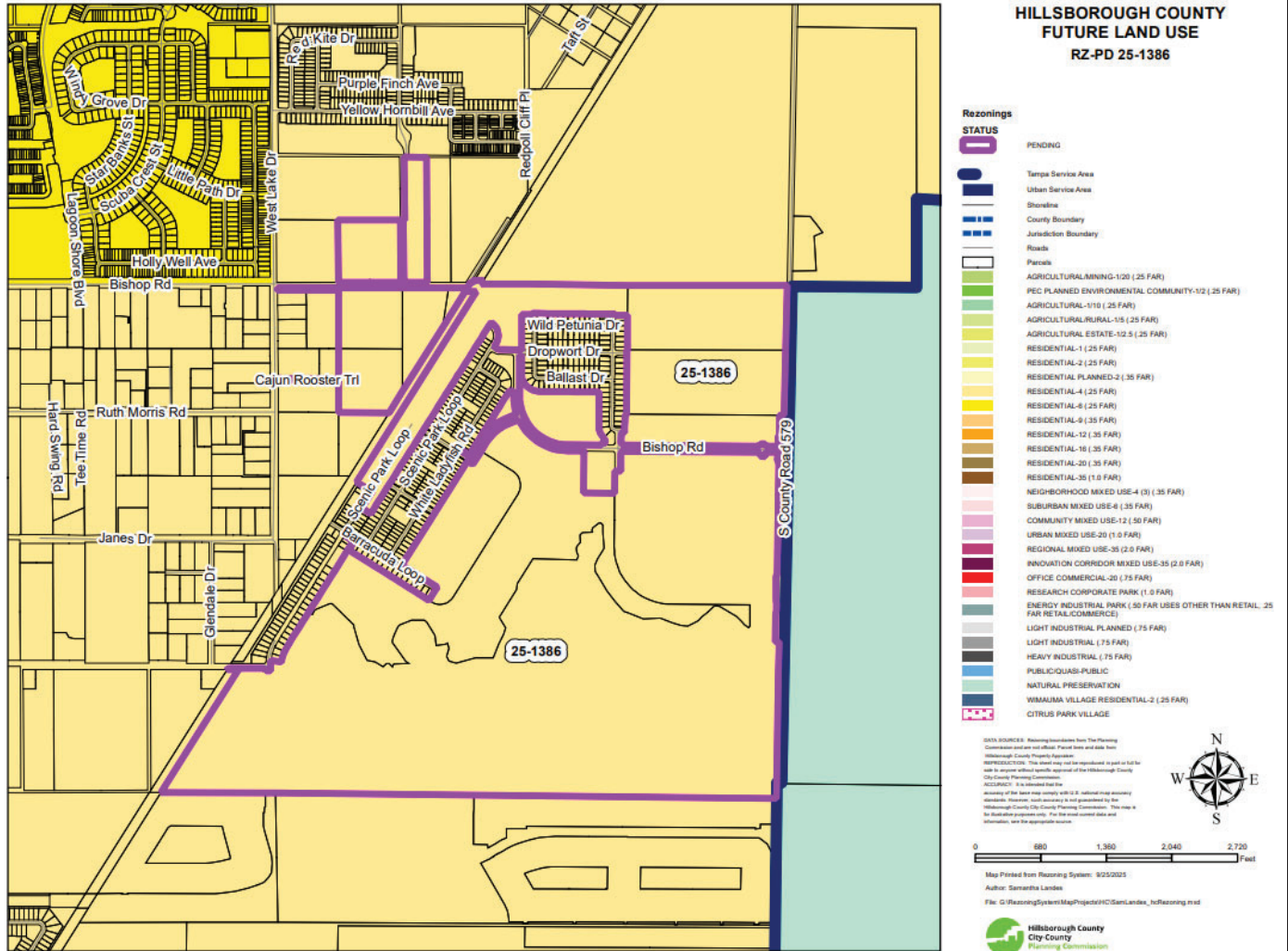
APPLICATION NUMBER:	PD 25-1386	
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BOCC LUM MEETING DATE:	May 12, 2026	Case Reviewer: Michelle Heinrich, AICP

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

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

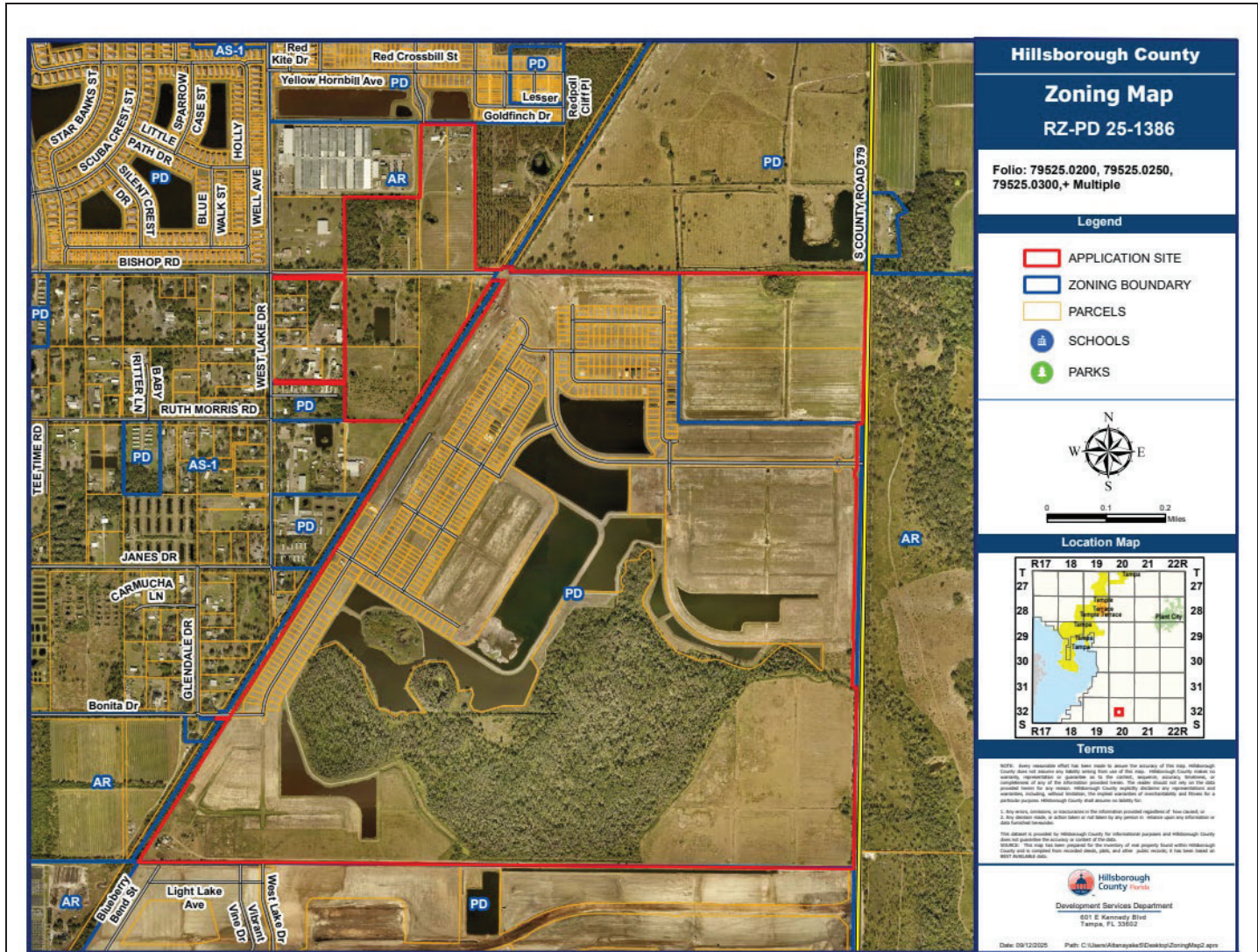
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4-units per acre / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

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	PD 25-0469 AR PD 21-0959	3.17 u/a, 1 unit per 5 acres, 4 u/a	Residential, Agriculture	Undeveloped, Agriculture, Stormwater/Residential
South	PD 25-0371 AS-1	3.6 - 3.9 u/a, 1 u/a	Residential, Agriculture	Undeveloped, Agriculture
East	AR	1 unit per 5 acres	Residential, Agriculture	Agriculture, Conservation
West	AS-1, AR	1 u/a, 1 unit per 5 acres	Residential, Agriculture	Residential, Agriculture

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bishop Rd.	County Collector – Rural (New Internal Sections are Urban)	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other - Roundabout
CR 579	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
W. Lake Dr.	County Collector – Urban and Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – TBD/ Roundabout
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	12,713	1,846	1,181
Proposed	15,485	1,242	1,412
Difference (+/-)	(+) 2,772	(-) 604	(+) 231

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian & Vehicular	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
CR 579/ Substandard Roadway	Design Exception Revision Needed	Conceptually Approvable
Bishop Rd. (W. Lake Dr. to W. Boundary Pod C)/ Substandard Roadway	Design Exception Requested	Approvable
Bishop Rd. (W. Lake Dr. to US 301) / Substandard Roadway	Deminimis Design Exception Requested	Previously Approved
Bishop Rd./ Access Spacing	Administrative Variance Requested	Approvable
Bishop Rd./ Right Turn Lane Variances	Administrative Variance Needed	Conceptually Approvable
W. Lake Dr. (Internal to Project)/ New Typical Section	Deminimis Design Exception Requested	Previously Approved
W. Lake Dr. (External to Project)/ New Typical Section and Substandard Road	Deminimis Design Exception Requested	Previously Approved
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	
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 Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$9,445 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$18,678 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$23,745				

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area approved for/developing with master planned residential subdivisions at densities between 3 to 4 units per acre – such as PD 25-0469 and PD 21-0959 to the north and PD 25-0371 to the south. The site is located within the Urban Service Area and RES-4 Future Land Use category.

The proposal includes various housing types at development standards which are comparable to the surrounding developments.

Staff finds the proposed development to be compatible with the surrounding area's development pattern.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions of approval.

3. Revise the label reading “Proposed Peanut Roundabout – See Conditions of Approval” to instead state “Proposed Irregularly Shaped Roundabout – See Conditions of Approval”.
4. Label Dropwort Dr., Purple Thistle Rd. and Breezy Hammock Rd.
5. Modify the Typical Section for Roads A, B and C to correct the left side parking measurement, and add labels for the travel lanes, drop curb and 8-foot-wide and 2-foot-wide grass strips.
6. Modify the Typical Section for Alleyways A and B to add labels for the travel lanes, ribbon curb and 5-foot-wide grass strips.
7. Correct the CR 579 label to indicate right-of-way on the roadway is variable width (and provide the minimum and maximum extents of widths along the project’s frontage).
8. Show/label right-of-way preservation areas and additional and potential right-of-way dedication and conveyance areas along CR 579 frontage.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 3, 2026.

1. The project shall be limited to a maximum of 2,000 residential units (attached and detached).

2. The project shall comply with the following development standards:

Single-Family Detached Conventional:

Minimum Lot Size: 4,400 sf

Minimum Lot Width: 40 ft

Minimum Front Yard Setback: 20 ft* (see also condition 26)

Minimum Side Yard Setback: 5 ft

Minimum Rear Yard Setback: 15 ft

Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Minimum Lot Size: 5,500 sf

Minimum Lot Width: 50 ft

Minimum Front Yard Setback: 20 ft* (see also condition 26)

Minimum Side Yard Setback: 5 ft

Minimum Rear Yard Setback: 15 ft

Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Minimum Lot Size: 6,600 sf

Minimum Lot Width: 60 ft

Minimum Front Yard Setback: 20 ft* (see also condition 26)

Minimum Side Yard Setback: 5 ft
Minimum Rear Yard Setback: 15 ft
Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Townhome (Single-Family Attached): Buildings to be limited to a maximum of 8 attached units

Minimum Lot Size: 2,200 sf
Minimum Lot Width: 20 ft
Minimum Front Yard Setback: 20 ft*(see also condition 26)
Minimum Side Yard Setback: 10 ft
Minimum Rear Yard Setback: 15 ft
Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Villas (Two-Family Attached):

Minimum Lot Size: 4,400 sf
Minimum Lot Width: 40 ft
Minimum Front Yard Setback: 20 ft* (see also condition 26)
Minimum Side Yard Setback: 5 ft
Minimum Rear Yard Setback: 15 ft
Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed.

Bungalow (Single-Family Detached, Rear Garage Access only):

Minimum Lot Size: 3,520 sf
Minimum Lot Width: 32 ft
Minimum Front Yard Setback: 10 ft*
Minimum Side Yard Setback: 5 ft
Minimum Rear Yard Setback: 20 ft (see also condition 26)
Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet.

3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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).
10. 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.
11. The subject application is adjacent to ELAPP preserve, the Little Manatee River Corridor. Per LDC 4.01.11 compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development but not necessarily limited to; access, prescribed fire and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department and shall be required as a condition of granting a Natural Resources Permit.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
13. The developer shall construct project access connections, roadway stubouts, and gated emergency connections as shown on the PD site plan. Notwithstanding the layout shown on the PD site plan, to the extent such layout does not meet the Sec. 6.02.01.H. emergency access requirements, the developer shall be required to gain approval of alternate standards as permitted by Sec. 6.02.01.H.6. or may propose additional emergency access connections without further modification of the PD as permitted by Section 6.02.01.H.7.
14. Construction access shall be limited to those proposed non-emergency access connections shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

15. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devices (MUTCD), the developer shall place signage which identifies roadway stubouts as a "Future Roadway Connection."
16. The developer shall construct an extension of Bishop Rd. between the western property boundary of Pod C and CR 579 as a collector roadway.
17. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
 - a) The developer shall construct a collector roadway extension of W. Lake Dr., between Bishop Rd. and proposed Access Y (along the southern project boundary) consistent with the Design Exception specified in Condition 15, hereinabove;
 - b) Together with each increment of development taking access to the W. Lake Dr. extension, the developer shall submit a trip generation and site access analysis which analyzes anticipated trips at internal project access connections along the extension. The developer shall construct any left or right turn lanes found to be warranted if required pursuant to Sec. 6.04.04.D. of the LDC;
 - c) No homes shall be permitted to take direct access to such collector roadway, all connections to the roadway shall comply with Sec. 6.04.07 access spacing standards, and no connections shall be permitted on a roadway intersecting with W. Lake Dr. within 125 feet of its intersection with W. Lake Dr. (and any existing permitted connections within 125 feet shall be relocated); and,
 - d) Those portions of the project that are generally south of Access/Cross-Access X, west of the wetland, which have already been platted, and that will be affected by the W. Lake Dr. extension, shall be replated prior to issuance of any building permits within affected areas. Replating is necessary to provide required right-of-way for the road extension and any required site access improvements, as well as reconfigure the internal roadway networks as necessary to comply with access spacing.
18. The access labeled as "Access/Cross Access X" shall be located so as to align with the proposed extension of the W. Lake Drive right of way, which right of way shall be extended through the project to align with "Access/Cross Access Y".
19. The access labeled as "Access/Cross Access Y" shall be located so as to align with the access arrow proposed within the PD to the south (i.e. PD 25-0371), as part of that project's W. Lake Drive extension.
20. The Bishop Rd. Extension, and W. Lake Dr. Extension shall be publicly owned and maintained. Roadways A, B and C shall be publicly maintained roadways (if accepted by the County) or shall be privately maintained with public access easements. Alleyways shall be privately owned and maintained; however, all alleyways shall have public access easements. All other roadways may be privately maintained or publicly maintained, subject to compliance with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan. All internal driveways shall be privately owned and maintained.
21. All roadways, alleyways, and driveways shall not be gated (except for those gated emergency access connections shown on the plan and any other emergency access connections [if any] which may be needed to satisfy Sec. 6.02.01.H. of the LDC and any requirements of the Hillsborough County Fire Marshalls).

22. Roadways A, B, and C within Pod A shall be constructed to the Typical Section standards shown on the PD site plan. All other roadways shall comply with the applicable Transportation Technical Manual (TTM) standards.
23. Alleyways A, B and C within Pod A shall be two-way alleyways constructed to the Typical Section standards shown on the PD site plan. Other alleyways may be one- or two-way alleyways. Other one-way alleyways shall meet the requirements of Transportation Technical Manual (TTM) TND-1 Typical Section. Other two-way alleyways shall also be permitted and shall comply with the TND-1 Typical Section; however, the pavement width shall be increased to a minimum of 16 feet. All rear loaded units not fronting a street shall instead front on a continuous sidewalk system with a minimum width of 5 feet. Such continuous sidewalk shall connect to a sidewalk within a roadway at both ends of the continuous sidewalk. Such sidewalks shall be privately owned and maintained with public access easements or other easements sufficient to grant rights of ingress/egress to each homeowner taking pedestrian access from such sidewalk system. Sidewalks may perpendicularly cross but otherwise shall not be permitted within or running adjacent to alleyways.
24. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, alleyways shall be designed as necessary to ensure that fire trucks, garbage trucks and other larger vehicles can safely turnaround/travel through the site
25. Except for the proposed Bungalows within Pod A, all other units shall be front loaded. With respect to Bungalows:
- a) No front or side yard vehicular access shall be permitted.
 - b) Rear setbacks for garages (whether attached or detached) shall be increased as necessary to provide a minimum of 24 feet between the far-side edge of alleyway pavement to the face of the garage. If units have garages and driveways within which cars may park, or only driveways within which cars may park, see related Condition 26.
26. Notwithstanding anything herein to the contrary, for all units where vehicles will be permitted to park within residential driveways, such driveways shall meet the following minimum requirements:
- a) For front and side loaded units, such driveways shall be a minimum of 20 feet long as measured between the façade of the garage (or façade of 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 any structure shall be permitted within 15 feet as measured from the closest edge of the sidewalk; and,
 - b) For rear (alleyway) loaded units, such driveways shall be a minimum of 20 feet long; however, in order to ensure sufficient backing and maneuvering distance, such minimum length shall be increased as necessary to ensure there is a minimum of 24 feet between the far-side edge of alleyway pavement and the point at which the minimum 20-foot-long driveway begins.
27. With respect to required site access improvements:
- a. Prior to or concurrent with development within Pod B, the developer shall construct an eastbound to southbound right turn lane on Bishop Rd. into Pod B.
 - b. Prior to or concurrent with development within Pod A, the developer shall construct an eastbound to northbound left turn lane on Bishop Rd. into Pod B.

- c. Prior to or concurrent with the next increment of development within Pod C, D or E, whichever occurs first, the developer shall construct a continuous left turn lane (with gore areas/striping as appropriate) between the western boundary of Pod C and CR 579.
 - d. The developer shall construct other site access improvements as required herein these conditions and/or pursuant to Sec. 6.04.04.D. of the LDC.
 - e. The developer shall dedicate and convey any additional right-of-way necessary to permit construction of these required turn lanes.
- 28. At the request of Hillsborough County, the developer shall submit a signal warrant analysis at the intersection of Bishop Rd. and CR 579. Such analysis shall be subject to review and approval by Hillsborough County Public Works. If a signal is found to be warranted, the developer shall design, permit and construct the signal.
- 29. The developer has proffered to install an irregularly shaped roundabout and associated geometric improvements (through the Mobility Fee Alternative Satisfaction Agreement [MFASA] process) at the intersection of W. Lake Dr. and Bishop Rd. The developer shall be responsible for the design and construction of required improvements, together with any traffic studies needed to support its installation (which shall be subject to the review and approval of Hillsborough County Public Works). The developer shall be required to dedicate and convey any right-of-way necessary to support the roundabout.
- 30. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve the necessary right-of-way (estimated as up to 25 feet) along its CR 579 frontage, such that a minimum of 54 feet of right-of-way is preserved west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and buildings setbacks shall be calculated from the future right-of-way line.
- 31. As CR 579 is a substandard collector roadway, the developer will be required to make certain improvements to CR 579 consistent with a new Design Exception (DE) which is required hereinbelow, and which will be largely based on a DE previously approved by the County Engineer (dated January 15, 2019) as further described below. Required improvements include:
 - a) The developer shall be permitted to utilize 10-foot-wide travel lanes (for both through lanes and turn lanes);
 - b) The developer shall construct 6-foot-wide stabilized shoulders along both sides of CR 579, between the southern project boundary and SR 674; and,
 - c) Between the southern project boundary and SR 674, the developer shall ensure that clear recovery is provided (up to 18 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone.

Notwithstanding the above, the developer shall submit a new DE, based on the above described previously approved DE and at a minimum to include the above listed elements a) through c), and which contemplates the following additional items:

- d) The developer shall construct a minimum 10-foot-wide multi-use pathway along the entirety of the project's CR 579 frontage; and,
- e) The developer shall dedicate and convey approximately 21.5 feet of right-of-way along the CR 579 project frontage, such that there is a minimum of 54 feet of right-of-way west of the existing CR 579 centerline. Notwithstanding the above, additional right-of-way dedication and conveyance may be required to accommodate required improvements, including installation of the 10-foot-wide multi-use pathway and/or conversion of any existing 5-foot-wide sidewalks along the project's CR 579 frontage to the 10-foot-wide multi-use pathway required by d), above.

Such new DE shall be submitted by the developer and approved by the County Engineer prior to issuance of the next plat/site/construction plan approval.

32. As Bishop Rd. is a substandard collector roadway, the developer shall make certain improvements to Bishop Rd. (between W. Lake Dr. and the western boundary of Pod C) consistent with the Design Exception request (dated February 5, 2026) and which was found approvable by the County Engineer (on March 10, 2026). Specific improvements include:

- a) The developer shall widen the roadway such that there are 11-foot-wide travel lanes and install Type "F" curbing along both sides of the roadway;
- b) In lieu of the 7-foot-wide buffered bicycle lanes and 5-foot-wide sidewalks required per TS-4, the developer shall construct 10-foot-wide multi-purpose pathways along both sides of the roadway;
- c) In lieu of the 8-foot-wide grass strip between the back and curb and sidewalk required per TS-4, the developer shall be permitted to utilize a variable width grass strip (between 0 and 5 feet) as necessary due to constraints; and,
- d) In lieu of the 2-foot grass strip required between the back of sidewalk and edge of right-of-way per TS-4, the developer shall be permitted to utilize a 1-foot grass strip.

The developer is proposing to dedicate a +/- 20-foot-wide strip of land to accomplish the above improvements. If PD 25-1386 is approved, the County Engineer will approve the Design Exception request.

33. The segment of Bishop Rd. between US 301 and W. Lake Dr. is a substandard collector roadway. If PD 25-1386 is approved, the County Engineer will approve a de minimis exception to a previously approved Design Exception (dated January 21, 2019) and which was previously approved by the County Engineer (on January 21, 2019). Specifically, developer shall make the following improvements, consistent with the Design Exception:

- a) The developer shall be permitted to utilize 10-foot-wide travel lanes;
- b) The developer shall ensure that clear recovery is provided (up to 14 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone; and,
- c) The developer shall regrade or shield ditches with a slope exceeding 3:1 within the clear recovery zone.

34. If PD 25-1386 is approved, the County Engineer will approve de minimis exceptions to two (2) previously approved Design Exceptions (both dated August 28, 2024) and both of which were approved by the County Engineer (on October 15, 2024) for the W. Lake Dr. substandard road improvements and new portions of W. Lake Dr. (both within and external to the site). As W. Lake Dr. is a substandard collector roadway, the developer will be required to make certain improvements to W. Lake Dr. consistent with the Design Exceptions. Specifically, along W. Lake Dr. (between Bishop Rd. and Janes Dr.), as well as those newly proposed portions of W. Lake Dr. within the project, the developer shall:
- a) Widen (or construct) the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
 - b) Install Type “F” curb and gutter along both sides of the roadway;
 - c) Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
 - d) Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The newly constructed portion of W. Lake Dr. between Janes Dr. and the project boundary shall be permitted to utilize a second typical section, which conforms to the above requirements but differs in the placement of the multi-purpose pathways. Specifically, that section will be permitted to utilize the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type “F” curb.

35. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated November 10, 2025) from the Section 6.04.07 LDC requirement governing access spacing of two connections to Bishop Rd., i.e. Mangrove Creek Dr. and CR 579. Approval of the variance will permit a 220-foot access spacing between these two connections. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 10, 2026). If PD 25-1386 is approved, the County Engineer will approve the above referenced Administrative Variance.
36. As the applicant is seeking relief from certain right turn lane requirements on Bishop Rd., the developer shall submit Sec. 6.04.02.B. Administrative Variance (AV) applications as further identified below, prior to approval of the next plat/site/construction plan within the PD. Specifically, the developer shall submit AV requests from the Section 6.04.04.D. requirements for the following intersections along the Bishop Rd. Extension within Pod C:
- a) Dropwort Dr.;
 - b) Purple Thistle Rd.; and,
 - c) Breezy Hammock Rd.
37. If PD 25-1386 is approved, once such AV requests are received, the County Engineer will approve the AVs.
38. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
39. 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:**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.

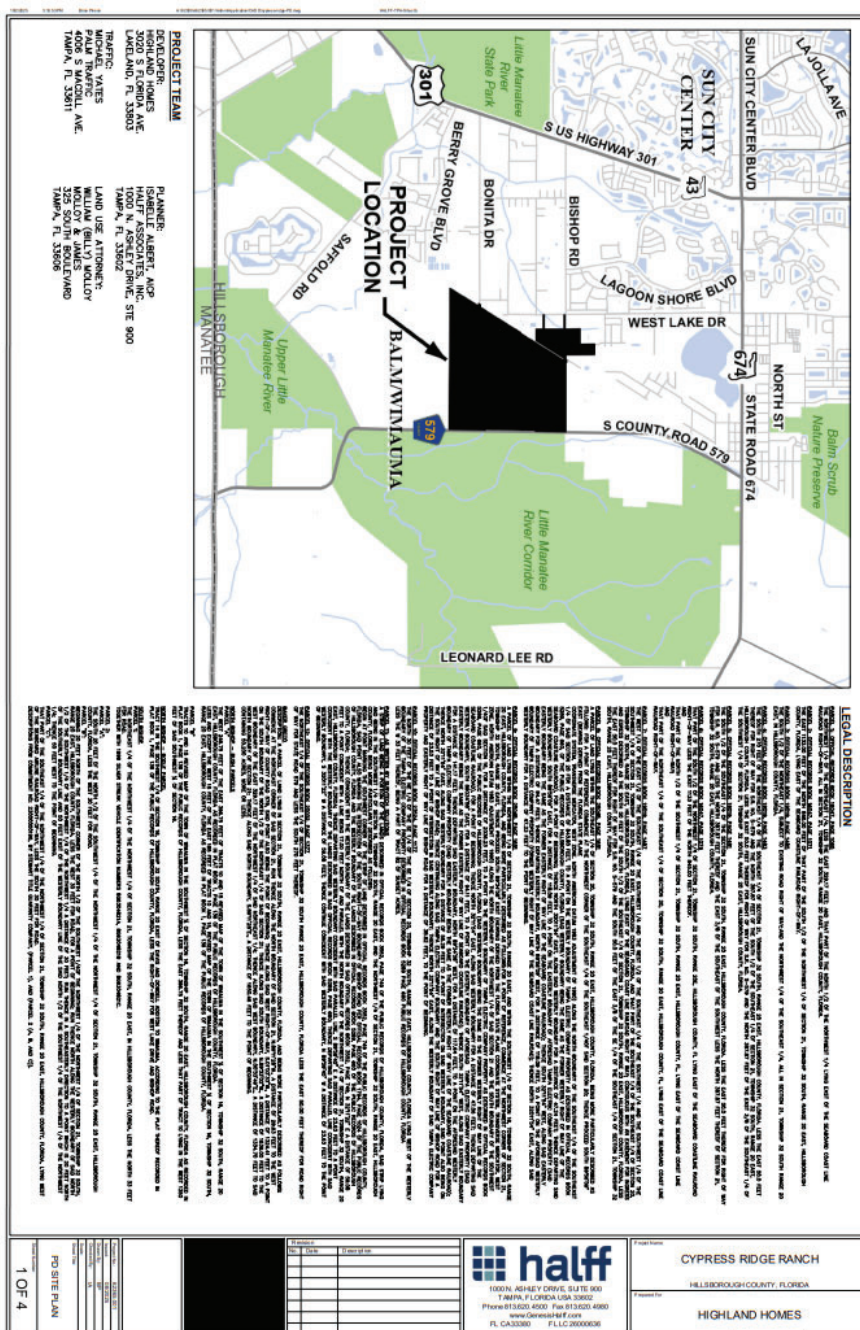
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

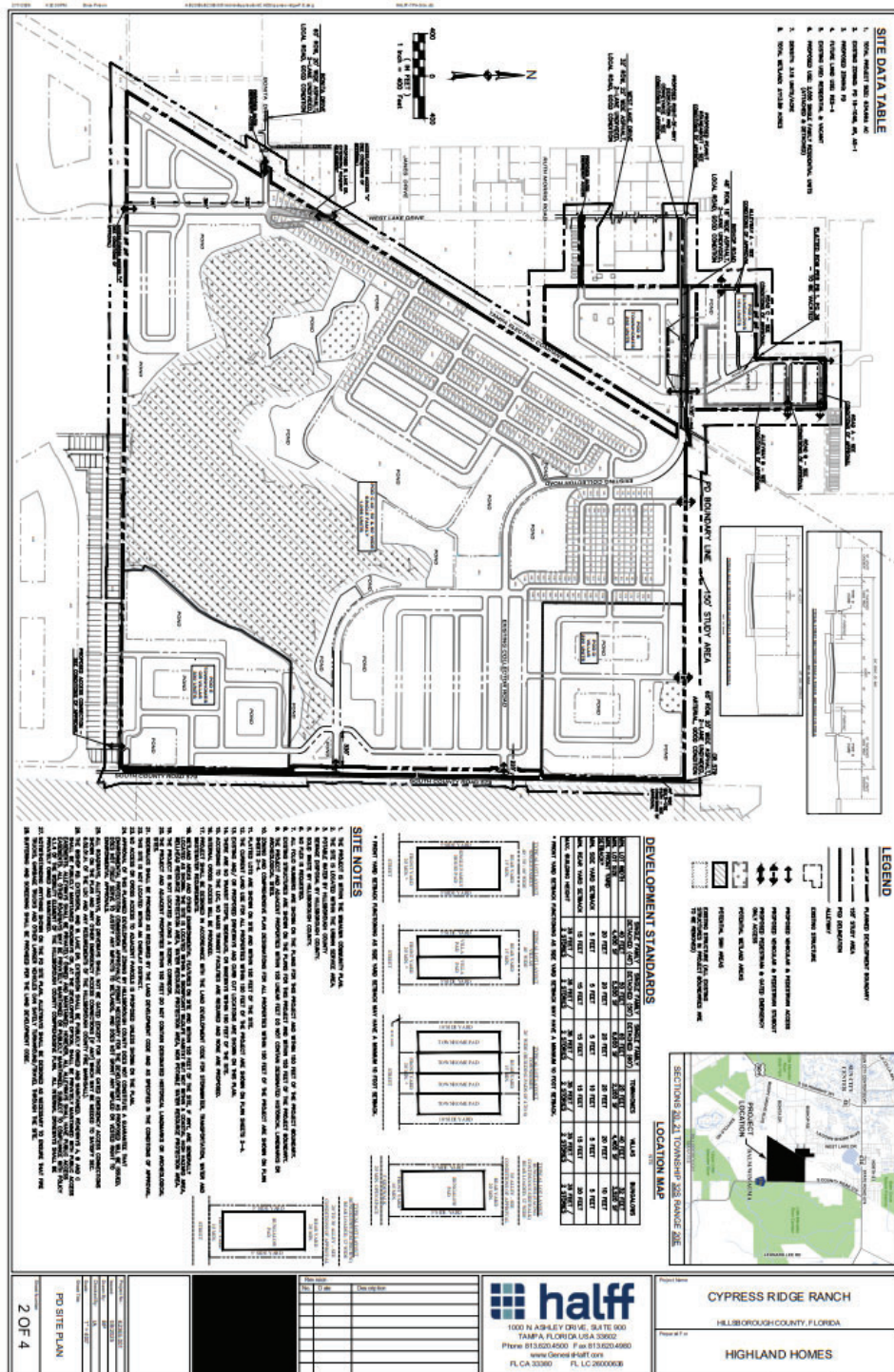
Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



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8.0 PROPOSED SITE PLAN (FULL)

NO.	REMARKS	DATE	BY	REMARKS	DATE	BY	REMARKS	DATE	BY
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9.0 FULL TRANSPORTATION REPORT (see following pages)

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-1386
DATE OF HEARING:	March 23, 2026
APPLICANT:	Highland Homes
PETITION REQUEST:	PD
LOCATION:	Bishop Road, east of West Lake Road, west of CR 579
SIZE OF PROPERTY:	634 acres
EXISTING ZONING:	AR, AS-1 and PD (18-1048)
FUTURE LAND USE CATEGORY:	R-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Southshore Areawide Systems

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 634 acre parcel located east of West Lake Road, west of CR 579 and approximately 1.5 miles south of SR 674 in the Wimauma area.

The rezoning request represents the expansion of an existing/previously approved single family residential master planned community.

The initial approval in 2018 was comprised of 532 acres and 1,056 residential units.

The proposed rezoning increases the project size by 102 acres, from 532 acres to 634 acres and increases the residential unit count and adds attached housing. The proposed new maximum is 2,000 residential units. The unit types will consist of single family detached homes, Bungalows, Villas and Townhomes.

The project includes improvements to portions of West Lake Drive, CR 579 and Bishop Road. Bishop Road is extended through the project and connects with CR 579. The project includes connections to Bishop Road, West Lake Road, CR 579 and to parcels to the north and south of the subject site. The project will interconnect with neighborhoods to the north, south and west.

A previously set aside school site within the subject development is no longer being requested by the School Board staff. There is a new school complex under construction to the north on West Lake Drive. A Senior High School was first to start construction and it has now been completed and is open as of this current school year.

The subject development will have access to the new school complex via West Lake Drive.

The subject site has a FLUE Map designation of R-4 and is located within the Urban Service Area.

SUMMARY OF HEARING

The applicant representatives, William Molloy, Isabelle Albert and Michael Yates, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum of 2,000 residential units consisting of single family detached homes, bungalows, villas and townhomes on the 634 acre site.

The applicant is adding 102 acres to the previously approved 532 acre master planned development.

The proposed development is designed to provide cross access to the adjacent planned and constructed stub-out streets existing within the adjacent residential subdivisions to the north and south. The development has extended Bishop Road through the development over to CR 579.

The applicant is also proposing an intersection improvement at West Lake Drive and Bishop Road.

The proposed development is consistent with the Comprehensive Plan and compatible with the surrounding planned and emerging residential master planned communities.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan R-4 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant/representatives, William Molloy, Isabelle Albert and Michael Yates, provided oral testimony and graphics supplementing the file on record.

FINDINGS OF FACT

The subject site is located approximately 1.5 miles south of SR 674, west of CR 579 and east of West Lake Drive in southern Hillsborough County.

The proposed request is to add 102 acres to a previously approved master planned community. In addition to adding acreage, the request is to increase the unit count from 1,056 single family detached dwelling units to a maximum of 2,000 units consisting of a mix of single family detached lots, villas and townhomes.

The majority of the site was previously approved for single family residential in 2018. A substantial portion of the original 532 acre site has been designed, permitted and developed.

The development has extended Bishop Road from its terminus at the northeast corner of the subject site, east to CR 579.

The developer has also made improvements to existing segments of Bishop Road.

The developer is also proposing improvements to segments of West Lake Drive.

The development will also be providing cross-access connections to the residential developments located to the north, south and west of the subject site.

It is found that the proposed (and portions already constructed) development will comprehensively integrate/interconnect with the existing and emerging residential developments located in the area.

It is found that the improvements to Bishop Road and West Lake Drive will substantially improvement the transportation network in this area.

It is found that the proposed development is compatible with the surrounding residential land uses in the area.

It is found that the proposed development is consistent with the R-4 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.

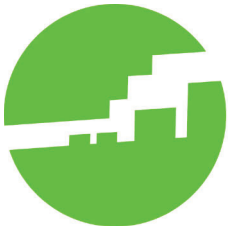
Steven K. Luce

4/10/2026

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: March 23, 2026 Report Prepared: March 12, 2026	Case Number: PD 25-1386 Folio(s): 79672.0000, 79525.0200, 79525.0300, 79672.0150, 79682.0000, 79682.0750, 79682.0758, 79673.0010, 79673.0000 & 79679.0000 General Location: East of West Lake Drive and west of County Road 579
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	SouthShore Areawide Systems
Rezoning Request	Planned Development (PD) and Agricultural Rural (AR) to Planned Development (PD 18-1048) to allow a residential community featuring four distinct housing types.
Parcel Size	634 ± acres
Street Functional Classification	West Lake Drive – County Collector County Road 579 – County Collector
Commercial Locational Criteria	N/A

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD 18-1048 + AR	Vacant Land + Single Family Residential + HOA Property + Agriculture
North	Residential-4	PD + AR	Single Family Residential + Agriculture + Vacant Land
South	Agricultural Rural-1/5 + Natural Preservation + Residential-4	PD + AR	Single Family Residential + HOA Property + Vacant Land + Public/Quasi-Public/Institutions
East	Natural Preservation + Agricultural/Mining-1/20 + Agricultural-1/10	AR + AM + A	Public/Quasi-Public/Institutions + Agriculture
West	Residential-4	AR + PD + AS-1	Single Family Residential + Agriculture + Vacant Land + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 634 ± acre subject site is located east of West Lake Drive and west of County Road 579. The subject site is in the Urban Service Area (USA) and is within the limits of the SouthShore Areawide Systems Plan. The applicant requests a Planned Development (PD) to allow a residential community featuring four distinct housing types. The request includes retaining the existing 40- and 50-foot-wide lots previously approved under PD 18-1048, as amended by PRS 24-1033, while introducing additional housing types such as 60-foot-wide lots, townhomes, villas, and bungalows. In the revised site plan, which was uploaded into Optix on March 3, 2026, the applicant noted that the residential development would consist of different pods:

1. Pod A: 154 bungalow units
2. Pod B: 240 townhome units
3. Pod C: 1,056 40',50' and 60' wide single-family units
4. Pod D: 220 villa units
5. Pod E: 330 townhome or villa units

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs approximately 80 percent of the County's anticipated growth. FLUS Policy 3.1.3

requires that new development be compatible with surrounding land uses, emphasizing that compatibility does not require development to be identical in form or use, but rather that it be sensitively designed to maintain the character of existing development. The surrounding land use pattern includes a mix of vacant land, single-family residential uses, Homeowners Association (HOA) property, and agricultural uses. Vacant land and single-family residential uses are located to the north, south, and west of the subject site, with additional HOA property to the south. Agricultural uses are present around the subject property. Public, quasi-public, and institutional uses are located to the south and east, while light commercial uses are situated to the west. In addition, the subject site is influenced by recently approved Planned Developments (PDs) in the vicinity. To the south, PD 25-469, approved in 2025, allows for the development of up to 1,600 single-family detached units and/or townhomes. To the north, PD 25-0371 permits a mixed-use development consisting of up to 2,000 single-family detached homes, 300 single-family attached townhomes, and a K–5 school. Given the existing and entitled development pattern in the surrounding area, the proposed development is consistent with the growth objectives of FLUS Objective 1.1 and meets the compatibility standards of FLUS Policy 3.1.3. The proposal demonstrates sensitivity to the surrounding land uses and maintains the established character of the area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-4 (RES-4) Future Land Use category. RES-4 allows for the consideration of residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. The RES-4 Land Use category allows for a maximum of 4 dwelling units per gross acre (du/ga). With 634 acres, the subject site can be considered for a maximum of up to 2,536 dwelling units (634 acres x 4 du/acre = 2,536 dwelling units). The proposed development consist of 2,000 units. The proposed PD is consistent with the uses allowed under the existing Residential-4 Future Land Use category, and the request is therefore consistent with FLUS Goal 2 and Objective 2.2.

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). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The surrounding land use pattern in the immediate area is predominantly characterized by agricultural and single-family residential uses. FLUS Objective 4.4 and FLUS Policy 4.4.1 require that new development be compatible with the surrounding neighborhood. Specifically, Policy 4.4.1 states that any increase in density or intensity must be compatible with existing, proposed, or planned development and that development and redevelopment should be integrated with adjacent land uses through the provision of like or complementary uses, mitigation of potential adverse impacts, appropriate transportation and pedestrian connections, and a gradual transition of intensity. Given the existing residential pattern in the vicinity, the proposed residential development is compatible with and complementary to surrounding uses. Accordingly, the proposal meets the intent of FLUS Objective 4.4 and complies with FLUS Policy 4.4.1.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed PD. The EPC has determined there are wetlands on site. According to the revised site plan, there are 113.89 acres of wetlands on the subject property. Pursuant to FLUS Policy 2.3.9, density and Floor Area Ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by

the maximum intensity/density of the Future Land Use Category. The wetlands on the subject site are under the 25% threshold so the wetland density credit per FLUS Policy 2.3.9 does not apply. Objective 6.2 of the Future Land Use Section states that “new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.” EPC submitted comments on January 15, 2026 stating their issues were addressed and a resubmittal is not necessary at this time; therefore, the proposed Planned Development is consistent with Objective 6.2.

In the Environmental Protection and Resiliency component of the Future Land Use Section, Objective 6.1 encourages growth that is both sustainable and resilient while protecting environmentally sensitive resources. FLUS Policy 6.1.1 requires land development to be regulated in a manner that protects the attributes, functions and amenities of the natural environment under all projected growth scenarios. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios. Additionally, FLUS Objective 6.3 encourages clustering to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources. As the proposed development preserves on-site wetlands, the request is consistent with the objectives and policies associated with growth in environmentally sensitive areas.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the SouthShore Areawide Systems Plan. Goal 1 of the Cultural/Historic Objective of the SouthShore Areawide Systems Plan promotes sustainable, well-planned, and clustered growth patterns that preserve the area’s environmental resources, cultural identity, and overall livability. The proposal supports this goal by retaining the existing 40 and 50-foot-wide lots while introducing a broader range of housing types, including 60-foot-wide lots, townhomes, villas, and bungalows. This mix of housing options encourages a thoughtfully planned and sustainable development pattern that enhances neighborhood diversity while maintaining compatibility with the surrounding area. Accordingly, the request is consistent with and meets the intent of Goal 1 of the Cultural/Historic Objective of the SouthShore Areawide Systems Plan, as outlined in the Livable Communities Element.

Overall, staff finds that the proposed Planned Development is compatible with the existing development pattern found within the surrounding area and supports the vision of the SouthShore Areawide Systems 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 proposed conditions by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, 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.

Environmentally Sensitive Land Density Calculation

Policy 2.3.9: Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

- Wetlands shall:
- Exclude land below the mean high water line
- Include conservation and preservation areas
- Include wetlands associated with man-made water bodies as defined (including borrow pits)

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future 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 3.1.3: 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.

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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 – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 4.4.1: Development and redevelopment shall be integrated with the adjacent land uses through:

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

Environmental Protection and Resiliency

Objective 6.1: Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.

Policy 6.1.1: *Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.*

Environmental Considerations

Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

Clustering (For Conservation and Natural Resources)

Objective 6.3: *Clustering is highly encouraged to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

1. *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 25-1386

Rezoning

STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



AGRICULTURAL/MINING-1/20 (.25 FAR)



PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



AGRICULTURAL-1/10 (.25 FAR)



AGRICULTURAL/RURAL-1/5 (.25 FAR)



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



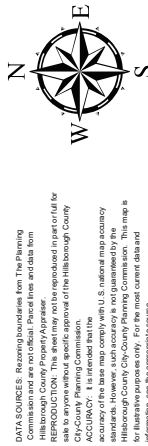
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the City/County Planning Commission. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 9/25/2025

Author: Samantha Lirides

File: G:\Rezoning\System\Map\Projects\HCS\SanLirides_HCSRezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Cypress Ridge Ranch

Zoning File: PD 25-1386 Modification: None

Atlas Page: None Submitted: 04/24/26

To Planner for Review: 04/24/26 Date Due: ASAP

Contact Person: Isabelle Albert, Halff Phone: 813-331-0976/ialbert@halff.com

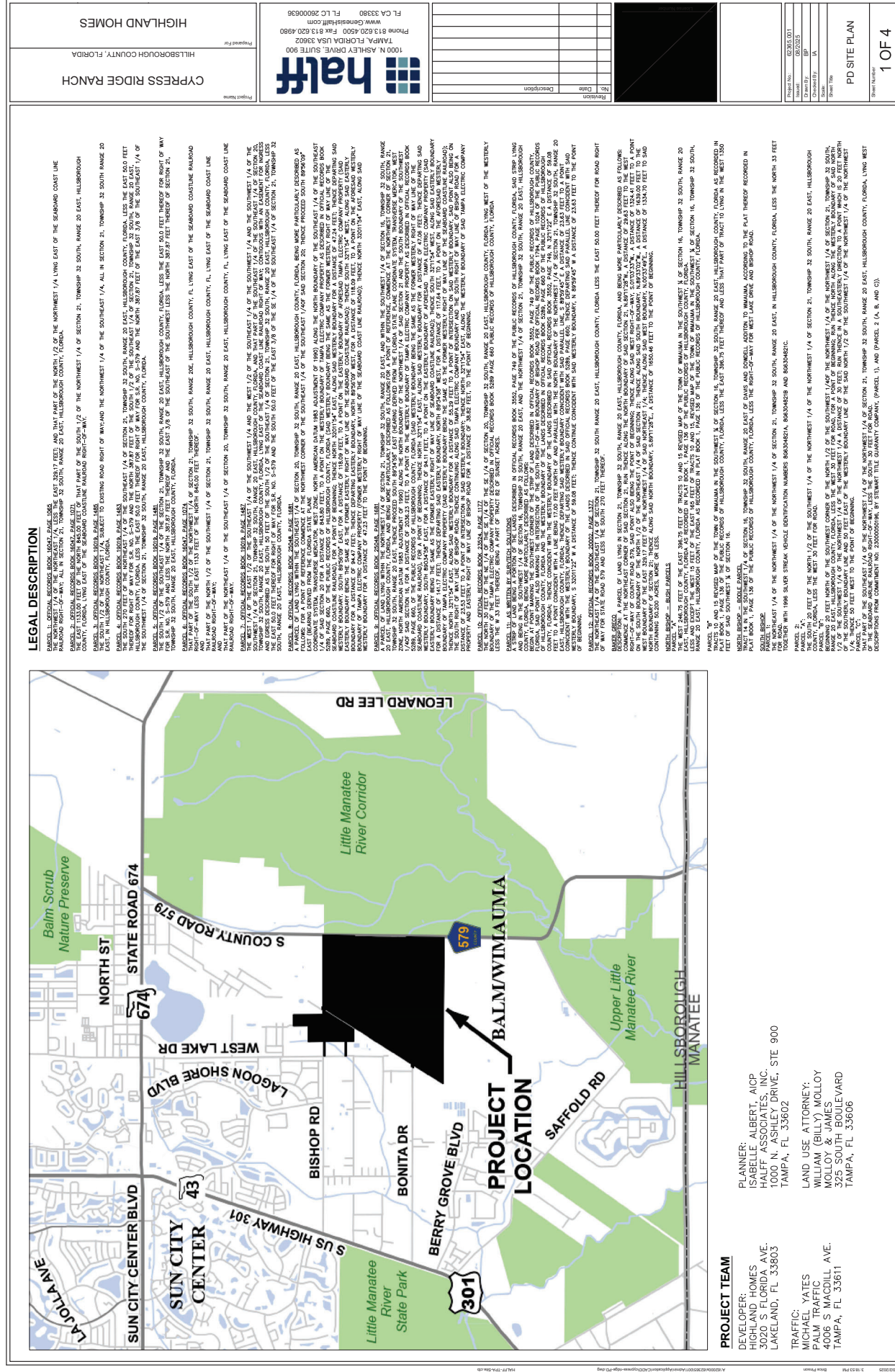
Right-Of-Way or Land Required for Dedication: Yes ☐ No ☐

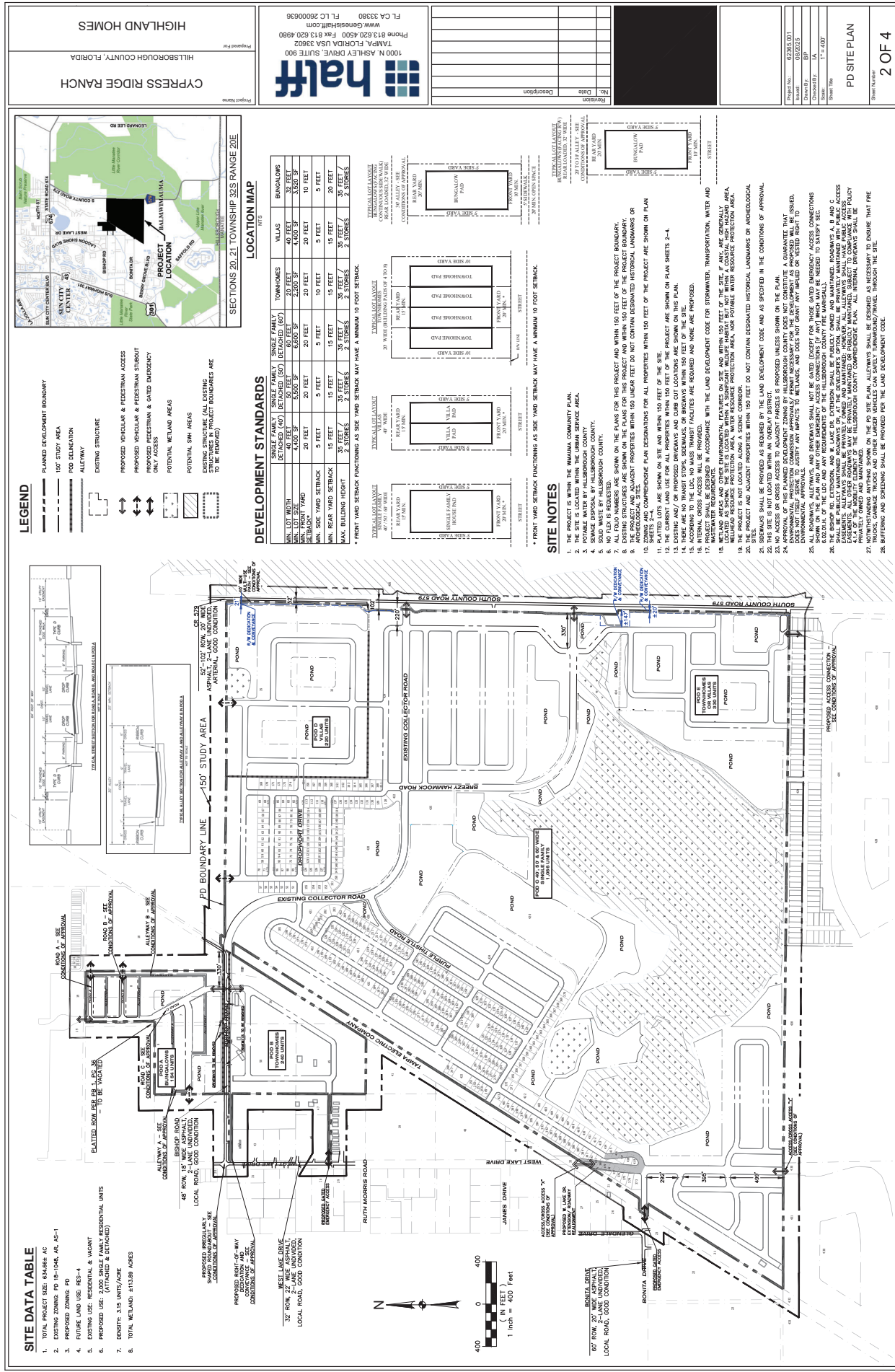
☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Michelle Heinrich Date: 4/28/26

Date Agent/Owner notified of Disapproval: _____





[illegible]

HILLSBOROUGH COUNTY, FLORIDA										CYPRESS RIDGE RANCH										HIGHLAND HOMES										half										1000 N ASHLEY DRIVE, SUITE 300 TAMPA, FLORIDA US 33602 Phone 813.620.4500 Fax 813.620.4590 COMMERCIAL REAL ESTATE GROUP FL CA 33300 FIRM 280000636										Revision										No. Date										Description										Sheet Title										PD SITE PLAN										4 OF 4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/16/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/ South

PETITION NO: PD 26-1386

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

NEW CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The developer shall construct project access connections, roadway stubouts, and gated emergency connections as shown on the PD site plan. Notwithstanding the layout shown on the PD site plan, to the extent such layout does not meet the Sec. 6.02.01.H. emergency access requirements, the developer shall be required to gain approval of alternate standards as permitted by Sec. 6.02.01.H.6. or may propose additional emergency access connections without further modification of the PD as permitted by Section 6.02.01.H.7.
3. Construction access shall be limited to those proposed non-emergency access connections shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devices (MUTCD), the developer shall place signage which identifies roadway stubouts as a "Future Roadway Connection."
5. The developer shall construct an extension of Bishop Rd. between the western property boundary of Pod C and CR 579 as a collector roadway.
6. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
 - a) The developer shall construct a collector roadway extension of W. Lake Dr., between Bishop Rd. and proposed Access Y (along the southern project boundary) consistent with the Design Exception specified in Condition 15, hereinabove;
 - b) Together with each increment of development taking access to the W. Lake Dr. extension, the developer shall submit a trip generation and site access analysis which analyzes anticipated trips at internal project access connections along the extension. The developer shall construct any left or right turn lanes found to be warranted if required pursuant to Sec. 6.04.04.D. of the LDC;

- c) No homes shall be permitted to take direct access to such collector roadway, all connections to the roadway shall comply with Sec. 6.04.07 access spacing standards, and no connections shall be permitted on a roadway intersecting with W. Lake Dr. within 125 feet of its intersection with W. Lake Dr. (and any existing permitted connections within 125 feet shall be relocated); and,
 - d) Those portions of the project that are generally south of Access/Cross-Access X, west of the wetland, which have already been platted, and that will be affected by the W. Lake Dr. extension, shall be replatted prior to issuance of any building permits within affected areas. Replating is necessary to provide required right-of-way for the road extension and any required site access improvements, as well as reconfigure the internal roadway networks as necessary to comply with access spacing.
- 7. The access labeled as “Access/Cross Access X” shall be located so as to align with the proposed extension of the W. Lake Drive right of way, which right of way shall be extended through the project to align with “Access/Cross Access Y”.
 - 8. The access labeled as “Access/Cross Access Y” shall be located so as to align with the access arrow proposed within the PD to the south (i.e. PD 25-1373), as part of that project’s W. Lake Drive extension.
 - 9. The Bishop Rd. Extension, and W. Lake Dr. Extension shall be publicly owned and maintained. Roadways A, B and C shall be publicly maintained roadways (if accepted by the County) or shall be privately maintained with public access easements. Alleyways shall be privately owned and maintained; however, all alleyways shall have public access easements. All other roadways may be privately maintained or publicly maintained, subject to compliance with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan. All internal driveways shall be privately owned and maintained.
 - 10. All roadways, alleyways, and driveways shall not be gated (except for those gated emergency access connections shown on the plan and any other emergency access connections [if any] which may be needed to satisfy Sec. 6.02.01.H. of the LDC and any requirements of the Hillsborough County Fire Marhsall).
 - 11. Roadways A, B, and C within Pod A shall be constructed to the Typical Section standards shown on the PD site plan. All other roadways shall comply with the applicable Transportation Technical Manual (TTM) standards.
 - 12. Alleyways A, B and C within Pod A shall be two-way alleyways constructed to the Typical Section standards shown on the PD site plan. Other alleyways may be one-or two-way alleyways. Other one-way alleyways shall meet the requirements of Transportation Technical Manual (TTM) TND-1 Typical Section. Other two-way alleyways shall also be permitted and shall comply with the TND-1 Typical Section; however, the pavement width shall be increased to a minimum of 16 feet. All rear loaded units not fronting a street shall instead front on a continuous sidewalk system with a minimum width of 5 feet. Such continuous sidewalk shall connect to a sidewalk within a roadway at both ends of the continuous sidewalk. Such sidewalks shall be privately owned and maintained with public access easements or other easements sufficient to grant rights of ingress/egress to each homeowner taking pedestrian access from such sidewalk system. Sidewalks may perpendicularly cross but otherwise shall not be permitted within or running adjacent to alleyways.
 - 13. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, alleyways shall be designed as necessary to ensure that fire trucks, garbage trucks and other larger vehicles can safely turnaround/travel through the site
 - 14. Except for the proposed Bungalows within Pod A, all other units shall be front loaded. With respect to Bungalows:
 - a) No front or side yard vehicular access shall be permitted.
 - b) Rear setbacks for garages (whether attached or detached) shall be increased as necessary to provide a minimum of 24 feet between the far-side edge of alleyway pavement to the face of the garage. If units have garages and driveways within which cars may park, or only driveways within which cars may park, see related **Condition 15.**

15. Notwithstanding anything herein to the contrary, for all units where vehicles will be permitted to park within residential driveways, such driveways shall meet the following minimum requirements:
 - a) For front and side loaded units, such driveways shall be a minimum of 20 feet long as measured between the façade of the garage (or façade of 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 any structure shall be permitted within 15 feet as measured from the closest edge of the sidewalk; and,
 - b) For rear (alleyway) loaded units, such driveways shall be a minimum of 20 feet long; however, in order to ensure sufficient backing and maneuvering distance, such minimum length shall be increased as necessary to ensure there is a minimum of 24 feet between the far-side edge of alleyway pavement and the point at which the minimum 20-foot-long driveway begins.
16. With respect to required site access improvements:
 - a. Prior to or concurrent with development within Pod B, the developer shall construct an eastbound to southbound right turn lane on Bishop Rd. into Pod B.
 - b. Prior to or concurrent with development within Pod A, the developer shall construct an eastbound to northbound left turn lane on Bishop Rd. into Pod B.
 - c. Prior to or concurrent with the next increment of development within Pod C, D or E, whichever occurs first, the developer shall construct a continuous left turn lane (with gore areas/stripping as appropriate) between the western boundary of Pod C and CR 579.
 - d. The developer shall construct other site access improvements as required herein these conditions and/or pursuant to Sec. 6.04.04.D. of the LDC.
 - e. The developer shall dedicate and convey any additional right-of-way necessary to permit construction of these required turn lanes.
17. At the request of Hillsborough County, the developer shall submit a signal warrant analysis at the intersection of Bishop Rd. and CR 579. Such analysis shall be subject to review and approval by Hillsborough County Public Works. If a signal is found to be warranted, the developer shall design, permit and construct the signal.
18. The developer has proffered to install an irregularly shaped roundabout and associated geometric improvements (through the Mobility Fee Alternative Satisfaction Agreement [MFASA] process) at the intersection of W. Lake Dr. and Bishop Rd. The developer shall be responsible for the design and construction of required improvements, together with any traffic studies needed to support its installation (which shall be subject to the review and approval of Hillsborough County Public Works). The developer shall be required to dedicate and convey any right-of-way necessary to support the roundabout.
19. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve the necessary right-of-way (estimated as up to 25 feet) along its CR 579 frontage, such that a minimum of 54 feet of right-of-way is preserved west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and buildings setbacks shall be calculated from the future right-of-way line.
20. As CR 579 is a substandard collector roadway, the developer will be required to make certain improvements to CR 579 consistent with a new Design Exception (DE) which is required hereinbelow, and which will be largely based on a DE previously approved by the County Engineer (dated January 15, 2019) as further described below. Required improvements include:
 - a) The developer shall be permitted to utilize 10-foot-wide travel lanes (for both through lanes and turn lanes);

- b) The developer shall construct 6-foot-wide stabilized shoulders along both sides of CR 579, between the southern project boundary and SR 674; and,
- c) Between the southern project boundary and SR 674, the developer shall ensure that clear recovery is provided (up to 18 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone.

Notwithstanding the above, the developer shall submit a new DE, based on the above described previously approved DE and at a minimum to include the above listed elements a) through c), and which contemplates the following additional items:

- d) The developer shall construct a minimum 10-foot-wide multi-use pathway along the entirety of the project's CR 579 frontage; and,
- e) The developer shall dedicate and convey approximately 21.5 feet of right-of-way along the CR 579 project frontage, such that there is a minimum of 54 feet of right-of-way west of the existing CR 579 centerline. Notwithstanding the above, additional right-of-way dedication and conveyance may be required to accommodate required improvements, including installation of the 10-foot-wide multi-use pathway and/or conversion of any existing 5-foot-wide sidewalks along the project's CR 579 frontage to the 10-foot-wide multi-use pathway required by d), above.

Such new DE shall be submitted by the developer and approved by the County Engineer prior to issuance of the next plat/site/construction plan approval.

21. As Bishop Rd. is a substandard collector roadway, the developer shall make certain improvements to Bishop Rd. (between W. Lake Dr. and the western boundary of Pod C) consistent with the Design Exception request (dated February 5, 2026) and which was found approvable by the County Engineer (on March 10, 2026). Specific improvements include:

- a) The developer shall widen the roadway such that there are 11-foot-wide travel lanes and install Type "F" curbing along both sides of the roadway;
- b) In lieu of the 7-foot-wide buffered bicycle lanes and 5-foot-wide sidewalks required per TS-4, the developer shall construct 10-foot-wide multi-purpose pathways along both sides of the roadway;
- c) In lieu of the 8-foot-wide grass strip between the back and curb and sidewalk required per TS-4, the developer shall be permitted to utilize a variable width grass strip (between 0 and 5 feet) as necessary due to constraints; and,
- d) In lieu of the 2-foot grass strip required between the back of sidewalk and edge of right-of-way per TS-4, the developer shall be permitted to utilize a 1-foot grass strip.

The developer is proposing to dedicate a +/- 20-foot-wide strip of land to accomplish the above improvements. If PD 25-1386 is approved, the County Engineer will approve the Design Exception request.

22. The segment of Bishop Rd. between US 301 and W. Lake Dr. is a substandard collector roadway. If PD 25-1386 is approved, the County Engineer will approve a de minimis exception to a previously approved Design Exception (dated January 21, 2019) and which was previously approved by the County Engineer (on January 21, 2019). Specifically, developer shall make the following improvements, consistent with the Design Exception:

- a) The developer shall be permitted to utilize 10-foot-wide travel lanes;

- b) The developer shall ensure that clear recovery is provided (up to 14 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone; and,
 - c) The developer shall regrade or shield ditches with a slope exceeding 3:1 within the clear recovery zone.
- 23. If PD 25-1386 is approved, the County Engineer will approve de minimis exceptions to two (2) previously approved Design Exceptions (both dated August 28, 2024) and both of which were approved by the County Engineer (on October 15, 2024) for the W. Lake Dr. substandard road improvements and new portions of W. Lake Dr. (both within and external to the site). As W. Lake Dr. is a substandard collector roadway, the developer will be required to make certain improvements to W. Lake Dr. consistent with the Design Exceptions. Specifically, along W. Lake Dr. (between Bishop Rd. and Janes Dr.), as well as those newly proposed portions of W. Lake Dr. within the project, the developer shall:
 - a) Widen (or construct) the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
 - b) Install Type “F” curb and gutter along both sides of the roadway;
 - c) Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
 - d) Construct 10-foot-wide multi-purpose pathways along both sides of the road.

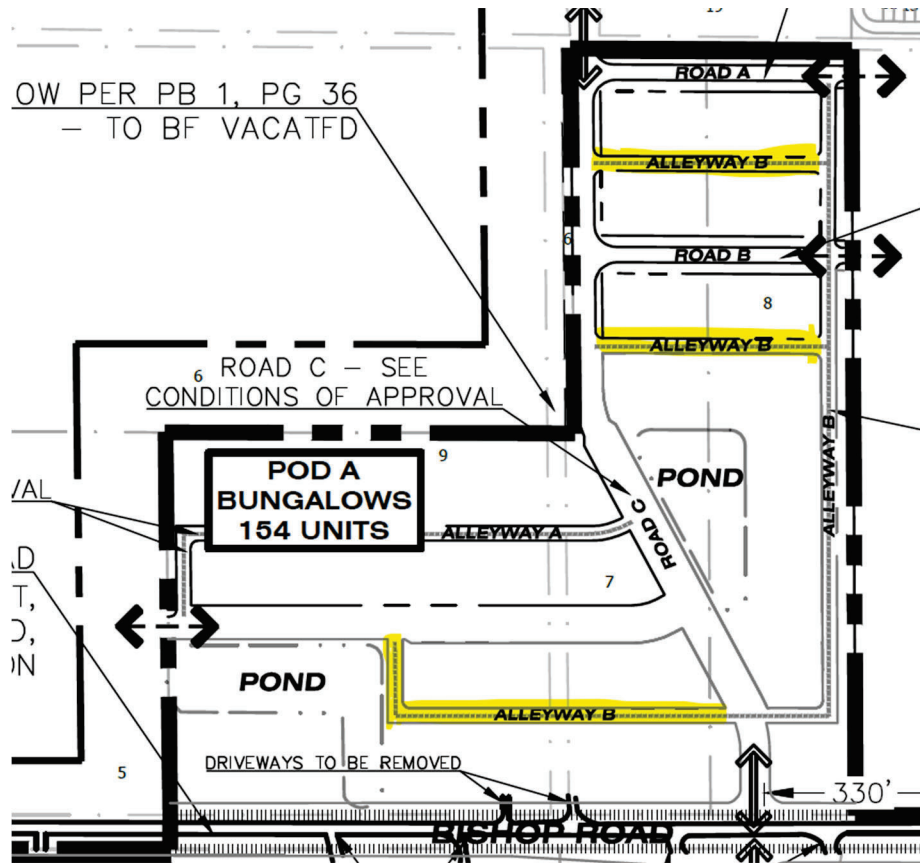
The newly constructed portion of W. Lake Dr. between Janes Dr. and the project boundary shall be permitted to utilize a second typical section, which conforms to the above requirements but differs in the placement of the multi-purpose pathways. Specifically, that section will be permitted to utilize the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type “F” curb.

- 24. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated November 10, 2025) from the Section 6.04.07 LDC requirement governing access spacing of two connections to Bishop Rd., i.e. Mangrove Creek Dr. and CR 579. Approval of the variance will permit a 220-foot access spacing between these two connections. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 10, 2026). If PD 25-1386 is approved, the County Engineer will approve the above referenced Administrative Variance.
- 25. As the applicant is seeking relief from certain right turn lane requirements on Bishop Rd., the developer shall submit Sec. 6.04.02.B. Administrative Variance (AV) applications as further identified below, prior to approval of the next plat/site/construction plan within the PD. Specifically, the developer shall submit AV requests from the Section 6.04.04.D. requirements for the following intersections along the Bishop Rd. Extension within Pod C:
 - a) Dropwort Dr.;
 - b) Purple Thistle Rd.; and,
 - c) Breezy Hammock Rd.

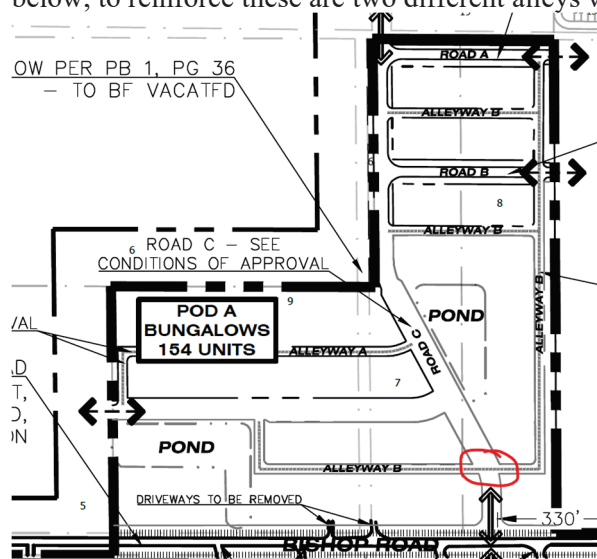
If PD 25-1386 is approved, once such AV requests are received, the County Engineer will approve the AVs.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Remove lettered alleyway designations from those three (3) alleyways highlighted below, and instead label as “Alleyway”. Staff notes these alleyways are not subject to the special alley typical section standard for lettered alleys, due to the lots they serve having frontage on a roadway meeting Transportation Technical Manual (TTM) standards;



- Remove the line connecting two different alleys which goes across Road C, as indicated below, to reinforce these are two different alleys with different standards.



- Revise the label reading “Proposed Peanut Roundabout – See Conditions of Approval” to instead state “Proposed Irregularly Shaped Roundabout – See Conditions of Approval”.
- Label Dropwort Dr., Purple Thistle Rd. and Breezy Hammock Rd.
- Modify the Typical Section for Roads A, B and C to correct the left side parking measurement, and add labels for the travel lanes, drop curb and 8-foot-wide and 2-foot-wide grass strips.
- Modify the Typical Section for Alleyways A and B to add labels for the travel lanes, ribbon curb and 5-foot-wide grass strips.
- Correct the CR 579 label to indicate right-of-way on the roadway is variable width (and provide the minimum and maximum extents of widths along the project’s frontage).
- Show/label right-of-way preservation areas and additional and potential right-of-way dedication and conveyance areas along CR 579 frontage.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is to rezone multiple parcels, totaling +/- 634.66 ac. from Planned Development (PD), Agricultural Rural (AR) and Agricultural Single-Family – 1 (AS-1) to PD. The existing PD, consisting of +/- 528 acres, is zoned 18-1048, and was most recently modified via PRS 24-1033.

The site is located within the Wimauma Community Planning Area. A portion of the project (i.e. that portion being “added” to the new PD that lies north of Bishop Rd. is located within the Wimauma Downtown Overlay District [WDOD] Subdistrict D). The proposed Pod A has been designed to comply with WDOD requirements. Additionally, Pod A and other portions of the project have been designed for compliance with Sec. 6.02.01.A. of the LDC.

Previously approved PD 24-1033 is approved for 1,056 single-family detached dwelling units, up to 272,250 s.f. of Residential Support Uses and a +/- 25 ac. School Site (type undefined). Based upon communication with the School District of Hillsborough County planning staff which occurred during the 18-1048 zoning action, a site of that site could typically be expected to accommodate a +/- 1,500 student elementary, middle or K-8 school.

With the new PD, the applicant is seeking entitlements to permit 1,210 single-family detached homes (154 within Pod A and 1,056 within Pod C), 220 duplexes (aka villas) within Pod D, and 570 townhome units (240 within Pod B and 330 within Pod E).

The applicant is proposing to construct an extension of W. Lake Dr. through the project (between the two access connections labeled Access X and Access Y), as well as an extension of Bishop Rd. to CR 579.

Consistent with the Development Review Procedures Manual (DRPM), the developer provided a trip generation and site access analysis for the project. Staff has prepared the below comparison of trips generation impacts under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,056 Single-Family Detached Dwelling Units (ITE Code 210)	8,787	713	842
1,572 Student Middle School (ITE LUC 522)	3,285	1,038	236
100 Student Childcare Center (ITE LUC 565)	379	74	73
300 Seat Church (ITE LUC 560)	262	21	30
Subtotal:	12,713	1,846	1,181

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Pod A, 154 Single-Family Detached Dwelling Units (LUC 210)	1,508	109	143
Pod B, 240 Townhome Units (LUC 215)	1,577	126	129
Pod C, 1,056 Single-Family Detached Dwelling Units (LUC 210)	8,787	713	842
Pod D, 220 Duplex Units (LUC 215)	1,445	115	118
Pod E, 330 Townhome Units (LUC 215)	2,168	179	180
Subtotal:	15,485	1,242	1,412

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(+) 2,772	(-) 604	(+) 231

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bishop Rd. (outside of the PD) is a 2-lane, undivided, substandard collector roadway characterized by +/- 16 to +/- 20 feet of pavement in average to poor condition. The roadway lies within a +/- 62 to +/- 82-foot-wide right-of-way. There are no sidewalk or bicycle facilities along Bishop Rd. in the vicinity of the proposed project.

Bonita Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 24 feet of pavement in average condition. The roadway lies within a +/- 60 to +/- 80-foot-wide right-of-way. There are no sidewalk or bicycle facilities along Bonita Rd. in the vicinity of the proposed project.

CR 579 is a 2-lane, undivided, substandard collector roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a +/- 58-foot to +/- 60-foot-wide right-of-way according to the County's GIS inventory, although staff notes that additional right-of-way may have been dedicated recently as a part of ongoing site development within existing portions of the project. There are +/- 5-foot-wide sidewalks along portions of the project frontage which will be removed/widened as described in the conditions above. There are no on-street bicycle facilities; however, there is a 10-foot-wide multi-purpose pathway on portions of the west side of the roadway south of the proposed project, as well as a 12-foot-wide multi-use pathway on the west side which connects the pedestrian crossing at the

roundabout at the Berry Grove Blvd. and CR 579 intersection with the Little Manatee Corridor Nature Preserve trailhead entrance road.

W. Lake Dr., south of Bishop Rd., is a 2-lane, undivided, substandard collector roadway characterized by +/- 21 feet of pavement in average condition. The roadway lies within a +/- 65-foot-wide right-of-way. There are no sidewalks or bicycle facilities along this section of the roadway. W. Lake Dr., between Bishop Rd. and SR 674, is being improved by developers of PD 21-0959 to support that development and the proposed school campus (which includes Aquilla J. Morgan High School) authorized via PD 21-1342. Once these improvements are completed, that section of W. Lake Dr. will meet the minimum Essential Elements required pursuant to the Wimauma Downtown Overlay District and Wimauma Village Residential Neighborhood Overlay District. The portion of W. Lake Dr. south of Janes Dr. appears to be an unimproved right-of-way with a width of +/- 50-feet. The developer will be required to acquire right-of-way from TECO, who owns the former Seaboard Coast Railroad right-of-way, which must be crossed in order to extend W. Lake Dr. south into the project as is proposed.

Along the project's frontage, CR 579 is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right-of-way necessary is calculated by taking the typical section for a 2-lane rural, undivided roadway (TS-7 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 96 right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 108 feet of right-of-way required). Given there is only +/- 58 to 60 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional 48 feet of right-of-way needed. As such, the developer will be required to preserve approximately 25-feet of right-of-way west of the existing right-of-way centerline.

SITE ACCESS

The project is proposed to be served by:

- Within Pod A, the project will be served by one (1) access to Bishop Rd.; one (1) access to Red Crossbill St. Additionally, the developer is constructing two (2) roadway stubouts along the eastern Pod A boundary and one (1) stubout along the western boundary of Pod A.
- Within Pod B, the project will be served by one (1) access to Bishop Rd.. Additionally, the developer is constructing one (1) gated emergency access to W. Lake Dr.
- Within Pod C, the project will be served by the Bishop Rd. extension, the W. Lake Dr. Extension and two (2) access connections to CR 579. Additionally, the developer shall construct one (1) roadway stubout along the project's northern boundary (to align with the planned westernmost reciprocal connection within PD 25-0469), and one (1) gated emergency access to Bonita Dr.
- Within Pod D, the developer shall construct one (1) roadway stubout along the project's northern boundary (to align with the planned easternmost reciprocal connection within PD 25-0469). And,
- Within Pod E, the developer shall construct one (1) roadway stubout along the project's southern boundary (to align with the planned reciprocal connection within PD 25-1373).

The existing PD has planned for the extension of W. Lake Dr. through the project, connecting the access labeled as Access X (along the western project boundary) with the stubout labeled Access Y (which connects with a planned roadway connection in the project to the south, currently approved as PD 25-1373, and which will connect the subject PD with the future extension of Berry Grove Blvd.).

As W. Lake Dr. is a collector roadway, such facility will have to be constructed to a higher standard than the local roadways which were otherwise planned within that area of the approved PD and would be designed and constructed differently from the pattern shown on the PD site plan. Staff notes that individual homes will not be permitted to take access to/from the collector roadway.

Staff notes that signalization of the intersection of CR 579 and SR 674 was proffered by the developer of PD 26-0008 (to the north) and is anticipated to be constructed concurrent with development of that project.

Staff also notes that there are two schools (one being considered via pending Special Use [SU] application 24-1238) and another approved via SU 25-0386, which are required to make improvements to the intersection of Bishop RD. and US 301. Staff notes that current plans call for installation of a roundabout (which staff understands has been supported by FDOT); however, permitting activities are ongoing and there is, as of yet, no timeline for construction of those improvements.

DESIGN EXCEPTION REVISION NEEDED - CR 579

Given that CR 579 is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request for CR 579 to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the DE request, the County Engineer approved a Roadway DE (dated January 15, 2019) authorizing deviations from the TS-7 Typical Section (for 2-lane Undivided, Local and Collector Rural Roads) including:

- The developer shall be permitted to utilize 10-foot-wide travel lanes (for both through lanes and turn lanes) in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-7 Typical Section; and,
- In lieu of paved shoulders, the developer shall construct 6-foot-wide stabilized shoulders along both sides of CR 579, between the southern project boundary and SR 674.

The proposed Typical Section will allow future conversion (by County or others) of developer provided stabilized shoulders to paved shoulders.

The previously approved DE showed that along the project's CR 579 frontage, a 5-foot-wide sidewalk will be provided. In order to better accommodate all roadway users (including traffic generated by new units proposed as a part of this zoning modification), achieve a more TTM compliant section, and to better coordinate improvements with required typical sections north and south of the proposed project, the County Engineer is requiring the developer to submit a revised DE which provides a 10-foot-wide multi-purpose pathway long the project's frontage. Additional right-of-way may also be needed to accommodate the widened pathway.

As such, staff has included a condition requiring the applicant to submit the required DE prior to approval of the next plat/site/construction plan within the PD, which will be approved by the County Engineer at such time if PD 25-1386 is approved by the BOCC.

NEW DESIGN EXCEPTION REQUEST –

Bishop Rd. (Between Western Boundary of Pod C and W. Lake Dr.)

Given that Bishop Rd. (between the western project boundary and W. Lake Dr.) is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated February 6, 2026) for that segment of Bishop Rd. to determine the specific improvements that would be required by the County Engineer. This request supersedes a previously approved Design Exception requested concurrent with PRS 24-1033 for that same segment, which was dated August 20,

2024, and approved on October 15, 2024. Based on factors presented in the new Design Exception request, the County Engineer found the Design Exception approvable (on March 10, 2026). If approved, the Design Exception will authorize deviations from the TS-4 Typical Section (for 2-lane Undivided Urban Collector Roads) including:

- In lieu of the 7-foot-wide buffered bicycle lanes and 5-foot-wide sidewalks required per TS-4, the developer shall be permitted to construct a 10-foot-wide multi-purpose pathways along both sides of Bishop Rd. and,
- In lieu of the 8-foot-wide grass strip between the back and curb and sidewalk required per TS-4, the developer shall be permitted to utilize a variable with grass strip (between 0 and 5 feet) as necessary due to constraints.
- In lieu of the 2-foot grass strip required between the back of sidewalk and edge of right-of-way per TS-4, the developer shall be permitted to utilize a 1-foot grass strip.

The developer is proposing to dedicate a +/- 20-foot-wide strip of land to accomplish the above improvements. If PD 25-1386 is approved, the County Engineer will approve the Design Exception request.

DEMINIMIS DESIGN EXCEPTION REQUEST - Bishop Rd. (Between W. Lake Dr. and US 301)

Given that Bishop Rd. (between W. Lake Dr. and US 301) is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for that segment of Bishop Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer approved a Design Exception (dated January 21, 2019) authorizing deviations from the TS-7 Typical Section (for 2-lane Undivided, Local and Collector Rural Roads) including:

- The developer shall be permitted to utilize 10-foot-wide travel lanes in lieu of the 12-foot-wide lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-7 Typical Section; and,
- In lieu of paved shoulders, the developer shall be permitted to utilize the existing shoulders; however, the developer shall ensure that clear recovery is provided (up to 14 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes the developer clearing trees, and either relocating or shielding obstructions within the clear recovery zone, as well as regrading or shielding slopes greater than 3:1 within the clear recovery zone.

The Forest Brook project has a zoning condition requiring the dedication of additional right-of-way along its frontage, and the developer will be installing a 5-foot-wide sidewalk along its project frontage (in addition to providing turn lanes and widening the existing roadway along a section of Bishop Rd. near its project entry).

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event PD 25-1386 is approved.

TWO DEMINIMIS DESIGN EXCEPTION REQUESTS –

W. Lake Dr. (between Bishop Rd. and Access “Y”)

Given that W. Lake Dr. is a substandard collector roadway, the applicant is required to make certain improvements between Bishop Rd. and Janes Dr. The developer is also proposing to extend W. Lake Dr. south of Janes Rd. to proposed Access Y along the southern project boundary. The applicant’s Engineer of Record (EOR) previously submitted two Design Exception requests (both dated August 28, 2024) for W. Lake Dr. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception requests, the County Engineer found both requests approvable (on August 29, 2024) and approved the Design Exceptions (on October 15, 2024). The Design Exceptions authorized deviations from the TS-4 Typical Section (for 2-lane, Undivided, Urban Collector Roadways) as found in the Hillsborough County Transportation Technical Manual (TTM). Specifically:

1. Along W. Lake Dr. between Bishop Rd. and Janes Dr., as well as those sections of the W. Lake Dr. extension within the project (i.e. between Access “X” and Access “Y” as shown on the site plan):
 - a. The developer shall be permitted to utilize 10-foot-wide multi-purpose pathways on both sides of the roadway, instead of 5-foot sidewalks and 7-foot buffered bicycle lanes required per TS-4; and,
 - b. The developer shall be permitted to reduce the minimum separation between the nearest travel lane and multi-purpose pathway from 14 feet to 5 feet.
2. For that portion of the W. Lake Dr. between Janes Dr. and Access “X”:
 - a. The developer shall be permitted to utilize 10-foot-wide multi-purpose pathways on both sides of the roadway, instead of 5-foot sidewalks and 7-foot buffered bicycle lanes required per TS-4; and,
 - b. The developer shall be permitted to reduce the minimum separation between the nearest travel lane and multi-purpose pathway from 14 feet to 0 feet.

This section is consistent with the sections for W. Lake Dr. which was approved to support development north of Bishop Rd. and south of SR 674.

No changes to these Design Exceptions were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on these Design Exceptions. As such, the County Engineer will approve de minimis exceptions to the previously approved Design Exceptions in the event PD 25-1386 is approved.

ADMINISTRATIVE VARIANCE REQUEST – BISHOP ROAD – ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated November 10, 2025) from the Section 6.04.7 LDC requirement governing access spacing of two connections to Bishop Rd., i.e. Mangrove Creek Dr. and CR 579. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway. The developer is proposing a 220-foot access spacing. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 10, 2026).

If PD 25-1386 is approved, the County Engineer will approve the Design Exception request.

ADMINISTRATIVE VARIANCE NEEDED – BISHOP ROAD – SELECTED RIGHT-TURN LANE

WAIVERS

The applicant's transportation analysis indicates that eastbound to southbound right turn lanes are warranted in the following intersections along the Bishop Rd. Extension within Pod C:

- d) Driveway B (Dropwort Dr.);
- e) Driveway C (Purple Thistle Rd.); and,
- f) Driveway D (Breezy Hammock Rd.).

Right turn volumes at each subject intersection is shown below.

Driveway B/ Dropwort Dr.

	EB to SB Right Turns	
	A.M. Peak	P.M. Peak
Total Trips	33	92
Threshold for Right-Turn Lane Requirement	50	50
Peak Hour Overage	N/A	42

Driveway C/ Purple Thistle Rd.

	EB to SB Right Turns	
	A.M. Peak	P.M. Peak
Total Trips	23	62
Threshold for Right-Turn Lane Requirement	50	50
Peak Hour Overage	N/A	12

Driveway D/ Breezy Hammock Rd.

	EB to SB Right Turns	
	A.M. Peak	P.M. Peak
Total Trips	61	152
Threshold for Right-Turn Lane Requirement	50	50
Peak Hour Overage	11	102

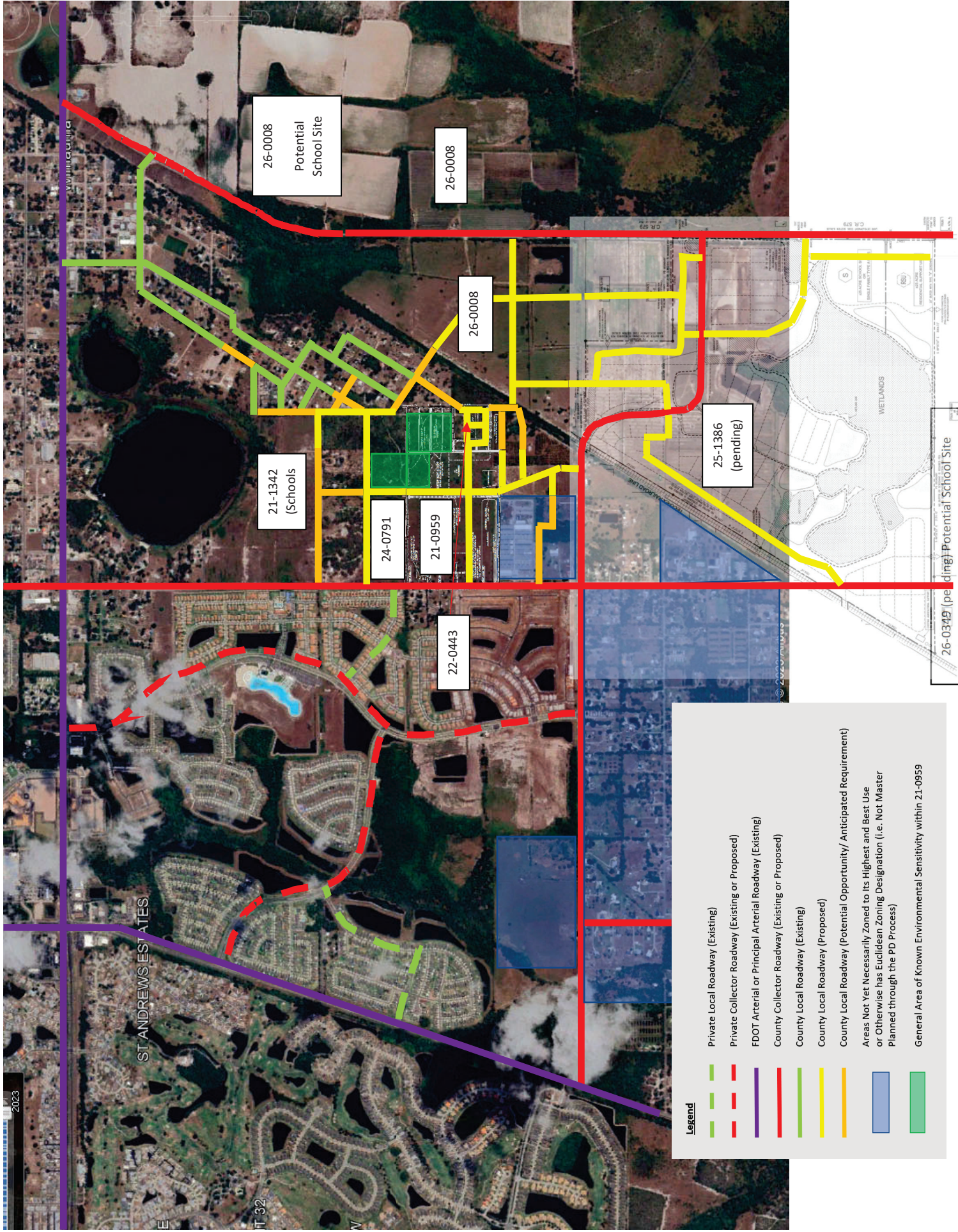
Although the requested Sec. 6.04.02.B. Administrative Variances from the Sec. 6.04.04.D. requirement have not been filed as a part of this application, the County Engineer reviewed the circumstances and indicated to staff that such waivers are supportable. As such, staff has included a condition requiring the applicant to submit the required variances prior to approval of the next plat/site/construction plan within the PD, which will be approved by the County Engineer at such time if PD 25-1386 is approved by the BOCC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for pertinent roadways is included below. Bishop Rd., Berry Grove Blvd., and sections of W. Lake Dr. south of SR 674 were not included in the 2024 LOS report. As such, information for these facilities cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 579	Manatee County Line	SR 674	D	B

Source: Hillsborough County 2024 Level of Service Report.



TRAR

#1

Ratliff, James

From: Williams, Michael
Sent: Tuesday, March 10, 2026 12:44 PM
To: Vicki Castro; Michael Yates
Cc: Isabelle Albert; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 25-1386 - Administrative Variance & Design Exception Review
Attachments: 25-1386 AVReq 11-10-25.pdf; 25-1386 DReq 02-09-26.pdf

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-1386 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, March 9, 2026 6:08 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>
Subject: RZ-PD 25-1386 - Administrative Variance & Design Exception Review

Hello Mike,

The attached AV and DE are **Approvable** to me, please include the following people in your response email:

vcastro@palmtraffic.com
myates@palmtraffic.com
ialbert@halff.com
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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. DE-Substandard Rd - Bishop Rd ☐ 4. ☐ 2. ☐ 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	Cypress Ridge PD
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)	79682.0000; 79679.0000; 79673.0000; 79673.0010; 79682.0758; 79682.0750; 79672.0000; 79672.0150; 79525.0300; 79525.0200; 79525.0250
	☒ 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	Vicki Castro, 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	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 25-1386
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
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".	



February 06, 2026

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

RE: Cypress Ridge PD (25-1386)
Folio: 79682.0000; 79679.0000; 79673.0000; 79673.0010; 79682.0758;
79682.0750; 79672.0000; 79672.0150; 79525.0300; 79525.0200; 79525.0250
Design Exception – Bishop Road
Palm Traffic Project No. T25062

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located north/south of Bishop Road Extension and east of West Lake Road, as shown in Figure 1. This request is made based on our virtual meeting on January 29, 2026, with Hillsborough County.

The approximately 634.66-acre property is currently under construction for approximately 1,056 dwelling units. The proposed rezoning will allow for up to 2,000 residential dwelling units.

The accesses for the project will remain unchanged and will be as follows:

- Three (3) full accesses to West Lake Drive Extension
- Five (5) full accesses to Bishop Road Extension.

Bishop Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and during our meeting was identified during our meeting as a substandard road. Bishop Road has a posted speed limit of 45 mph. The roadway currently has approximately 9-foot travel lanes, no curb, open ditches and no sidewalk in approximately 48 feet of right-of-way (ROW).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Bishop Road from West Lake Drive to its current east/west terminus, approximately 2,100 feet to the east. The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The typical TS-4 section for a collector, two-lane undivided roadway requires a minimum of 64 feet of ROW with 11-foot travel lanes, 7-foot buffered bike lanes, F type curb, 5-foot grass strip and 5-foot sidewalks.
2. The request is to provide 11-foot travel as outlined in the TS-4.

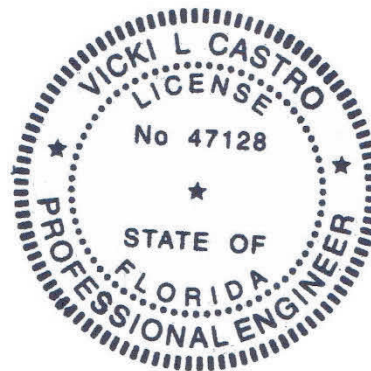
3. The request is not to provide the 7-foot buffered bike lanes, but to provide a multi-use path instead. This would be consistent with the West Lake Drive typical section that is already under construction.
4. The request is to provide the F type curb as outlined in the TS-4.
5. The request is to reduce the grass strip between the back of curb and the sidewalk from 8 feet to a minimum of 0 feet and a maximum of 5 feet depending on constraints.
6. The request is to provide a 10-foot multi-use path in lieu of the required 5-foot sidewalk on both sides of Bishop Road. The multi-use path will serve both bicycle and pedestrian traffic along Bishop Road.
7. The improvements included in the request are accomplished with a ROW dedication of approximately 20 feet.

The proposed site plan and road layout are attached. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro** Digitally signed
by Vicki L Castro
Date: 2026.02.06
15:32:13 -05'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____Disapproved _____Approved with Conditions _____Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

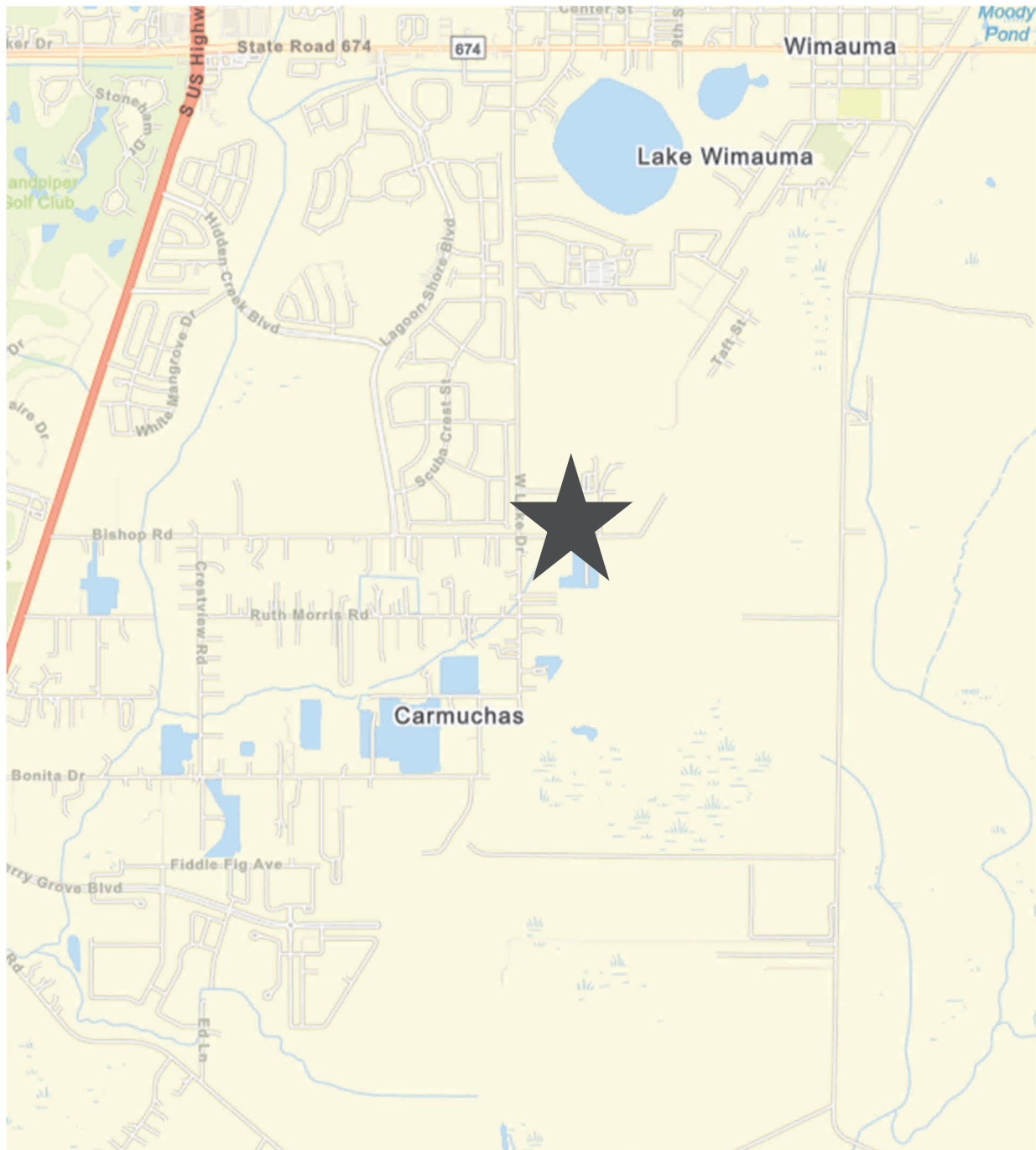
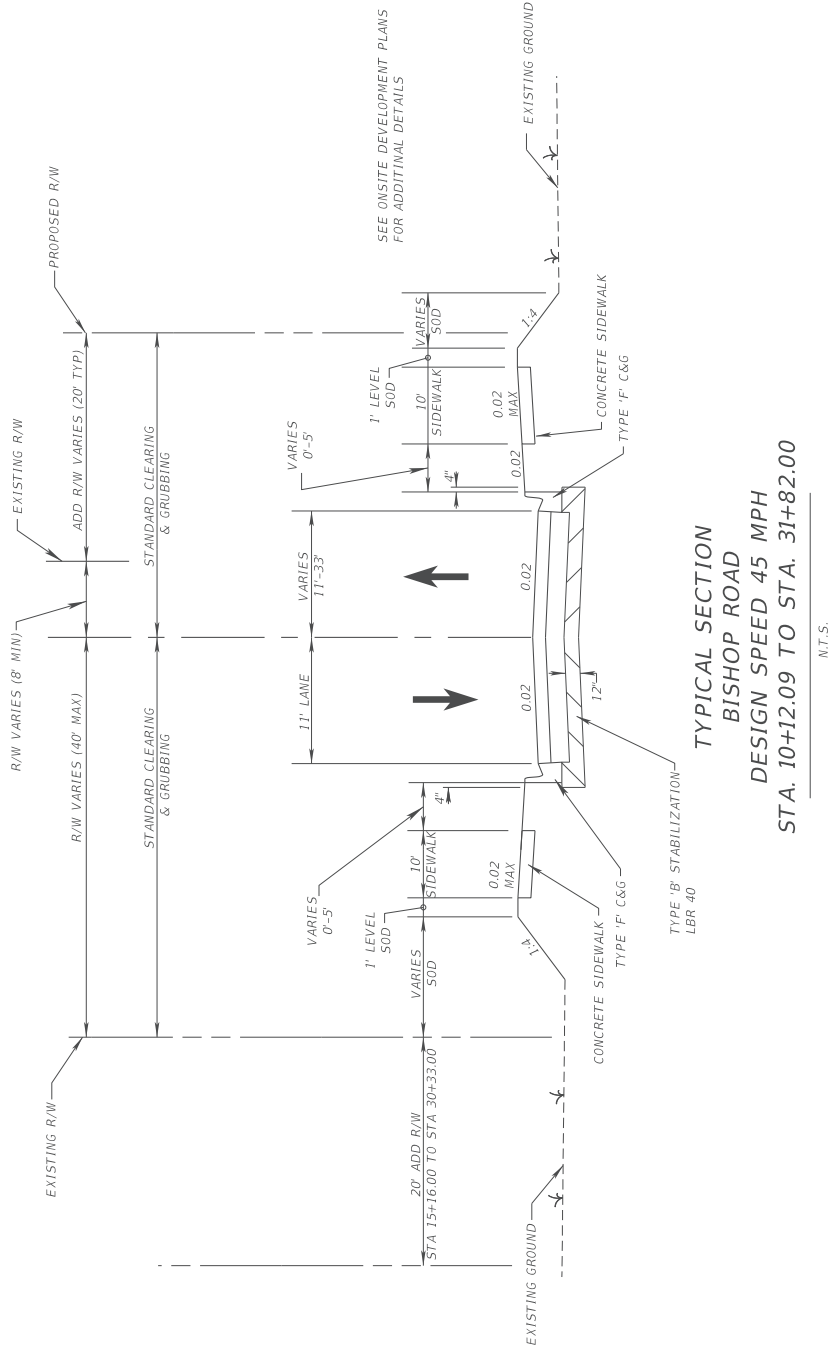
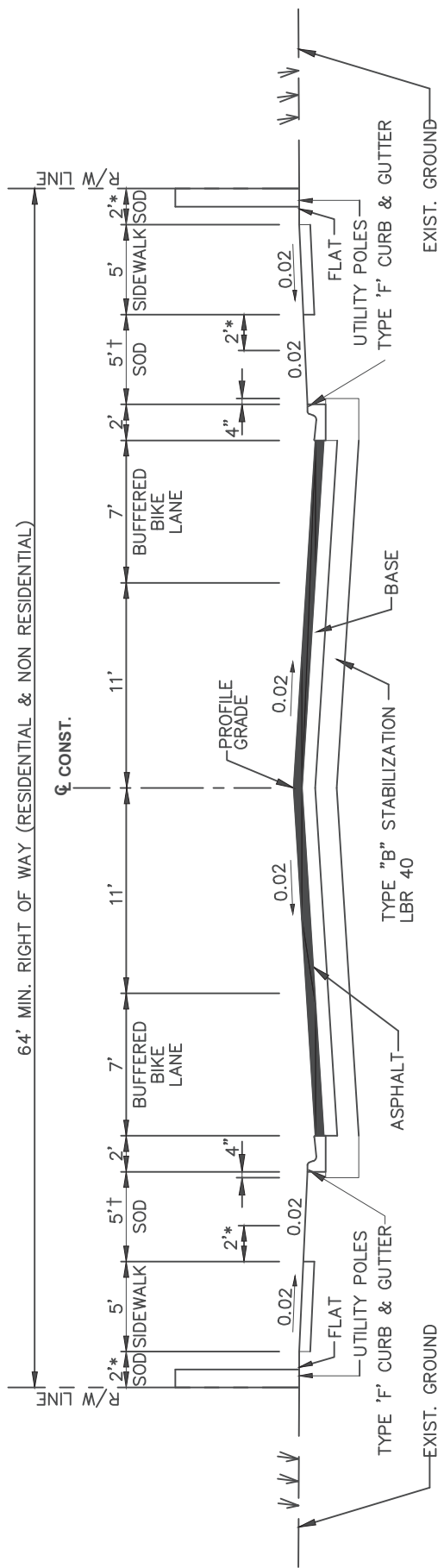


FIGURE 2: PROPOSED TYPICAL SECTION



RECONSTRUCTION
OPTIONAL BASE GROUP 6 (TYPE B-12.5 ONLY) WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3") AND
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

PROPOSED IMPROVEMENTS (SEE LIST OF ADDITIONAL NOTES)		BISHOP ROAD IMPROVEMENTS	
		PROJECT NO.	
		CIP PROJECT NO.	BISHOP ROAD TYPICAL SECTION
		DESIGN	PROPOSED ABSOLUTE ENGINEERING, INC. Elevations based on North American Vertical Datum 1988 (NAVD 88)
		TOM SULLIVAN	SHEET 4 OF 60 SHEETS
DATE	DESCRIPTION	BY	
THOMAS D. SULLIVAN NO. 55358 FLORIDA PROFESSIONAL ENGINEER	REVISIONS	BT	
#/REV	DATE	#/REV	



TYPICAL SECTION
N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 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	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION	
			DRAWING NO. TS-4	SHEET NO. 1 OF 1

TRAR

#2



January 21, 2019

Mr. Mike Williams, P.E.
Hillsborough County Engineer
c/o
Mr. Benjamin Kniesly, P.E.
Project Manager
Hillsborough County Public Works Department
601 E. Kennedy Boulevard
Tampa, Florida 33602

Re: Bishop Road Design Exception
Project: Cypress Ridge Ranch / PD 18-1048

Dear Mr. Kniesly;

Thank you for meeting with us on January 18, 2019 to discuss Bishop Road as it relates to the proposed Cypress Ridge Ranch residential development. We are currently in the process of rezoning this property to a Planned Development (PD 18-1048). A single-family subdivision is proposed for this property.

Access to the proposed development will be provided via CR 579 to the east, and via Bishop Road to the west. The developer has proposed through previous design exceptions to improve CR 579 from the project to CR 674 and Bishop Road from the western project entrance to West Lake Drive. By this letter, we are requesting a design exception per Section 1.7.2 and 12.4 of the TTM to allow for modification to TS-7 which will permit certain improvements to Bishop Road from West Lake Drive westward to US 301. These improvements will enhance the safety and operational characteristics of Bishop Road.

Existing Conditions

An inventory of the existing roadway was conducted to evaluate existing conditions on January 20, 2019, with supplemental measurements obtained on January 21, 2019. Appendix A includes a tabulation of measurements from that inventory along with photos of the existing conditions. In general, the existing section consists of a 20-foot pavement surface (consisting of two 10' travel lanes), shoulders which vary in width and slope, and ditches on either side. Existing right of way width varies from 57-83 feet.

The County Engineer has reviewed zoning modification application # 25-1386 and determined the changes to be de minimis. As such, the previous approval shall stand.

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

Bishop Road is classified as a rural collector roadway. TS-7 of the TTM specifies the typical cross section elements to be provided for local and collector rural roads (2-lane undivided). The typical cross section specified in TS-7 anticipates a wider ROW than what is available along Bishop Road. Such circumstances are anticipated by the TTM. Specifically, Section 12.5 of the TTM states that “the typical sections found in this manual, while applicable to off-site improvements in some instances, should not be used for off-site roadway projects”. This language allows flexibility to develop a cross section based upon the characteristics of the existing roadway.

Proposed Improvements to the Existing Roadway

The developer proposes modifications to TS-7 to allow improvement of the existing roadway within the available right of way. Specifically, this design exception request includes the following:

- The existing 10-foot pavement width will be maintained. During inventory of the roadway, residents noted that flooding had been observed along the roadway. Widening of the roadway would both increase the amount of runoff onto neighboring properties and reduce the capacity of the existing roadside ditches to accommodate this runoff, exacerbating flooding concerns. For these reasons, it is proposed to leave the pavement at its current width.
- The existing shoulder is in fair condition but varies in width and slope. Where less than 6', the shoulder lies adjacent to a ditch. The developer proposes that the ditches remain so that drainage is not impeded in response to the noted concerns of residents.
- A 14-foot clear zone as defined by FDOT RRR criteria will be provided. Several vertical hazards were noted as part of this inventory which will be corrected as part of this project. The noted vertical obstructions within the clear zone consist of a headwall at the driveway of 5025 Bishop Road, trees within the 14 foot clear zone in several isolated locations, a utility pole located approximately 245 feet east of Fire Wood Drive, and a culvert/headwall approximately 750 feet east of Fire Wood Drive. The developer proposes to clear trees within 14 feet of the edge of pavement and relocate or shield these obstructions, improving the safety of this segment of Bishop Road.
- This segment of roadway is currently a rural section with roadside ditches. An inventory of the existing ditches determined that, for the majority of the roadway, ditch slopes were either at moderate existing slopes or outside of the clear zone. In several locations as noted in the Appendix, ditch slopes exceeded 3:1 within the clear zone. The developer proposes to either regrade or shield slopes greater than 3:1 within the clear zone.

Overall, these improvements will serve to increase safety along this section of Bishop Road. A proposed typical section for Bishop Road between US 301 and West Lake Drive is included as Appendix B.

A search of the Signal Four Analytics database for this portion of Bishop Road yields two crashes with long-form crash reports over the past three years. Both crashes were run-off-the-road crashes. The proposed improvements to Bishop Road will enhance roadside safety, reducing the potential severity of this type of crash.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal
PE #72691



Justin D Evans
2019.01.21
22:55:00 -05'00'

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

_____ Disapproved

✓ _____ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer

A handwritten signature in blue ink, appearing to read "Mike Williams", written over a horizontal line.

January 21, 2019
Cypress Ridge Ranch – Bishop Road Design Exception

Appendix A: Bishop Road Inventory

Location #	Approximate Distance E of US 301 (Feet)	Pavement Width	Shoulder Width (N)	Shoulder Width (S)	Shoulder Slope (N)	Shoulder Slope (S)	Distance to Tree Line(N)	Distance to Tree Line(S)	Ditch Front Slope (N)	Ditch Front Slope (S)	Ditch Width(N)	Ditch Width(S)	Ditch Back Slope (N)	Ditch Back Slope (S)
1	65	23	26.0	18.0	1.5-5%	6%	18.0	13.0	N/A	N/A	N/A	N/A	N/A	N/A
2	565	21	3.5	7.0	3.4-7%	6%	18.0	11.5	30%	76%	3.5	4.0	30%	72%
3	1194	20	1.0	1.0	1%	11%	16.0	18.0	15%	74%	4.0	9.0	38%	33%
4	1641	20	7.0	2.5	12%	4%	7.0	26.5	52%	12%	3.5	5.0	17%	11%
5	2009	20	1.0	1.0	3%	5%	13.0	26.5	11%	13%	3.0	10.0	10%	20%
6	2632	20	15.0	27.0	8%	7%	15.0	N/A	8%	7%	1.0	0.0	1%	4%
7	3523	20	15.0	27.0	5%	7%	17.5	27.5	8%	6%	2.5	0.0	30%	4%
8	3888	20	9.0	5.0	8%	6%	20.0	21.0	16%	14%	5.0	4.0	76%	13%
9	4735	20	20.0	1.0	4%	18%	30.0	17.0	40%	4%	10.0	8.0	70%	44%
10	5075	20	19.5	9.0	4%	6%	20.0	23.0	40%	20%	10.0	3.5	70%	34%
11	5415	20	18.5	6.0	10%	9%	35.0	26.0	42%	17%	15.0	4.0	75%	22%
12	5757	20	22.0	6.0	1%	4%	30.0	18.5	36%	33%	8.0	3.5	60%	30%
13	6205	20	23.0	8.0	5%	6%	33.0	22.0	41%	22%	10.0	3.0	70%	23%
14	6889	20	20.5	7.5	6%	1%	30.0	20.5	60%	20%	8.0	3.0	73%	20%
15	7472	20	23.0	6.0	9%	8%	28.0	20.0	25%	23%	7.0	2.0	66%	13%

PROJECT NO.: 8454-18

DRAWN BY: M.S.

CHECKED BY: J.D.E.

DWG: Bishop Road

DATE: 2019-01-21

APPENDIX B

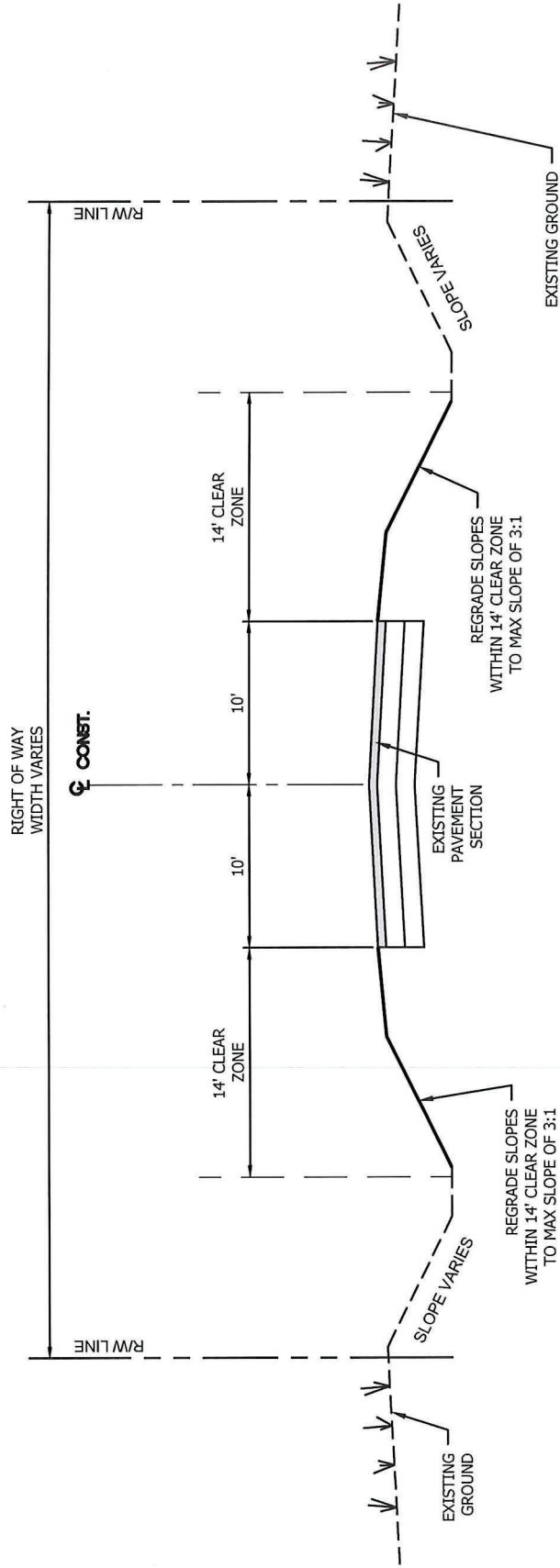
RIGHT-OF-WAY SECTIONS

CYPRESS RIDGE RANCH TRAFFIC ANALYSIS



LANDIS EVANS
+ PARTNERS

18115 U.S. Hwy. 41 N. Suite 600 Lutz, Florida 33549
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548



BISHOP ROAD FROM US 301 TO WEST LAKE DRIVE

N.T.S.

January 21, 2019
Cypress Ridge Ranch – Bishop Road Design Exception



Figure 1 - View eastward on Bishop Road at US 301



Figure 2 - View to East on Bishop Road from Location #3

January 21, 2019
Cypress Ridge Ranch – Bishop Road Design Exception



Figure 3 - View to East on Bishop Road at Crestview Road



Figure 4 - View to West on Bishop Road from West Lake Drive

TRAR

#3

Ratliff, James

From: Williams, Michael
Sent: Tuesday, March 10, 2026 12:44 PM
To: Vicki Castro; Michael Yates
Cc: Isabelle Albert; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 25-1386 - Administrative Variance & Design Exception Review
Attachments: 25-1386 AVReq 11-10-25.pdf; 25-1386 DReq 02-09-26.pdf

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-1386 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, March 9, 2026 6:08 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>
Subject: RZ-PD 25-1386 - Administrative Variance & Design Exception Review

Hello Mike,

The attached AV and DE are **Approvable** to me, please include the following people in your response email:

vcastro@palmtraffic.com
myates@palmtraffic.com
ialbert@halff.com
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV-Access Spacing - Bishop Rd ☐ 4. ☐ 2. ☐ 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	Cypress Ridge PD
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)	79682.0000; 79679.0000; 79673.0000; 79673.0010; 79682.0758; 79682.0750; 79672.0000; 79672.0150; 79525.0300; 79525.0200; 79525.0250
	☒ 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	Vicki Castro, 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	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 25-1386
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
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".	



November 10, 2025

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Cypress Ridge PD (25-1386)
Folio: 79682.0000; 79679.0000; 79673.0000; 79673.0010; 79682.0758;
79682.0750; 79672.0000; 79672.0150; 79525.0300; 79525.0200; 79525.0250
Administrative Variance Request – Minimum Spacing – Bishop Road
Palm Traffic Project No. T25062

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for access to Bishop Road for the project. The project is located west CR 579 and north/south of Bishop Road in Hillsborough County, as shown in Figure 1. This request is made based on our virtual meeting on November 06, 2025, with Hillsborough County staff.

The approximately 634.66-acre property is currently under construction for approximately 1,056 dwelling units. The proposed rezoning will allow for up to 2,000 residential dwelling units.

The accesses for the project will remain unchanged and will be as follows:

- Three (3) full accesses to West Lake Drive Extension
- Five (5) full accesses to Bishop Road Extension.

Bishop Road is identified in the Hillsborough County Functional Classification Map as a Collector roadway and has a posted speed limit of 25 mph. The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the full access (easternmost access) to Bishop Road. Based on Section 6.04.07, the connection spacing for Bishop Road is 245 feet for a Class 6 road. Figure 2 illustrates the proposed driveway locations relative to the existing driveway location.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

The request is to maintain the existing access location that has been platted with Hillsborough County. The easternmost access on Bishop Road is located approximately 220 feet west of CR 579. Based on Section 6.04.07, the connection spacing for Bishop Road is 245 feet for a Class 6 road. Given the access has been permitted and constructed, it would be extremely difficult to

relocate the driveway 25 feet west and therefore, not approving the variance would be an unreasonable burden on the applicant.

b) The variance would not be detrimental to the public health, safety and welfare.

The existing full access to Bishop Road is located approximately 220 feet west of CR 579, which is approximately 25 feet short of the connection spacing standard of 245 feet. To minimize the impacts of the reduced separation, the applicant will restripe Bishop Road to provide an approximate 128 foot (including the 50-foot taper) westbound left turn lane. The westbound left turn lane was not warranted based on the anticipated volumes, as shown in the submitted Transportation Analysis. Given the proposed improvement to Bishop Road, the driveway spacing would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

The access spacing variance is requested to maintain the full access driveway to Bishop Road for this development which has already been constructed. Without the variance, reasonable access to the property could not be provided.

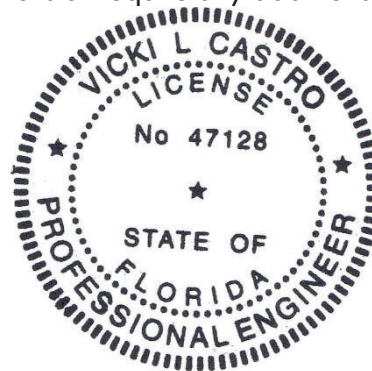
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed by
Vicki L Castro
Date: 2025.11.10
09:27:59 -05'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map

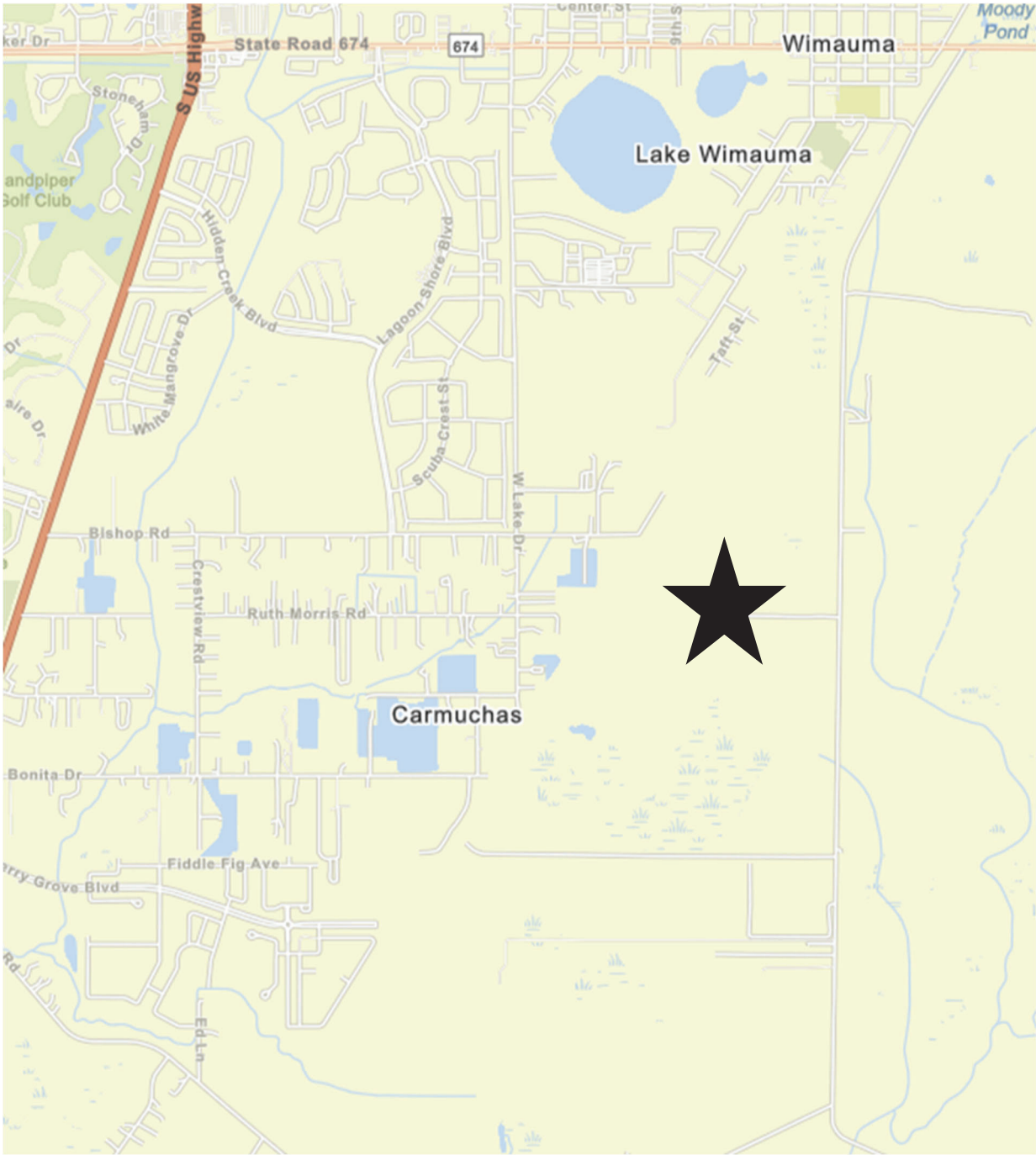
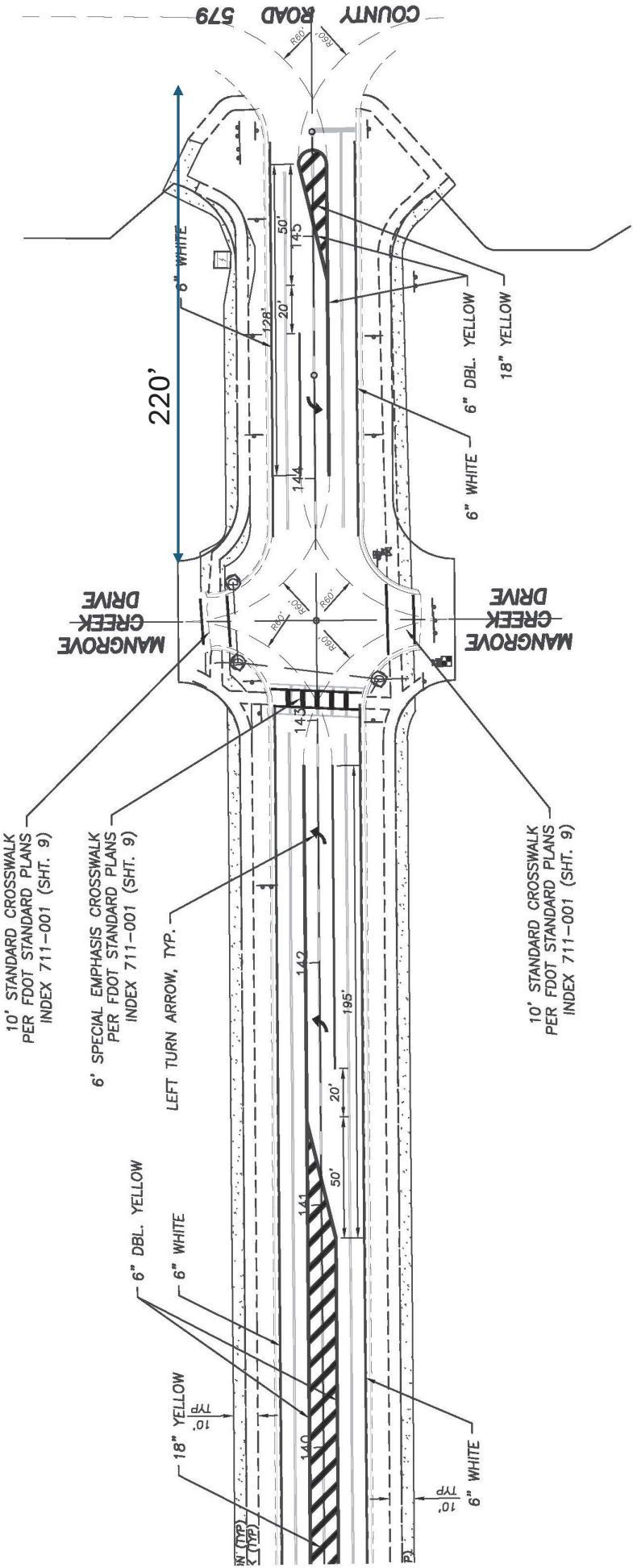
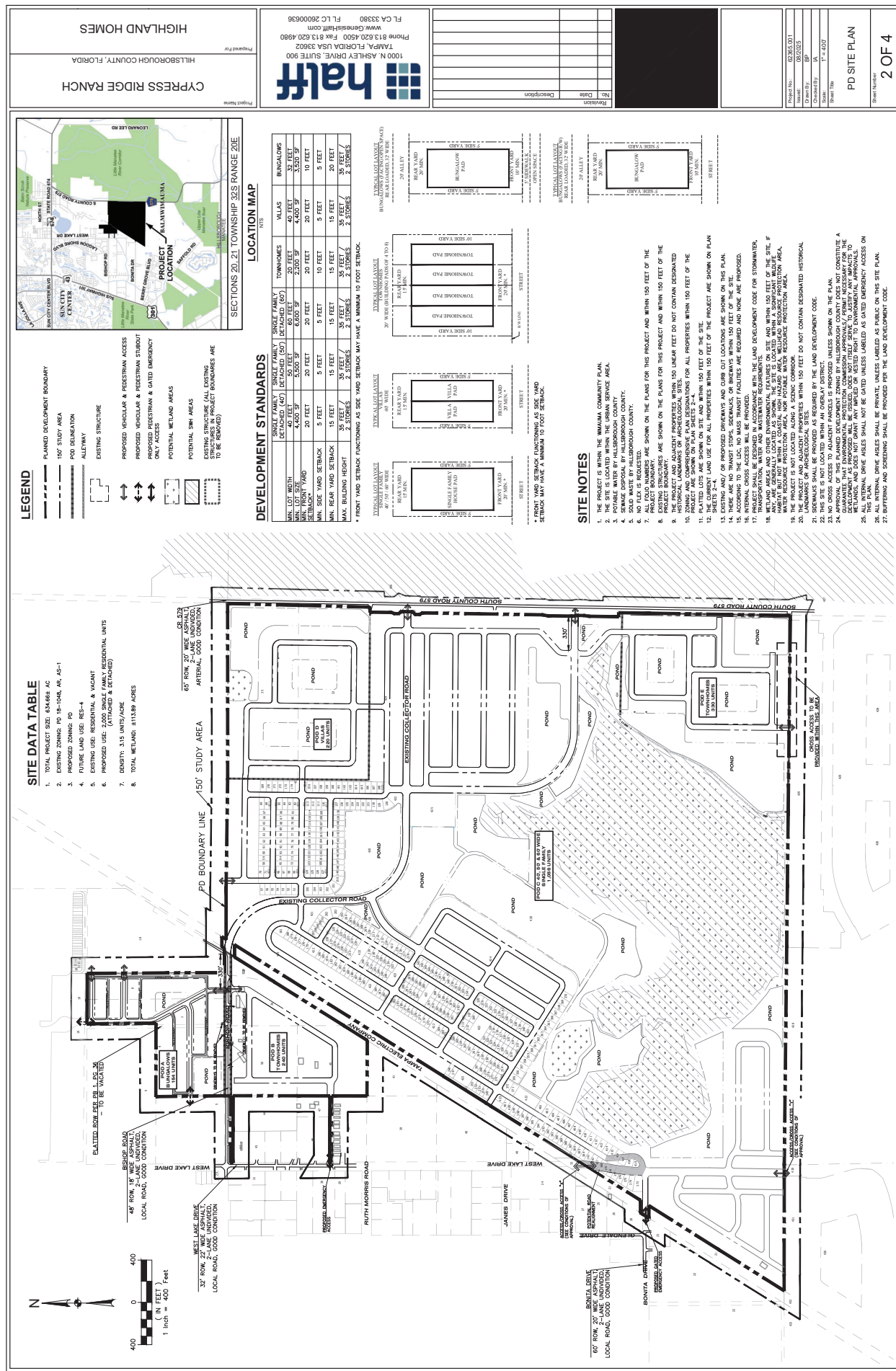


FIGURE 2: ACCESS SPACING





TRAR

#4

Ratliff, James

From: Williams, Michael
Sent: Thursday, August 29, 2024 4:51 PM
To: Steven Henry
Cc: wmolloy@mjlaw.us; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: PRS 24-1033 - Design Exceptions Review
Attachments: 24-1033 DEAd 08-29-24_2.pdf; 24-1033 DReq 08-29-24_3.pdf

Steve,

I have found the attached two Design Exceptions (DE) for PD 24-1033 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov 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@hcfl.gov

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, August 29, 2024 1:49 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-1033 - Design Exceptions Review

Hello Mike,

The attached DEs are approvable to me, please include the following people in your response email.

shenry@lincks.com
wmolloy@mjlaw.us
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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. Cypress Ridge Ranch ☐ 4. ☒ 2. Cypress Ridge Ranch ☐ 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 Cypress Ridge Ranch 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) ☐ 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 Steve Henry, P.E. Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation PRS 24-1033 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.hillsboroughcountv.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 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".			



LINCKS & ASSOCIATES, LLC

August 28, 2024

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Cypress Ridge Ranch
PRS 24-1033
Lincks Project No. 19119

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 West Lake Drive within the Cypress Ridge Development. The subject property is currently zoned Planned Development. A copy of the PD plan and conditions are included in the Appendix of this letter.

The developer of the subject PD is working with the developer of Council Growers to the south to extend West Lake Drive from Berry Grove Boulevard to Bishop Road. This will then provide a collector road connection from SR 674 to Berry Grove Boulevard.

According to the Hillsborough County Roadways Functional Classification Map, West Lake Drive is classified as a collector roadway.

The access to serve the project is proposed to be via CR 579, Bishop Road extension and the extension of West Lake Road.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for West Lake Drive. Figure 1 illustrates the proposed typical section. The following exceptions are requested to accommodate the proposed project:

1. Bike Lanes – To match the typical section north of Bishop Road, 10 foot sidewalks are proposed on each side of West Lake Drive in lieu of the bike lanes. From a safety standpoint, the 10 foot sidewalks provide a better option for students walking and riding bikes to school than students riding bikes within West Lake Drive or pedestrian and bikes on a 5 foot sidewalk. Due to right of way constraints along the roadway, it is not feasible to provide the bike lanes and the 10 foot sidewalks.
2. Sidewalk – 10 foot sidewalk on both sides of the roadway are proposed instead of the bike lanes. As stated above, given the roadway will serve the three (3) schools, the 10 foot sidewalks provide a better option for the school students.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
August 28, 2024
Page 2

Based on the above, it is our opinion, the proposed improvements to West Lake Drive will mitigate 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
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.

Michael J.
Williams

Digitally signed
by Michael J.
Williams

Sincerely,

Date: 2024.10.15

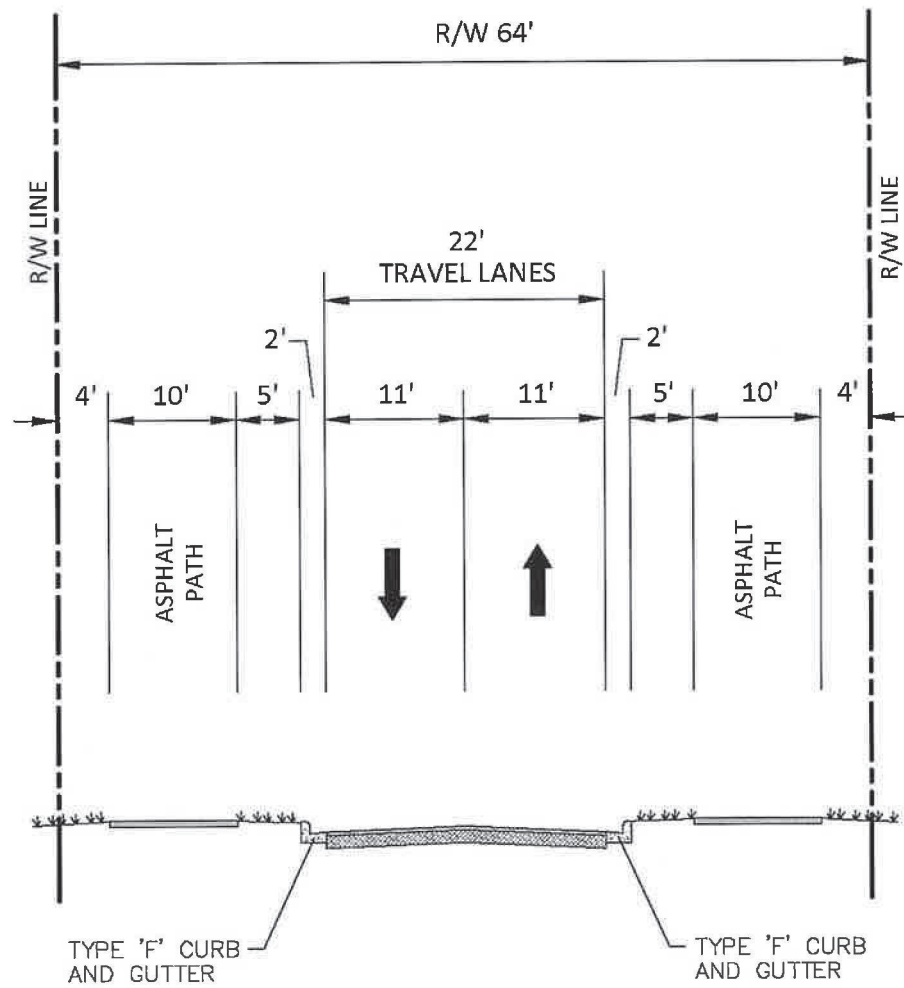
11:30:47 -04'00' Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1386 and determined the changes to be de minimis. As such, the previous approval shall stand.

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

Mr. Mike Williams
August 28, 2024
Page 3



TYPICAL SECTION
WEST LAKE DRIVE
NTS

FIGURE 1

APPENDIX



PD PLAN





HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: AR & AS-1 to PD

PETITION FILE NUMBER: RZ-PD 18-1048 WM

ZHM HEARING DATE: September 16, 2019

BOCC MEETING DATE: November 12, 2019

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

☒ X APPROVED WITH CONDITIONS AS NOTED and attached to certified site plan.

1/24/2020
DATE

1/24/2020
DATE

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 20-0095

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 18-1048 WM
MEETING DATE: November 12, 2019
DATE TYPED: November 12, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 27, 2019.

- Development shall be limited to 1,056 single family detached lots and residential support uses. A public school shall be permissible generally where depicted on the general site plan.
- Single-family lots shall be located where generally shown on the plan and be developed in accordance with the following:

A Lots:

Minimum lot size: 3,500 sf
Minimum lot width: 50 feet
Minimum front yard setback: 20 feet
Minimum side yard setback: 5 feet
Minimum rear yard setback: 20 feet
Maximum building height: 35 feet/2-stories

B Lots:

Minimum lot size: 4,400 sf
Minimum lot width: 40 feet
Minimum front yard setback: 20 feet
Minimum side yard setback: 5 feet
Minimum rear yard setback: 20 feet
Maximum building height: 35 feet/2-stories

- Single-family lots developed with a lot width of under 50 feet ("B Lots") shall be developed in accordance with the following:

- A maximum of 30% of the B Lots developed may be 1-story in height. A minimum of 70% of the B Lots developed shall be 2-story in height. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement for each individual tract or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of 1-story and 2-story B Lots proposed and approved within the entire PD. If when blended an individual tract or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story B lots will be restricted accordingly elsewhere in the PD.

- All 1-story B Lots shall comply with the following:

- Units shall be restricted to a 1-car garage.

- The garage door shall not exceed 50% of the unit's facade length.

- An off-street guest parking lot shall be provided at a ratio of 0.25 spaces per each 1-car garage unit. The guest parking lot shall be centrally located to the 1-car garage units they serve. The guest parking lot shall provide a 4 foot high, solid wood or PVC fence.

Page 1 of 6

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 18-1048 WM
MEETING DATE: November 12, 2019
DATE TYPED: November 12, 2019

or masonry wall along the side rear yards. If the guest parking lot is adjacent to the side or rear yard of a residential lot, a 6 foot high, solid wood or PVC fence or masonry wall shall be provided within a 10 foot wide buffer. One shade tree island shall be provided for every 4 spaces provided. If fewer than 4 spaces are required, at least one shade tree island within the guest parking lot shall be provided. The shade tree island shall be no less than 17 feet in width, measured inside the curb, and shall extend the required length of a parking space. The tree type, height and caliper at the time of planting shall be subject to Natural Resources review and approval at the time of site development/platting. The island shall be landscaped with grass, vegetative ground cover, shrubs or other landscape treatment subject to the review and approval of Natural Resources at the time of site development/platting. Sand or pavement within the island is prohibited.

- All 2-story B Lots shall comply with the following:

- Each unit shall provide a 2-car garage.

- The garage door shall not exceed 60% of the unit's facade length.

- A driveway a minimum of 18 feet in width shall be provided.

- All 2-story B Lots shall provide a transition between the first and second floor to break up the facade by using one or more of the following:

- A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
- A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
- A change in materials between the first and second floors.

- All B Lots (both 1-story and 2-story) shall comply with the following:

- All driveways shall be located in an alternating pattern on the left or right side of the unit's front facade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

- Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.

- Each unit's primary entrance door shall face the roadway.

- Garages shall be permitted to extend a maximum of 5 feet in front of the front facade if an entry feature over primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural feature. If the garage

Page 2 of 6

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 18-1048 WM
MEETING DATE: November 12, 2019
DATE TYPED: November 12, 2019

extends less than 5 feet from the front facade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage facade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front facade.

- A public school facility is permissible generally where shown on the general site plan. Should Hillsborough County Schools request to utilize this site for a public school, the developer shall dedicate the site to Hillsborough County Schools within six months of their request. Subsequent to dedication, development of a public school facility shall require compliance with the Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrence. Should this site not be dedicated to Hillsborough County Schools and developed with a public school facility, single-family lots (Type A) may be developed.

- Residential support uses shall be permitted where generally delineated on the general site plan. Residential support uses shall include, but not be limited to, places of worship and child care centers. A minimum 30 foot setback from SR 579 shall be provided and shall be measured from the right-of-way dedication line. Required buffering and screening along all other property lines shall be provided. The maximum height shall be 35 feet with an additional rear and side yard setback of 2 feet for every 1 foot over 20 feet in height. The maximum FAR shall be 0.25.

- A minimum of 212 acres shall be used for open space within the project. Open space shall include parks, forestry, outdoor recreation, ELAPP, ponds, wetlands and agricultural open spaces. The project shall provide connections between these open spaces areas throughout the project via the depicted pedestrian trail. The pedestrian trail shall be a minimum of 5 feet in width and ADA compliant.

- As required by Objective 48 of the Comprehensive Plan, the Wimmuna Village Residential-2 employment and shopping requirements are hereby identified for tracking purposes in these conditions of approval in Attachments A and B.

- Interim passive agricultural uses, as defined by the Land Development Code, prior to development, site construction plan approval and/or final subdivision plan approval of the PD (or portions thereof) are permitted provided the agricultural activity does not impede development in any part of the PD under separate ownership.

- An evaluation of the property identified mature trees warranting preservation that may include grand oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

- Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.

- An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan

Page 3 of 6

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MEETING DATE: DATE TYPED:	RZ-PD 18-1048 WM November 12, 2019 November 12, 2019
to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.		
12.	The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.	
13.	As CR 579 is a substandard collector roadway, the developer will be required to make certain improvements to CR 579 consistent with the Design Exception approved by the County Engineer (dated January 15, 2019), including:	
	a) The developer shall be permitted to utilize 10-foot wide travel lanes (for both through lanes and turn lanes);	
	b) The developer shall construct 6-foot wide stabilized shoulders along both sides of CR 579, between the southern project boundary and SR 674;	
	c) Between the southern project boundary and SR 674, the developer shall ensure that clear recovery is provided (up to 18 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone;	
	d) The developer shall construct a minimum 5-foot wide sidewalk along the entirety of the CR 579 project frontage; and,	
	e) The developer shall dedicate and convey approximately 21.5 feet of right-of-way along the CR 579 project frontage, such that there is a minimum of 54 feet of right-of-way west of the existing CR 579 centerline.	
14.	As Bishop Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Bishop Rd.:	
	a) Along the portion classified as a local roadway (between the project boundary and W. Lake Dr.) the developer shall make the following improvements, consistent with the Design Exception approved by the County Engineer (dated January 11, 2019), including:	
	1. The developer shall demolish the existing roadway and reconstruct the roadway using 11-foot wide travel lanes and F-curb on both sides of the roadway;	
	2. In lieu of bicycle lanes, the developer shall construct an 8-foot wide sidewalk along the south side of the reconstructed roadway; and,	
	3. The developer shall construct a 5-foot wide sidewalk along the north side of the reconstructed roadway.	
	b) Along the portion classified as a collector roadway (between W. Lake Dr. and US 301) the developer shall make the following improvements, consistent with the Design Exception approved by the County Engineer (dated January 21, 2019), including:	

Page 4 of 6

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MEETING DATE: DATE TYPED:	RZ-PD 18-1048 WM November 12, 2019 November 12, 2019
1.	The developer shall be permitted to utilize 10-foot wide travel lanes;	
2.	The developer shall ensure that clear recovery is provided (up to 14 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone; and,	
3.	The developer shall regrade or shield ditches with a slope exceeding 3:1 within the clear recovery zone.	
15.	The developer shall construct an extension of Bishop Rd. between the western property boundary and CR 579 as a collector roadway.	
16.	Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the northern, eastern and southern PD boundaries.	
17.	Bonita Drive shall be permitted as either a full access or an emergency/bicycle/pedestrian access. If constructed as a gated emergency access and bicycle/pedestrian connection, the emergency access gate must be maintained by (and located with a tract owned by) a homeowners association, or Community Development District.	
	In the event a full access connection to Bonita Drive is made, the developer will be required to improve Bonita Drive (between the project entrance and the nearest standard roadway) to current County standards for a Type TS-4 (urban collector roadway) or Type TS-7 (rural collector roadway) collector facility. If a full access connection is made, such connection shall not be gated.	
18.	In accordance with the Wimauma Village Plan, future cross access points shall establish through streets every 1,320 feet (except where prohibited by environmentally sensitive lands). The final locations of these future cross access points shall be subject to Hillsborough County.	
19.	In accordance with the Wimauma Village Plan, at least 50% of all internal roadways shall be constructed in such a manner as to ensure that both ends of the roadway terminate with another roadway.	
20.	Development within Tracts RSU and S shall be connected to the internal roadway system via a 2-lane, local, reverse frontage roadway (as shown on the PD site plan) and shall share an access driveway on CR 579. The reverse frontage roadway shall connect the through road stub out along the southern property boundary of Tract RSU with the internal collector roadway along the northern boundary of Tract S. Additionally:	
	a) Such improvement shall be constructed concurrent with development within Tracts RSU or S, whichever occurs first;	
	b) Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer shall be permitted to add/shift internal cross access locations between Tracts RSU and S; and,	

Page 5 of 6

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MEETING DATE: DATE TYPED:	RZ-PD 18-1048 WM November 12, 2019 November 12, 2019
21.	Prior to or concurrent with each increment of development, the developer shall conduct a trip generation and site access analysis to determine the extent to which turn lanes may be required at connections along the internal collector roadway (Bishop Rd. Extension) or at the project entrances to CR 579. Such analysis shall also be used to determine compliance with condition 23.	
22.	In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve the necessary right-of-way (estimated as up to 25 feet) along its CR 579 frontage, such that a minimum of 54 feet of right-of-way is preserved west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and buildings setbacks shall be calculated from the future right-of-way line.	
23.	Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative development within Tracts RSU and S shall not exceed either 993 a.m. peak hour trips nor 355 p.m. peak hour trips. Concurrent with each increment of development, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development within Tracts RSU and S, and indicates the number of trips remaining in both peak hours. Rates shall be based upon the 10 th Edition of the Institute of Transportation Engineers' Trip Generation Manual.	
24.	Notwithstanding anything herein to the contrary, Conditions 13-21 and 23 shall be considered Critical Design Features including 2-lane, local, reverse frontage roadway (as shown on the PD site plan and described within recommended Condition 20). Modification of these conditions shall be considered a Major Modification and shall be reviewed in accordance with the procedures in Section 10.03.00.	
25.	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.	
26.	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.	
27.	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).	
28.	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.	
29.	If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plot approval.	

Page 6 of 6

APP # RZ-PD 18-1048
CLERK DOC # 20-0095
PAGE 3 OF 3

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, LLC

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

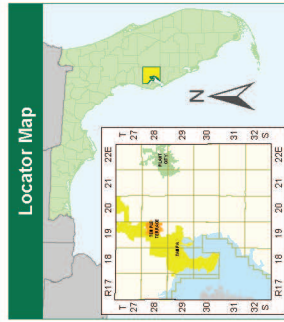
Functional Classifications
Authority/Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Pedestrian Traffic Control Program and the Neighborhood Traffic Calming Program.

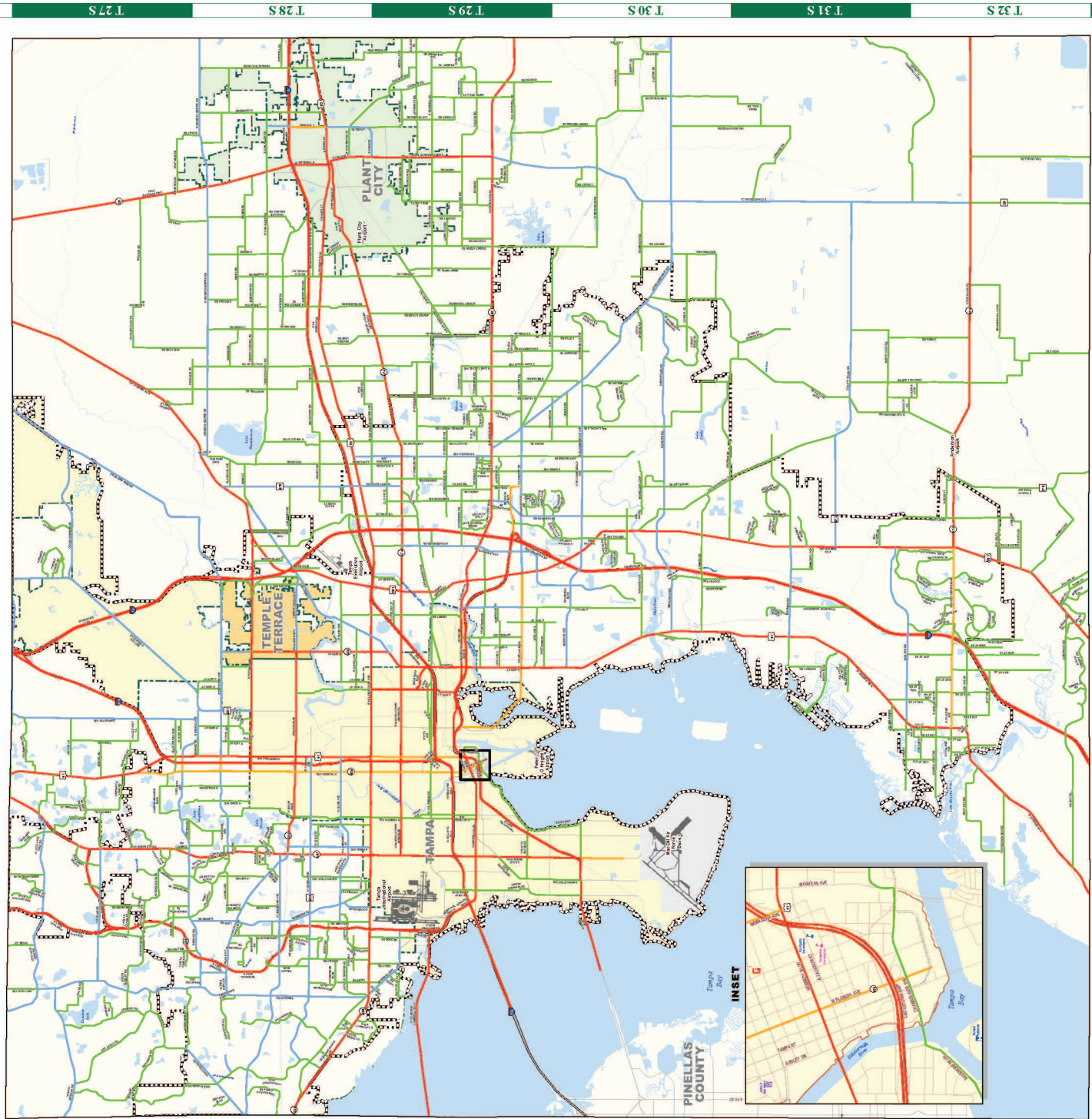


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is based on the most current data available. The map is not to be used for any other purpose.

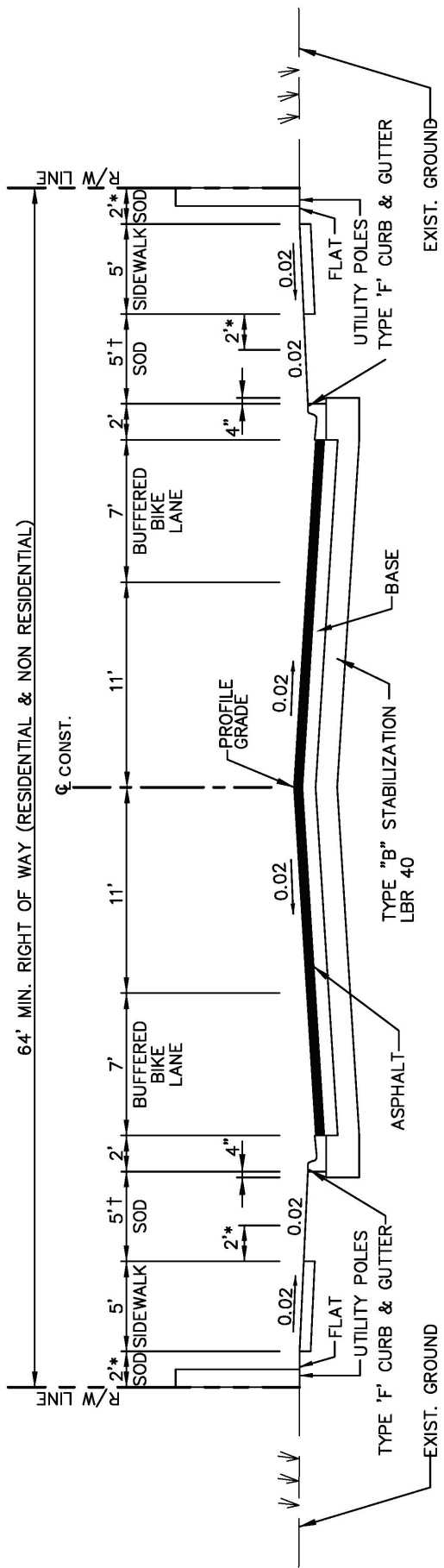
Uses of this map are hereby certified that the information contained in this map is true and correct.

891 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



TS-4





TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 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**

**URBAN COLLECTORS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. TS-4

SHEET NO. 1 OF 1

TRAR

#5

Ratliff, James

From: Williams, Michael
Sent: Thursday, August 29, 2024 4:51 PM
To: Steven Henry
Cc: wmolloy@mjlaw.us; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: PRS 24-1033 - Design Exceptions Review
Attachments: 24-1033 DEAd 08-29-24_2.pdf; 24-1033 DReq 08-29-24_3.pdf

Steve,

I have found the attached two Design Exceptions (DE) for PD 24-1033 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov 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@hcfl.gov

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

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: Thursday, August 29, 2024 1:49 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-1033 - Design Exceptions Review

Hello Mike,

The attached DEs are approvable to me, please include the following people in your response email.

shenry@lincks.com
wmolloy@mjlaw.us
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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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. Cypress Ridge Ranch - Northern ☐ 4. ☐ 2. ☐ 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	Cypress Ridge Ranch
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)	☐ 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	Steve Henry, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PRS 24-1033
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.hillsboroughcountv.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	
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".	



LINCKS & ASSOCIATES, LLC

August 28, 2024

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Cypress Ridge Ranch
PRS 24-1033
Lincks Project No. 19119

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 West Lake Drive from Bishop Road to the northern limits of the Cypress Ridge Ranch Development. The subject property is zoned Planned Development. A copy of the PD plan and conditions are included in the Appendix of this letter.

The developer of the subject PD is working with the developer of Council Growers to the south to extend West Lake Drive from Berry Grove Boulevard to Bishop Road. This will then provide a collector road connection from SR 674 to Berry Grove Boulevard.

According to the Hillsborough County Roadways Functional Classification Map, West Lake Drive is classified as a collector roadway.

The access to serve the project is proposed to be via CR 579, Bishop Road Extension and the extension of West Lake Drive.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for West Lake Drive. This segment of West Lake Drive is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Bike Lanes – TS-4 has 7 foot buffered bike lanes. The existing roadway is a rural roadway with no bike lanes.
- 2) Sidewalk – TS-4 has sidewalk on both sides of the roadway. There is currently some sidewalks along portions of the roadway.

The justification for the Design Exception is as follows:

The developer proposes two alternative sections. The first is where there is sufficient right of way to provide the proposed section which is shown in Figure 1. Figure 2 illustrates the

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

Mr. Mike Williams
August 28, 2024
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proposed section where right of way is limited and/or there are design constraints. The primary difference in these sections is the distance from the back of the curb to the sidewalk. It should be noted that the distance between the back of the curb and sidewalk can vary depending on the right of way and roadway constraints. This section will be minimized to the greatest extent feasible. The sections include the following:

1. Bike Lanes – Due to the three schools that are proposed along West Lake Drive, 10 foot sidewalks are proposed on each side of West Lake Drive in lieu of the bike lanes. From a safety standpoint, the 10 foot sidewalks provide a better option for students walking and riding bikes to school than students riding bikes within West Lake Drive or pedestrian and bikes on a 5 foot sidewalk. Due to right of way constraints along the roadway, it is not feasible to provide the bike lanes and the 10 foot sidewalks.
2. Sidewalk – 10 foot sidewalk on both sides of the roadway are proposed instead of the bike lanes. As stated above, given the roadway will serve the three (3) schools, the 10 foot sidewalks provide a better option for the school students.

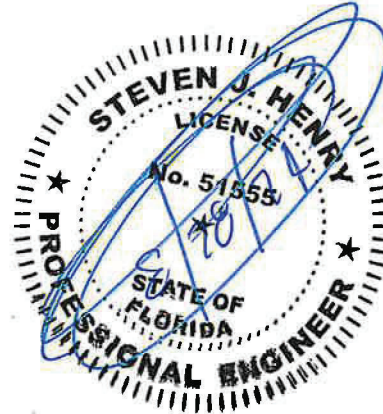
Based on the above, it is our opinion, the proposed improvements to West Lake Drive will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
August 28, 2024
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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
P.E. #51555



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

_____ Disapproved
 X Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J.
Williams

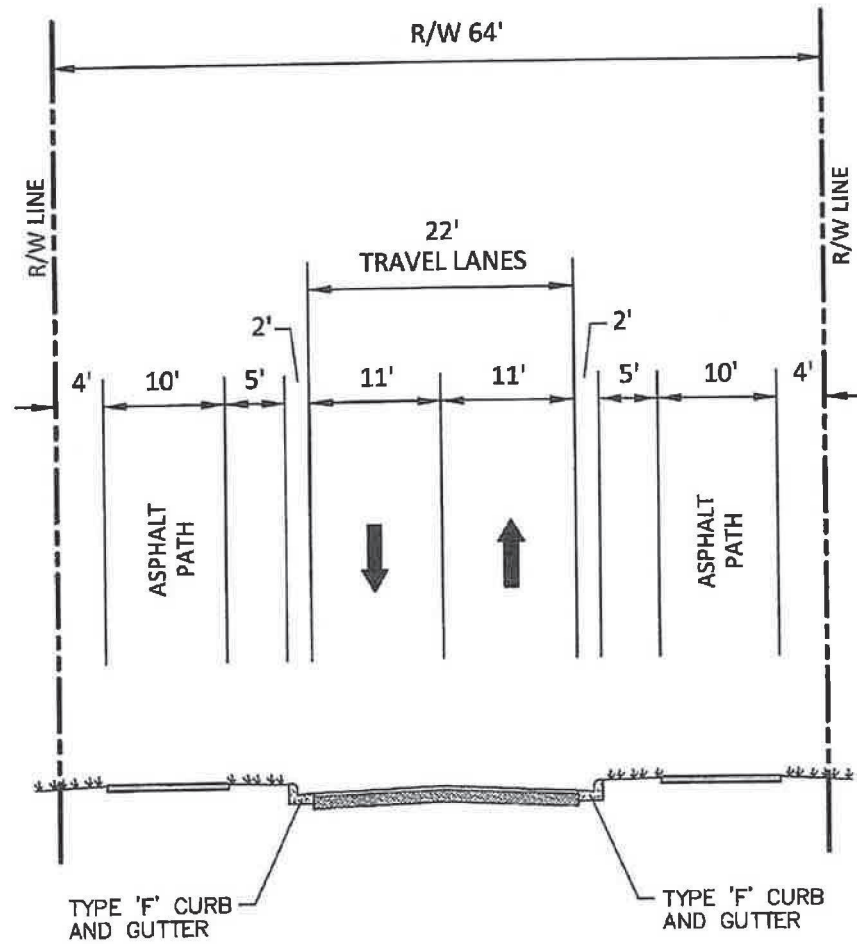
Digitally signed by
Michael J. Williams
Date: 2024.10.15 11:31:47 -04'00' Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1386 and determined the changes to be de minimis. As such, the previous approval shall stand.

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

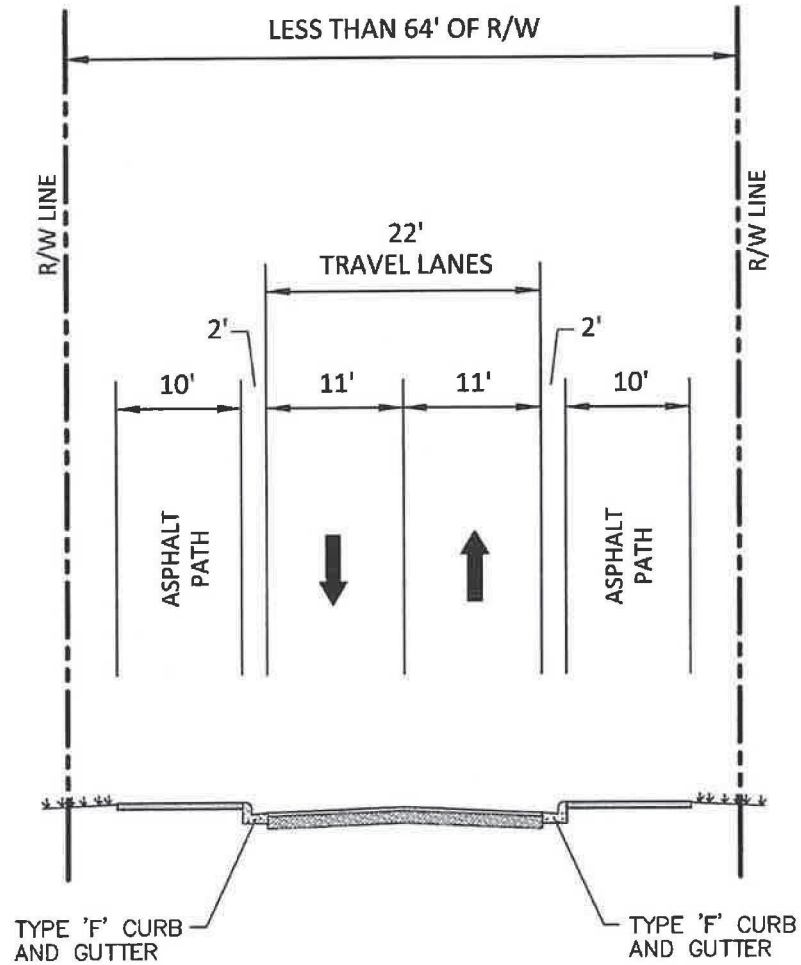
Mr. Mike Williams
August 28, 2024
Page 4



TYPICAL SECTION
WEST LAKE DRIVE
NTS

FIGURE 1

Mr. Mike Williams
August 28, 2024
Page 5



TYPICAL SECTION
WEST LAKE DRIVE
NTS

FIGURE 2

APPENDIX



PD PLAN





HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: AR & AS-1 to PD

PETITION FILE NUMBER: RZ-PD 18-1048 WM

ZHM HEARING DATE: September 16, 2019

BOCC MEETING DATE: November 12, 2019

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

☒ X APPROVED WITH CONDITIONS AS NOTED and attached to certified site plan.

1/24/2020
DATE

1/24/2020
DATE

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 20-0095

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 18-1048 WM
MEETING DATE: November 12, 2019
DATE TYPED: November 12, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 27, 2019.

- Development shall be limited to 1,056 single family detached lots and residential support uses. A public school shall be permissible generally where depicted on the general site plan.
- Single-family lots shall be located where generally shown on the plan and be developed in accordance with the following:

A Lots:

Minimum lot size: 3,500 sf
Minimum lot width: 50 feet
Minimum front yard setback: 20 feet
Minimum side yard setback: 5 feet
Minimum rear yard setback: 20 feet
Maximum building height: 35 feet/2-stories

B Lots:

Minimum lot size: 4,400 sf
Minimum lot width: 40 feet
Minimum front yard setback: 20 feet
Minimum side yard setback: 5 feet
Minimum rear yard setback: 20 feet
Maximum building height: 35 feet/2-stories

- Single-family lots developed with a lot width of under 50 feet ("B Lots") shall be developed in accordance with the following:

- A maximum of 30% of the B Lots developed may be 1-story in height. A minimum of 70% of the B Lots developed shall be 2-story in height. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement for each individual tract or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of 1-story and 2-story B Lots proposed and approved within the entire PD. If when blended an individual tract or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story B lots will be restricted accordingly elsewhere in the PD.

- All 1-story B Lots shall comply with the following:

- Units shall be restricted to a 1-car garage.

- The garage door shall not exceed 50% of the unit's facade length.

- An off-street guest parking lot shall be provided at a ratio of 0.25 spaces per each 1-car garage unit. The guest parking lot shall be centrally located to the 1-car garage units they serve. The guest parking lot shall provide a 4 foot high, solid wood or PVC fence.

Page 1 of 6

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 18-1048 WM
MEETING DATE: November 12, 2019
DATE TYPED: November 12, 2019

or masonry wall along the side rear yards. If the guest parking lot is adjacent to the side or rear yard of a residential lot, a 6 foot high, solid wood or PVC fence or masonry wall shall be provided within a 10 foot wide buffer. One shade tree island shall be provided for every 4 spaces provided. If fewer than 4 spaces are required, at least one shade tree island within the guest parking lot shall be provided. The shade tree island shall be no less than 17 feet in width, measured inside the curb, and shall extend the required length of a parking space. The tree type, height and caliper at the time of planting shall be subject to Natural Resources review and approval at the time of site development/platting. The island shall be landscaped with grass, vegetative ground cover, shrubs or other landscape treatment subject to the review and approval of Natural Resources at the time of site development/platting. Sand or pavement within the island is prohibited.

- All 2-story B Lots shall comply with the following:

- Each unit shall provide a 2-car garage.

- The garage door shall not exceed 60% of the unit's facade length.

- A driveway a minimum of 18 feet in width shall be provided.

- All 2-story B Lots shall provide a transition between the first and second floor to break up the facade by using one or more of the following:

- A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
- A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
- A change in materials between the first and second floors.

- All B Lots (both 1-story and 2-story) shall comply with the following:

- All driveways shall be located in an alternating pattern on the left or right side of the unit's front facade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

- Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.

- Each unit's primary entrance door shall face the roadway.

- Garages shall be permitted to extend a maximum of 5 feet in front of the front facade if an entry feature over primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural feature. If the garage

Page 2 of 6

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 18-1048 WM
MEETING DATE: November 12, 2019
DATE TYPED: November 12, 2019

extends less than 5 feet from the front facade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage facade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front facade.

- A public school facility is permissible generally where shown on the general site plan. Should Hillsborough County Schools request to utilize this site for a public school, the developer shall dedicate the site to Hillsborough County Schools within six months of their request. Subsequent to dedication, development of a public school facility shall require compliance with the Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrence. Should this site not be dedicated to Hillsborough County Schools and developed with a public school facility, single-family lots (Type A) may be developed.

- Residential support uses shall be permitted where generally delineated on the general site plan. Residential support uses shall include, but not be limited to, places of worship and child care centers. A minimum 30 foot setback from SR 579 shall be provided and shall be measured from the right-of-way dedication line. Required buffering and screening along all other property lines shall be provided. The maximum height shall be 35 feet with an additional rear and side yard setback of 2 feet for every 1 foot over 20 feet in height. The maximum FAR shall be 0.25.

- A minimum of 212 acres shall be used for open space within the project. Open space shall include parks, forestry, outdoor recreation, ELAPP, ponds, wetlands and agricultural open spaces. The project shall provide connections between these open spaces areas throughout the project via the depicted pedestrian trail. The pedestrian trail shall be a minimum of 5 feet in width and ADA compliant.

- As required by Objective 48 of the Comprehensive Plan, the Wimmuna Village Residential-2 employment and shopping requirements are hereby identified for tracking purposes in these conditions of approval in Attachments A and B.

- Interim passive agricultural uses, as defined by the Land Development Code, prior to development, site construction plan approval and/or final subdivision plan approval of the PD (or portions thereof) are permitted provided the agricultural activity does not impede development in any part of the PD under separate ownership.

- An evaluation of the property identified mature trees warranting preservation that may include grand oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

- Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.

- An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan

Page 3 of 6

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MEETING DATE: DATE TYPED:	RZ-PD 18-1048 WM November 12, 2019 November 12, 2019
to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.		
12.	The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.	
13.	As CR 579 is a substandard collector roadway, the developer will be required to make certain improvements to CR 579 consistent with the Design Exception approved by the County Engineer (dated January 15, 2019), including:	
	a) The developer shall be permitted to utilize 10-foot wide travel lanes (for both through lanes and turn lanes);	
	b) The developer shall construct 6-foot wide stabilized shoulders along both sides of CR 579, between the southern project boundary and SR 674;	
	c) Between the southern project boundary and SR 674, the developer shall ensure that clear recovery is provided (up to 18 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone;	
	d) The developer shall construct a minimum 5-foot wide sidewalk along the entirety of the CR 579 project frontage; and,	
	e) The developer shall dedicate and convey approximately 21.5 feet of right-of-way along the CR 579 project frontage, such that there is a minimum of 54 feet of right-of-way west of the existing CR 579 centerline.	
14.	As Bishop Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Bishop Rd.:	
	a) Along the portion classified as a local roadway (between the project boundary and W. Lake Dr.) the developer shall make the following improvements, consistent with the Design Exception approved by the County Engineer (dated January 11, 2019), including:	
	1. The developer shall demolish the existing roadway and reconstruct the roadway using 11- foot wide travel lanes and F-curb on both sides of the roadway;	
	2. In lieu of bicycle lanes, the developer shall construct an 8-foot wide sidewalk along the south side of the reconstructed roadway; and,	
	3. The developer shall construct a 5-foot wide sidewalk along the north side of the reconstructed roadway.	
	b) Along the portion classified as a collector roadway (between W. Lake Dr. and US 301) the developer shall make the following improvements, consistent with the Design Exception approved by the County Engineer (dated January 21, 2019), including:	

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FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MEETING DATE: DATE TYPED:	RZ-PD 18-1048 WM November 12, 2019 November 12, 2019
1.	The developer shall be permitted to utilize 10-foot wide travel lanes;	
2.	The developer shall ensure that clear recovery is provided (up to 14 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone; and,	
3.	The developer shall regrade or shield ditches with a slope exceeding 3:1 within the clear recovery zone.	
15.	The developer shall construct an extension of Bishop Rd. between the western property boundary and CR 579 as a collector roadway.	
16.	Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the northern, eastern and southern PD boundaries.	
17.	Bonita Drive shall be permitted as either a full access or an emergency/bicycle/pedestrian access. If constructed as a gated emergency access and bicycle/pedestrian connection, the emergency access gate must be maintained by (and located with a tract owned by) a homeowners association, or Community Development District.	
	In the event a full access connection to Bonita Drive is made, the developer will be required to improve Bonita Drive (between the project entrance and the nearest standard roadway) to current County standards for a Type TS-4 (urban collector roadway) or Type TS-7 (rural collector roadway) collector facility. If a full access connection is made, such connection shall not be gated.	
18.	In accordance with the Wimauma Village Plan, future cross access points shall establish through streets every 1,320 feet (except where prohibited by environmentally sensitive lands). The final locations of these future cross access points shall be subject to Hillsborough County.	
19.	In accordance with the Wimauma Village Plan, at least 50% of all internal roadways shall be constructed in such a manner as to ensure that both ends of the roadway terminate with another roadway.	
20.	Development within Tracts RSU and S shall be connected to the internal roadway system via a 2-lane, local, reverse frontage roadway (as shown on the PD site plan) and shall share an access driveway on CR 579. The reverse frontage roadway shall connect the through road stub out along the southern property boundary of Tract RSU with the internal collector roadway along the northern boundary of Tract S. Additionally:	
	a) Such improvement shall be constructed concurrent with development within Tracts RSU or S, whichever occurs first;	
	b) Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer shall be permitted to add/shift internal cross access locations between Tracts RSU and S; and,	

Page 5 of 6

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MEETING DATE: DATE TYPED:	RZ-PD 18-1048 WM November 12, 2019 November 12, 2019
21.	Prior to or concurrent with each increment of development, the developer shall conduct a trip generation and site access analysis to determine the extent to which turn lanes may be required at connections along the internal collector roadway (Bishop Rd. Extension) or at the project entrances to CR 579. Such analysis shall also be used to determine compliance with condition 23.	
22.	In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve the necessary right-of-way (estimated as up to 25 feet) along its CR 579 frontage, such that a minimum of 54 feet of right-of-way is preserved west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and buildings setbacks shall be calculated from the future right-of-way line.	
23.	Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative development within Tracts RSU and S shall not exceed either 993 a.m. peak hour trips nor 355 p.m. peak hour trips. Concurrent with each increment of development, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development within Tracts RSU and S, and indicates the number of trips remaining in both peak hours. Rates shall be based upon the 10 th Edition of the Institute of Transportation Engineers' Trip Generation Manual.	
24.	Notwithstanding anything herein to the contrary, Conditions 13-21 and 23 shall be considered Critical Design Features including 2-lane, local, reverse frontage roadway (as shown on the PD site plan and described within recommended Condition 20). Modification of these conditions shall be considered a Major Modification and shall be reviewed in accordance with the procedures in Section 10.03.00.	
25.	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.	
26.	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.	
27.	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).	
28.	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.	
29.	If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plot approval.	

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APP # RZ-PD 18-1048
CLERK DOC # 20-0095
PAGE 3 OF 3

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, LLC

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



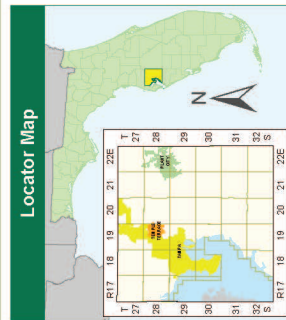
Legend

- Functional Classifications
Authority/Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

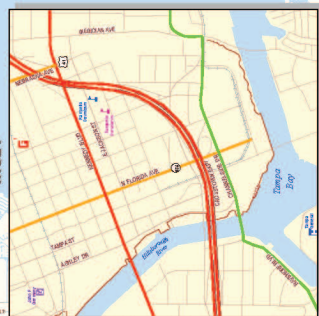
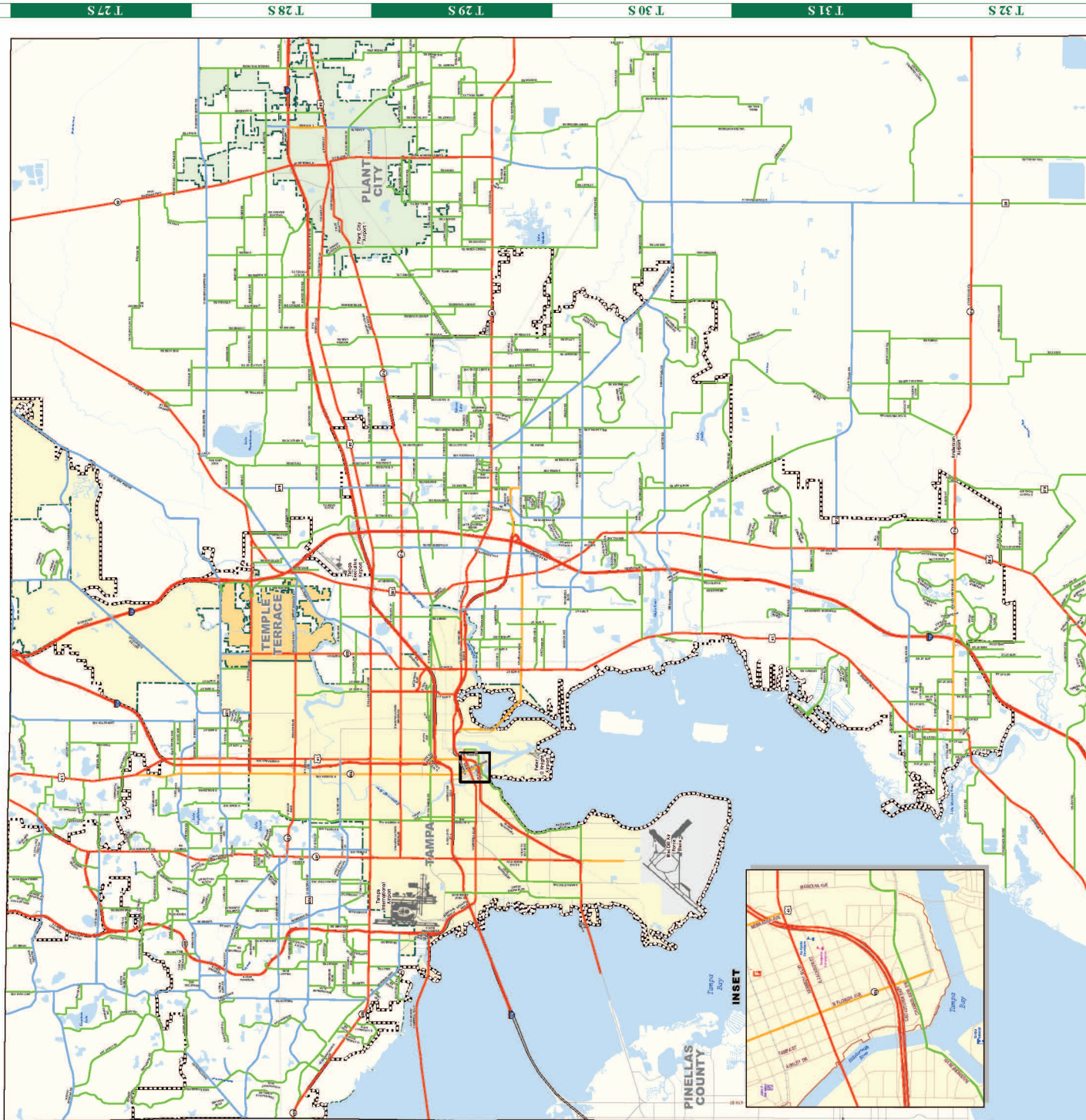
- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Pedestrian Traffic Control Program and the Neighborhood Traffic Calming Program.



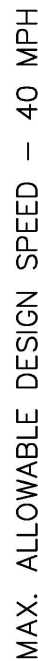
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

801 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



TS-4





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)

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
Sam Elrabi, P.E. WATER DIVISION
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: TBD	COMMENT DATE: January 15, 2026
PETITION NO.: 25-1386	PROPERTY ADDRESSES: 5711, 5821, 5920 Bishop Rd, 5625 Cajun Rooster Trl, Wimauma
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0796730000, 0796730010, 0796790000, 0796820000 and 0796820758
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 21-32S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezone from AS-1 and AR to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Southern and northeastern portions of the project area.
Please allow these comments to supersede and cancel the comments issued to Hillsborough County on October 1, 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. • 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	

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

Kmh / app

ec: Isabelle Albert, Agent - ialbert@halff.com
Heinrich, Michelle, Hillsborough County - HeinrichM@hcfi.gov

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Adequate Facilities Analysis: Rezoning

Date: January 16, 2026

Acreage: ±634.66 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-1386

Future Land Use: RES-4

HCPS #: RZ-736

Maximum Residential Units: 1,210 SFD; 790 SFA

Address: West Lake Dr & Bishop Rd

Parcel Folio Number(s): 079682.0000

Residential Type: Single-Family

School Data	Wimauma Elementary	Shields Middle	Morgan High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	975	2,151	3,227
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	512	1,505	1,485
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	53%	70%	46%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/16/2026	414	427	541
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	331	144	222
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	129%	97%	70%

Notes: Adequate capacity exists at Shields Middle and Morgan High School for the proposed rezoning. Although Wimauma Elementary is projected to be over capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently, additional capacity exists in adjacent concurrency service area at the elementary school level.

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



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: 12/03/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Highland Homes

PETITION NO: 25-1386

LOCATION: 5711 Bishop Rd

FOLIO NO: 79682.0000

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$9,445

Parks: \$1,957

School: \$7,027

Fire: \$249

Total per Townhouse: \$18,678

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

Mobility: \$13,038

Parks: \$2,145

School: \$8,227

Fire: \$335

Total per House: \$23,745

Project Summary/Description:

Rural Mobility, South Parks/Fire - Bungalows (SFR), Villas (SFR), Single Family Conventional (SFR), Townhomes

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 10/01/2025**

Agency: Natural Resources **Petition #: 25-1386**

- ☐ 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. 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.
2. 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.
3. 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.
4. 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.

5. 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.

TO: Zoning Review, Development Services **REQUEST DATE:** 9/10/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/24/2025

PROPERTY OWNER: Clayton Properties Group, Inc. **PID:** 25-1386

APPLICANT: Highland Homes

LOCATION: 5711 Bishop Rd. Wimauma, FL 33598
5625 Cajun Rooster Trl. Wimauma, FL 33598
5821 Bishop Rd. Wimauma, FL 33598
5902 Bishop Rd. Wimauma, FL 33598

FOLIO NO.: 79682.0000, 79679.0000, 79673.0000, 79673.0010, 79682.0758

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site 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).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-1386 REVIEWED BY: Clay Walker, E.I. DATE: 9/16/2025

FOLIO NO.: 9682.0000; 79679.0000; 79673.0000; 79673.0010; 79682.0758; 79682.0750;
79672.0000; 79672.0150; 79525.0300; 79525.0200; 79525.0250

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☐ (approximately ____ feet from the site), ☒ (adjacent to the site), and is located north of the subject property within the south Right-of-Way of Bishop Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 12 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located north of the subject property within the south Right-of-Way of Bishop Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 09/15/2025

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

APPLICANT: Isabelle Albert

PETITION NO: 25-1386

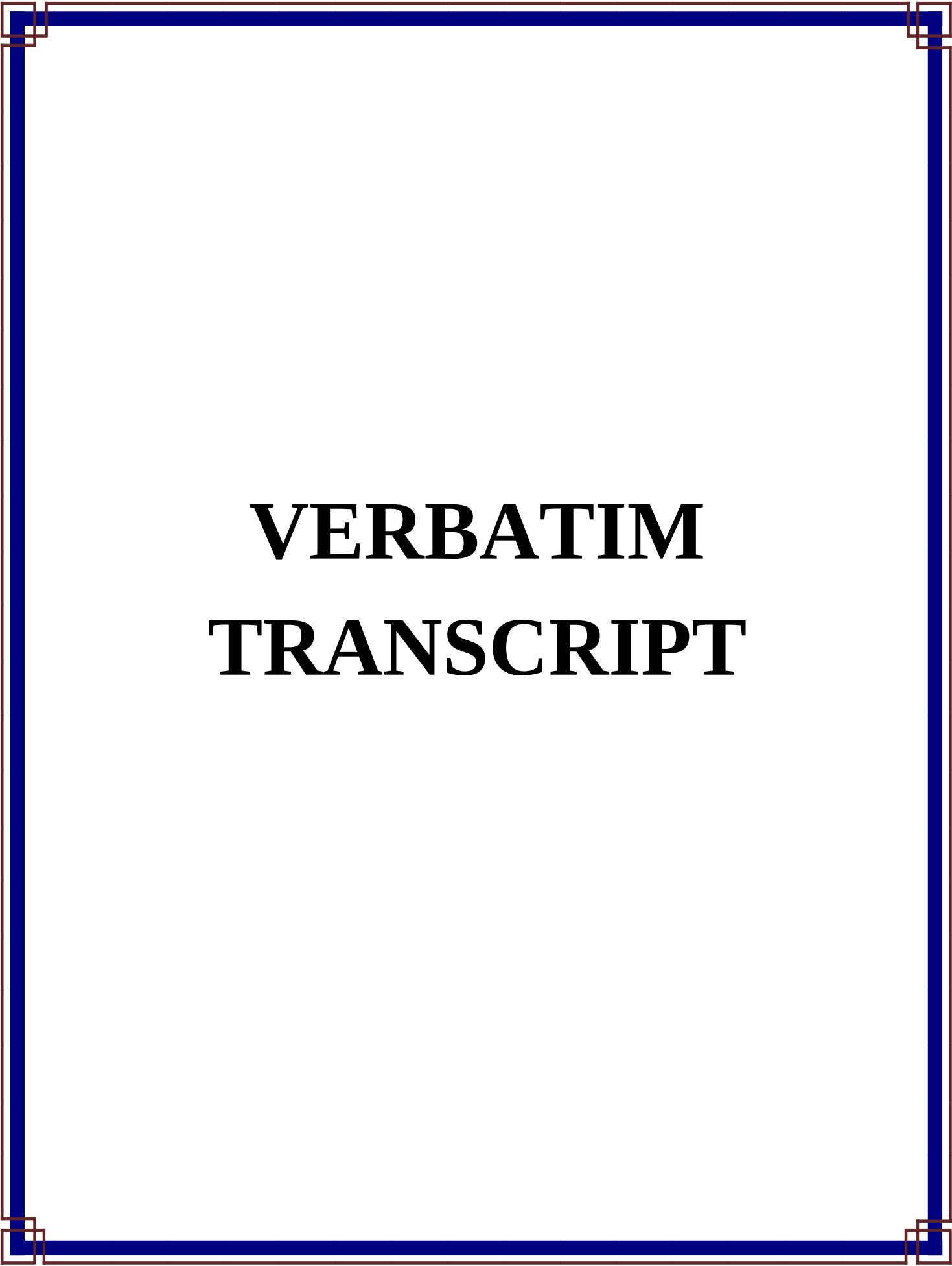
LOCATION: Wimauma, FL 33598

FOLIO NO: 79679.0000, 79673.0000, 79673.0010,
79682.0758, 79682.0000

SEC: 21 **TWN:** 32 **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: The subject application is adjacent to ELAPP preserve, the Little Manatee River Corridor. Per LDC 4.o1.11 compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development but not necessarily limited to: access, prescribed fire and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department and shall be required as a condition of granting a Natural Resources Permit.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master
DATE: 03/23/2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 10:05 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next application is Item D.4. PD
2 25-1386. The applicant is requesting to rezone property
3 that's currently zoned AR, AS-1, and Planned Development, to
4 a new Planned Development. I'm here to introduce this for
5 Development Services, and will present staff findings after
6 the applicant's presentation.

7 HEARING OFFICER: Okay. The applicant, please.

8 MS. ALBERT: Sure. Thanks. Good evening.
9 Isabelle Albert, of Halff, 1000 North Ashley Drive, Suite
10 900, and I'm a certified planner.

11 So what we have here is a 634 acre parcel that is
12 comprised of an existing planned development, and we're
13 adding acreage to the existing Cypress Ridge that is in the
14 urban service area. And it's also within the Wimauma
15 Community Plan and the Southshore Area System plans. And it
16 has a future land use of Residential-4.

17 So it's currently approved. It's about 500 acres
18 for residential uses and a school, as well as community
19 support that's comprised of 25 acres of the school, and 25
20 acres for the residential support use. And the request is
21 adding approximately 106 acres to the existing Cypress Ridge
22 planned development that's shown here in yellow. And it's
23 also to allow a maximum of 2,000 units, that's comprised of
24 different style of residential, which is from bungalows, to
25 town homes, to villas, and single-family development.

1 We also requested removal of the school, which the
2 school board reviewed and had no objections, as well as the
3 community support use.

4 Compatibility, the site is surrounded by existing
5 development as well as approved planned development that are
6 very similar in nature to what we're proposing. And the
7 SWFWMD is property to the east, which brings me to
8 transportation, and Mr. Yates is here to talk about it.

9 MR. YATES: Good evening. Michael Yates, with Palm
10 Traffic, and I have been sworn.

11 Just want to go through traffic very briefly. We
12 are doing some improvements associated with this. There will
13 be a Mufasa that will be going to the Board as part of this
14 application for an improvement to the intersection of Bishop
15 and West Lake.

16 Next plan should show it. It is a modified traffic
17 circle that has an irregular shape, but will help in traffic
18 control at the intersection and to slow traffic down, because
19 that section of West Lake is a pretty long segment.

20 And then, as you can see on this plan, there is a
21 section to the north of West Lake that is currently under
22 construction. That was part of another Mufasa that was being
23 done that coordinates with the school board and one of the
24 Lennar projects to the north. So that is actually under
25 construction and mostly done, which provides 10-foot

1 sidewalks on both sides.

2 HEARING OFFICER: Okay.

3 MR. YATES: And so the Bishop Road to the east will
4 be modified as part of this project, in addition to the
5 intersection there, to provide the 11-foot lanes. And while
6 this graphic shows 8-foot sidewalks, I think we're able to
7 fit 10-foot multi-use path --

8 HEARING OFFICER: So --

9 MR. YATES: -- that will go through the project.

10 HEARING OFFICER: So the agreement, that's going
11 concurrently?

12 MR. YATES: Yes.

13 HEARING OFFICER: Did it have dates in there as to
14 when the improvements would be completed?

15 MR. YATES: Correct. They're working on finalizing
16 that agreement, but it will be an agreement that goes to the
17 Board concurrently with this project.

18 HEARING OFFICER: Okay. And does it cover Bishop
19 over to 301?

20 MR. YATES: It is specifically just for the
21 intersection.

22 HEARING OFFICER: Okay.

23 MR. YATES: Bishop from West Lake to 301 is being
24 built as part of this project, and serves as part of the
25 access. So as part of this project there is a typical

1 section that is being approved as part of the design
2 exception that covers the section from West Lake to its
3 current terminus to the east.

4 HEARING OFFICER: And that's under construction
5 now?

6 MR. YATES: It's going through permitting now for
7 the final construction plans.

8 HEARING OFFICER: Okay.

9 MR. YATES: And then east of that is already built.

10 HEARING OFFICER: Okay. And then to the south West
11 Lake?

12 MR. YATES: There is a south section of West Lake
13 that is being done as a separate project, not associated with
14 this one. But there is a sec -- there is an approved plan
15 that they are working through that will take West Lake and
16 improve it south of Bishop.

17 HEARING OFFICER: Okay. But it is a zoning
18 condition that's incorporated into this application to build
19 West Lake from this traffic circle south?

20 MR. YATES: There should not be.

21 HEARING OFFICER: Well, then help me out, then.

22 MR. MOLLOY: William Molloy, 325 South Boulevard,
23 Tampa, Florida.

24 HEARING OFFICER: Yeah.

25 MR. MOLLOY: Mr. Hearing Master, I believe that we

1 are building the section of West Lake that runs through our
2 subdivision, which will be an extension of West Lake Drive,
3 and another developer is taking West Lake from the Peanut
4 down south --

5 HEARING OFFICER: Further south.

6 MR. MOLLOY: -- to our division.

7 HEARING OFFICER: Okay. There's condition 17A that
8 says to extension of West Lake between Bishop Road and
9 proposed access Y? That's condition 17A.

10 MR. MOLLOY: Do we have the site plan?

11 There we go. So if you can see here, see where the
12 triangular shape is at the very bottom corner? That is the
13 section of West Lake. You can see there's a little loop in
14 dark gray. So that is the section of West Lake that we are
15 building through our project at the southern end.

16 HEARING OFFICER: Just within your boundaries?

17 MR. YATES: Just within our project boundaries.

18 HEARING OFFICER: Okay.

19 MR. YATES: But there is another developer that has
20 the commitment to build it from Bishop, West Lake and Bishop
21 intersection to this spot.

22 HEARING OFFICER: Okay. And are you coordinating
23 with any other --

24 MR. YATES: We have been.

25 HEARING OFFICER: Okay. All right. Sorry to

1 interrupt.

2 MR. YATES: No, no. That was it. I just wanted to
3 make sure. And thank you for mentioning that.

4 HEARING OFFICER: Okay.

5 MR. YATES: I think that's all we have.

6 HEARING OFFICER: Mr. Molloy, does that conclude
7 your presentation?

8 MR. MOLLOY: It does. Yes, sir.

9 HEARING OFFICER: All right. Thank you.
10 Development Services staff?

11 MS. HEINRICH: Michelle Heinrich, Development
12 Services.

13 Our staff reviewed the request to rezone property
14 that is approximately 634 acres for PD 18-1048, AS-1 and AR,
15 to a new PD, which will be PD 25-1386, to allow for 2,000
16 residential units that will be attached and detached.

17 As we saw in this review the site is within PD
18 18-1048, and the site is located in RES-4 future land use
19 category in urban service area. The site is located within
20 the Wimauma area, which is a growing area of master-planned
21 communities at densities varying from three to four units per
22 acre. The area also consists of large conservation
23 preservation areas within the EMA program.

24 Various housing types are proposed, with
25 development standards that are comparable to other recently

1 approved planned developments. Staff received no objections
2 from reviewing agencies, and find the request compatible.
3 Therefore, we do recommend approval, subject to proposed
4 conditions.

5 HEARING OFFICER: Okay. Thank you. Planning
6 Commission staff?

7 MR. ROYAL: Good evening. Again, Tyrek Royal,
8 Planning Commission staff.

9 The surrounding area is predominantly characterized
10 by mixed single-family and residential neighborhoods,
11 agricultural land, vacant parcels, and nearby planned
12 developments.

13 Recent approvals in the vicinity include large
14 residential communities with similar housing scales and
15 community-oriented layouts, further supporting the proposed
16 intensity and structure of the development.

17 The request aligns with FLU Objective 1.1,
18 directing growth to the urban service area, and FLU Policy
19 3.1.3, ensuring compatibility with the surrounding land use.
20 The proposal is also consistent with FLUD Objective 2.2, as
21 the total number of units and development density remain
22 within the allowable threshold of the Residential-4 future
23 land use category.

24 The proposal complies with FLU Objective 4.4 and
25 Policy 4.4.1, by integrating gradual transition of housing

1 types, incorporating buffering and clustering, and
2 maintaining compatibility with adjacent residential and
3 agricultural uses.

4 Environmental considerations have also been
5 addressed through the preservation of on-site wetlands,
6 consistent with FLU Objective 6.2, and related environmental
7 protection policies. The request also supports the goals of
8 the Southshore Area Wide Systems Plan, by promoting a
9 well-planned clustered residential and development pattern
10 that enhances housing diversity, while preserving
11 environmental resources and maintaining community character.

12 Overall, the staff finds the proposed planned
13 development is compatible with the surrounding area and
14 consistent with the comprehensive plan.

15 HEARING OFFICER: Okay. Thank you. Before I get
16 to proponent, opponents, Ms. Heinrich, do you know the status
17 of the high school, I guess, the school complex on West Lake?
18 Or the applicant may know?

19 MS. HEINRICH: I was not aware of it, but perhaps
20 the applicant does have some updates on that.

21 MS. ALBERT: Isabelle Albert, for the record.
22 Sorry. What was the question again?

23 HEARING OFFICER: The status of the school. I
24 think it's open, and kids are now going to that school.

25 MS. ALBERT: Just south of the lake?

1 HEARING OFFICER: Yes.

2 MS. ALBERT: Yeah. Some of it is opened and I
3 don't know if the high school is, actually. I'll have to
4 double-check. But no, I know that the front portion is open.

5 HEARING OFFICER: Okay.

6 MS. ALBERT: I thought so. Yeah.

7 HEARING OFFICER: Mr. Yates?

8 MS. ALBERT: That's not really answering your
9 question. I'm sorry.

10 HEARING OFFICER: Yeah. Maybe he looked at it, in
11 terms of looking at traffic impacts.

12 MR. YATES: Michael Yates, with Palm Traffic. And
13 I have been sworn.

14 Yes, I know the back portion, which I believe was
15 the high school, is open and operating. It opened for this
16 year.

17 HEARING OFFICER: Okay.

18 MR. YATES: The other portions are I think getting
19 ready to start construction. But it's the back portion that
20 has been built, and the improvements on West Lake were done
21 in accordance to support that opening.

22 HEARING OFFICER: Right. All right. Thank you,
23 sir.

24 Well, at this point in time, is there anyone in the
25 audience that wishes to speak in support of the application?

1 I see no one responding.

2 Anyone in the audience wish to speak in opposition
3 to the application? I see no one responding.

4 Staff, anything further?

5 MS. HEINRICH: No, sir.

6 HEARING OFFICER: Applicant, opportunity for
7 rebuttal.

8 MR. MOLLOY: Mr. Luce, William Molloy again. I
9 would just add that we did not have to do a prop share here.
10 You were asking about the school and there was capacity.

11 HEARING OFFICER: Yeah. Well, the school board
12 staff said they no longer need the school site, so that's why
13 I was asking. There are schools that are coming online --

14 MR. MOLLOY: Yes, sir.

15 HEARING OFFICER: -- in this service area, okay?

16 MR. MOLLOY: We're good.

17 HEARING OFFICER: Thank you. Okay. With that,
18 that concludes this application.

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

20

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 7DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>RZ</u> <u>25-0270</u> <u>R26-0283</u>	PLEASE PRINT NAME <u>Todd Freeman</u> MAILING ADDRESS <u>200 1st Ave S #105</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 207-1700</u>
APPLICATION # <u>RZ</u> <u>25-1338</u>	PLEASE PRINT NAME <u>SYED ALI</u> MAILING ADDRESS <u>602 OCONOR AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 260-8502</u>
APPLICATION # <u>RZ</u> <u>26-0359</u>	PLEASE PRINT NAME <u>Matthew Spio</u> MAILING ADDRESS <u>311 W palm ave Apt 425 Tampa FL 33602</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321-754-7550</u>
APPLICATION # <u>RZ</u> <u>26-0359</u>	PLEASE PRINT NAME <u>ROBBY SHIVER</u> MAILING ADDRESS <u>2101 FAIRFIELD AVE</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 594-8248</u>
APPLICATION # <u>RZ</u> <u>26-0457</u>	PLEASE PRINT NAME <u>DON THOMPSON</u> MAILING ADDRESS <u>10829 ALORION RD.</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813 220-046</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 2 OF 7DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0468	PLEASE PRINT NAME <u>ART GILLETTE</u> MAILING ADDRESS <u>10910 BALM RIVERVIEW RD.</u> CITY <u>RIVERVIEW</u> STATE <u>FL.</u> ZIP <u>33569</u> PHONE ⁴¹³ <u>441-9591</u>
APPLICATION # RZ 25-0882	PLEASE PRINT NAME <u>DAVID WRIGHT</u> MAILING ADDRESS <u>8956 WESTERLAND DR.</u> CITY <u>LAND O LAKE</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE <u>813-238-7473</u>
APPLICATION # RZ 25-0939	PLEASE PRINT NAME <u>Todd Tressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>TPC</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727-841-7600</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331-0976</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>315 5th</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>336-0</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAINT TRAFFIC 4006 S MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-205-8057</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 3 OF 7DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1387</u>	PLEASE PRINT NAME <u>GERRY DEDENBACH</u> MAILING ADDRESS <u>11601 ResBarch Drive</u> CITY <u>Alachua</u> STATE <u>FL</u> ZIP <u>32015</u> PHONE <u>352 331-1976</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>2602 W Cleveland St #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3914</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC 4006 S MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Cynthia Spde H</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 419 3914</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Rodney Smith</u> MAILING ADDRESS <u>10016 Ohio Ave</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33582</u> PHONE <u>813 494-5048</u> <u>5048</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Ray Foster</u> MAILING ADDRESS <u>10724 Williams Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-763-3990</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 7DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 H Tampa FL Stz 1710</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Esabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 0926</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>Palme Traffic 4006 S MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>JUAN MANU</u> MAILING ADDRESS <u>17403 Chelsea Downs Cir</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33541</u> PHONE <u>760 409 5170</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Travis Brumgardner</u> MAILING ADDRESS <u>10139 Bryant Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-766 0619</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Brendan McCafferty</u> MAILING ADDRESS <u>6620 Fishhawk Crossing Blvd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-785-7040</u>

DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Ashani Fairclough</u> MAILING ADDRESS <u>731 Kensington Lake Rd</u> CITY <u>Bahawh</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 466 294</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Rasnah Davis</u> MAILING ADDRESS <u>5402 Osprey Ridge Dr</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>352-213-114</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>William Kent King</u> MAILING ADDRESS <u>18232 Lidoia Ranch Road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-503-2880</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Eric W. Smith</u> MAILING ADDRESS <u>617 W. Lumberton Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 662 7429</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Katherine Wiggins</u> MAILING ADDRESS <u>18808 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-546-7137</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>David Seibert</u> MAILING ADDRESS <u>18920 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813 685-8448</u>

DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Laverne Kendrick</u> MAILING ADDRESS <u>18833 Bouette Rd</u> CITY <u>Lithia</u> STATE <u>OH</u> ZIP <u>33547</u> PHONE <u>813-298-3421</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>GARY TAYLOR</u> MAILING ADDRESS <u>10005 Bryant Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-604-726</u>
APPLICATION # <u>RZ</u> <u>26-0214</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>MM</u> <u>26-0335</u>	PLEASE PRINT NAME <u>RYAN MANASSE</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</u> <u>26-0346</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>10000 Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>MM</u> <u>26-0346</u>	PLEASE PRINT NAME <u>William Moller</u> MAILING ADDRESS <u>325 S 36th</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-629-8752</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 7 OF 7DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>David Lopez</u> MAILING ADDRESS <u>201 E. Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Shameyah Francis</u> MAILING ADDRESS <u>9501 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Edwin Gaines Jr</u> MAILING ADDRESS <u>9517 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Dr Laura Hawser</u> MAILING ADDRESS <u>9515 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAVE TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

ZHM, PHM, VRH, LUHO

DATE: 3/23/2026

HEARING MASTER:

Steve Luce

PAGE: 1 of 1

[illegible]

MARCH 23, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 23, 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.

▶ Steve Luce, ZHM, overview of ZHM process.

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

▶ Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1338

▶ Michelle Heinrich, DS, called RZ 25-1338.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 25-1338.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0359

▶ Michelle Heinrich, DS, called RZ 26-0359.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 26-0359.

C.2. RZ 26-0457

▶ Michelle Heinrich, DS, called RZ 26-0457.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 26-0457.

MONDAY, MARCH 23, 2026

C.3. RZ 26-0468

- ▶ Michelle Heinrich, DS, called RZ 26-0468.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0468.

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

D.1. RZ 25-0882

- ▶ Michelle Heinrich, DS, called RZ 25-0882.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-0882.

D.2. RZ 25-0939

- ▶ Michelle Heinrich, DS, called RZ 25-0939.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-0939.

D.3. MM 25-1239

- ▶ Michelle Heinrich, DS, announced application MM 25-1239 was withdrawn.

D.4. RZ 25-1386

- ▶ Michelle Heinrich, DS, called RZ 25-1386.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-1386.

D.5. RZ 25-1387

- ▶ Michelle Heinrich, DS, called RZ 25-1387.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-1387.

MONDAY, MARCH 23, 2026

D.6. RZ 26-0070

- ▶ Michelle Heinrich, DS, called RZ 26-0070.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0070.

D.7. RZ 26-0213

- ▶ Michelle Heinrich, DS, called RZ 26-0213.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0213.

D.8. RZ 26-0214

- ▶ Michelle Heinrich, DS, called RZ 26-0214.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0214.

D.9. MM 26-0215

- ▶ Michelle Heinrich, DS, called MM 26-0215.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, continued MM 26-0215 to April 27, 2026, ZHM hearing.

D.10. MM 26-0335

- ▶ Michelle Heinrich, DS, called MM 26-0335.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed MM 26-0335.

D.11. MM 26-0346

- ▶ Michelle Heinrich, DS, called MM 26-0346.
- ▶ Testimony provided.

MONDAY, MARCH 23, 2026

▶ Steve Luce, ZHM, closed MM 26-0346.

D.12.RZ 26-0349

▶ Michelle Heinrich, DS, RZ 26-0349 continued to April 27, 2026, ZHM hearing.

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

ADJOURNMENT

▶ Steve Luce, ZHM, adjourned the meeting at 10:05 p.m.



Zoning Hearing Master Hearing

PD 25-1386

March 23, 2026

Application No. RZ 25-1386

Name: Isabelle Albert

Entered at Public Hearing: ZHM

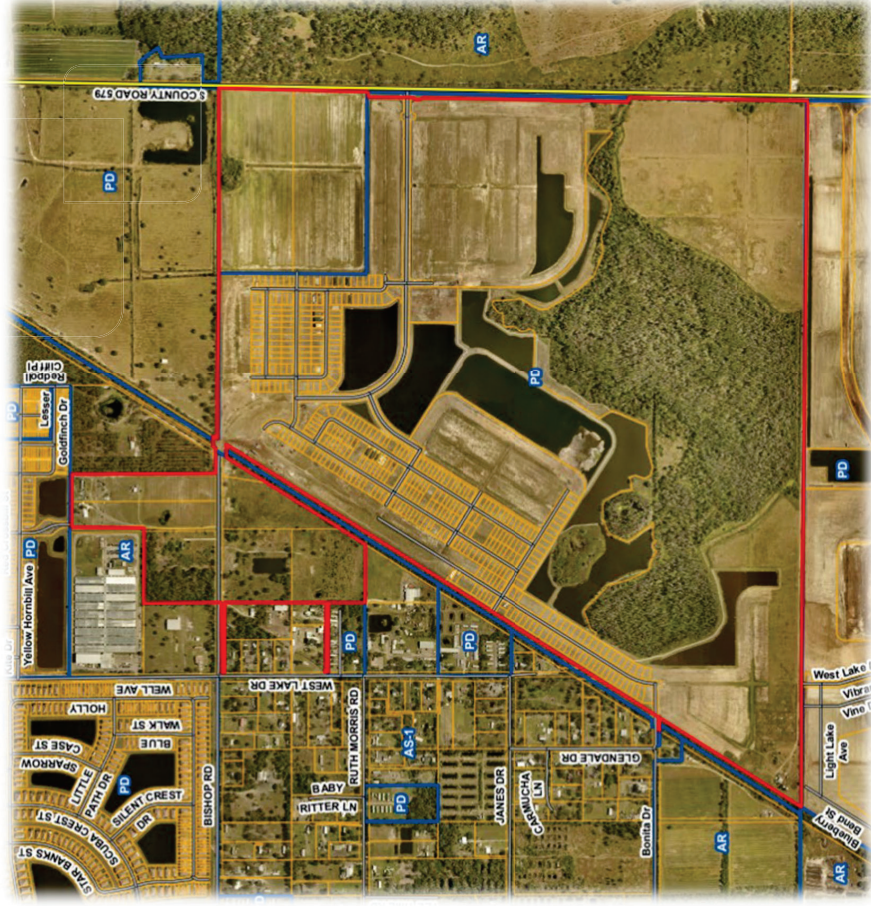
Exhibit # 1

Date: 03/23/2026

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SITE INFORMATION

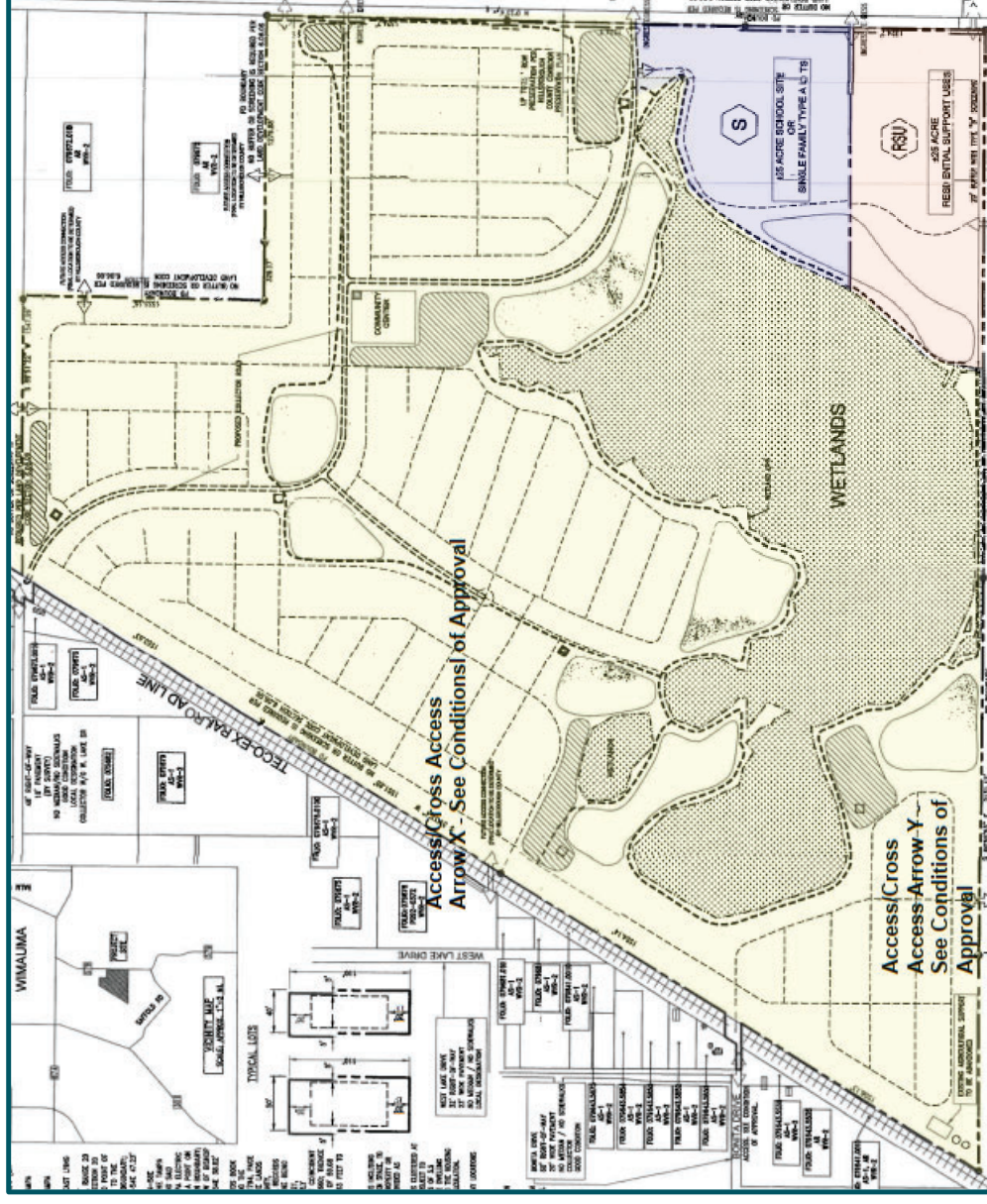


- 634.66 ± Acres
- Urban Service Area
- Wimauma Community Plan & Southshore Areawide Systems Plan
- PD 18-1048, AS-1, AND AR
- RESIDENTIAL-4 (RES-4)

CURRENT APPROVALS

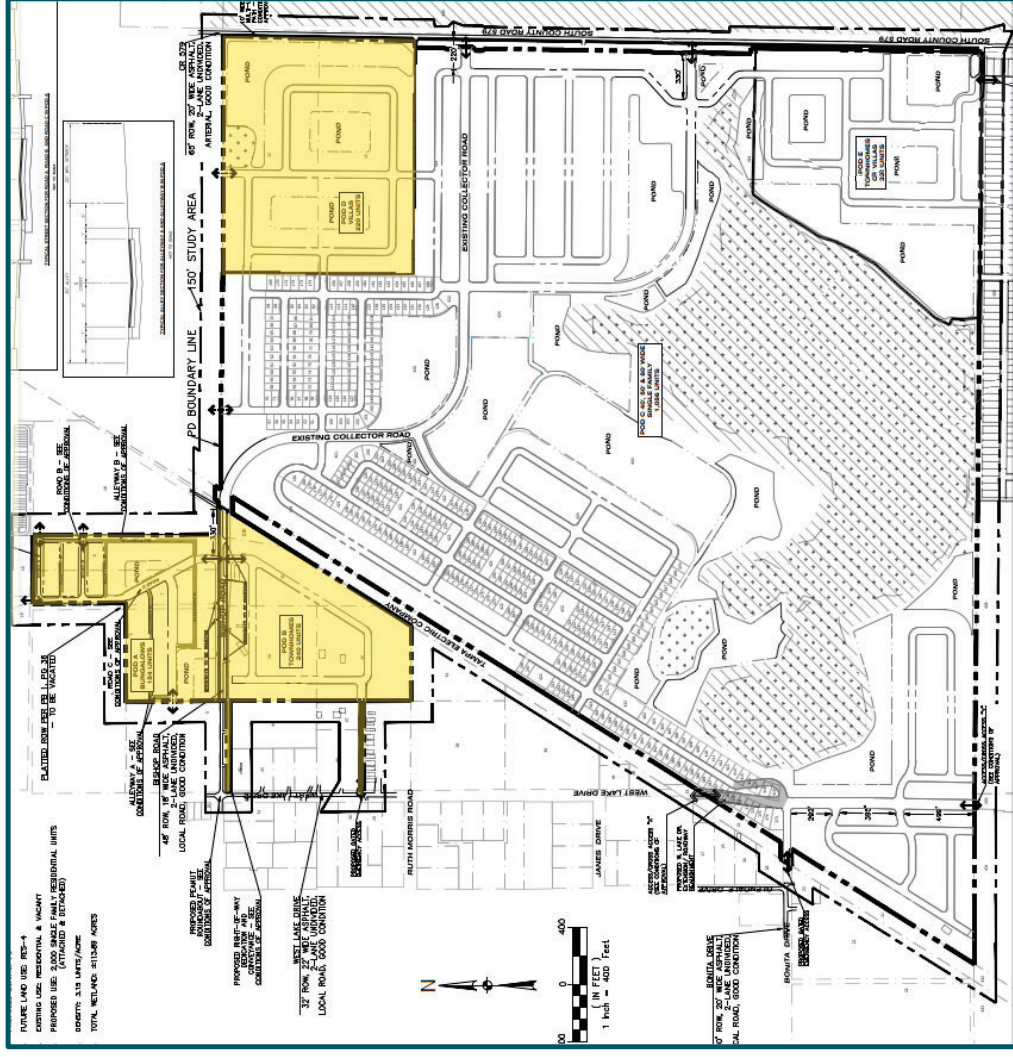
PD 18-1048
(modified by PRS 24-1033):

- 1,056 single family dwelling units
- Public School (25 acres)
- Residential Support Uses (25 acres)



PROPOSAL

- Adding 106 ± acres to the existing Cypress Ridge PD (in yellow)
- Maximum of 2,000 dwelling units (3.15 units per acre)
 - All single family detached and attached (bungalows, villas, townhomes, single family)
- Removal of public school and residential support uses
- HCPS supports the removal.



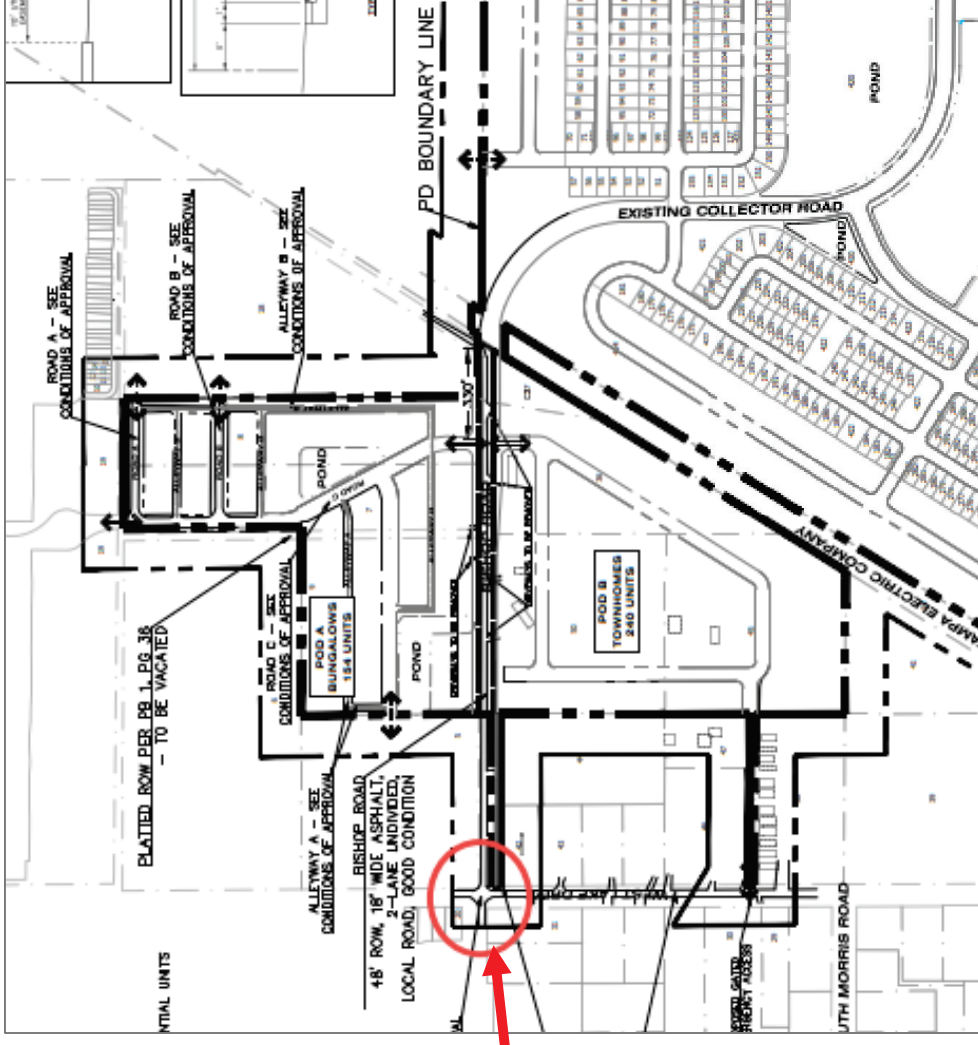
COMPATIBILITY

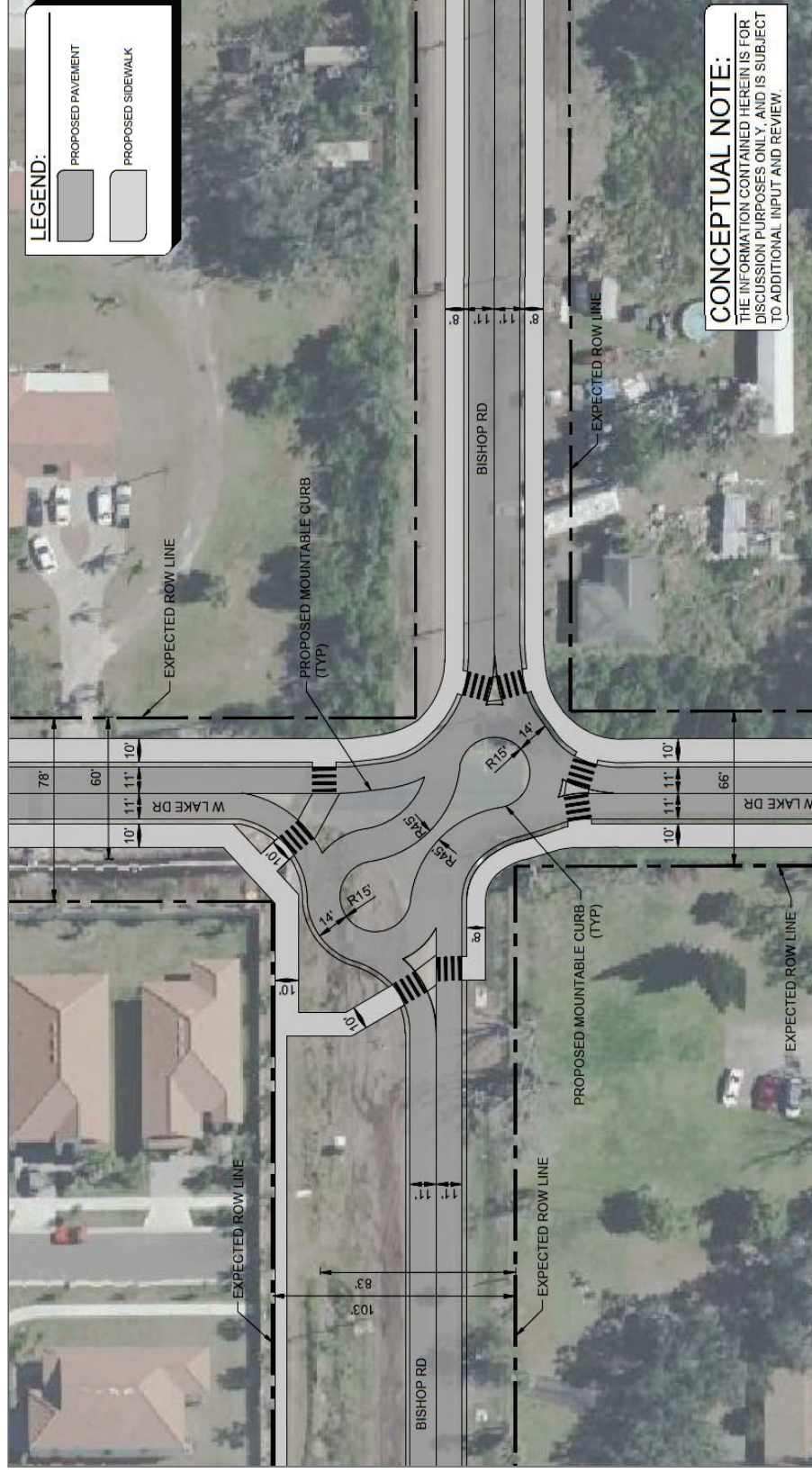
- West: existing residential development
- North and South: planned residential subdivisions at densities between 3 to 4 units per acre
- East: lands primarily owned by the Southwest Florida Water Management District



TRANSPORTATION

- Developer is committed to making various roadway improvements, including but not limited to:
 - Bishop Road & West Lake Drive
 - 10-foot-wide multi-purpose pathways along both sides of the roadway
 - Constructing a roundabout at the intersection of W. Lake Dr. and Bishop Rd
 - Additional turn lanes
 - CR 579
 - 10-foot-wide multi-use pathway along CR 579





AGENCY REVIEW

No objections from reviewing agencies

DEVELOPMENT
SERVICES
DEPARTMENT
APPROVABLE

PLANNING
COMMISSION
STAFF
CONSISTENT



THANK YOU

PD 25-1386

Rezoning Application: PD 25-1386
Zoning Hearing Master Date: March 23, 2026
BOCC Land Use Meeting Date: May 12, 2026



**Hillsborough
County Florida**

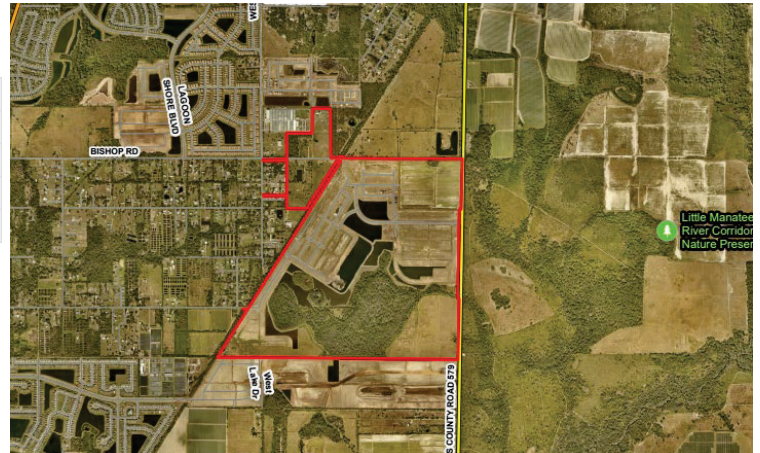
Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Highland Homes

FLU Category: RES-4
Service Area: Urban
Site Acreage: 634.66 +/-
Community Plan Area: South Shore Areawide Systems
Overlay: None

Application No. RZ 25-1386
Name: Ashley Rome
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 03/23/2026



Introduction Summary:

The applicant seeks to rezone approximately 634 acres from PD 18-1048 (as most recently modified by PRS 24-1033), AS-1 (Agriculture, Single-Family Conventional), and AR (Agricultural Rural) to PD (Planned Development) for 2,000 attached/detached single-family homes. A Right-of-Way vacating application is associated with this application.

Zoning:	Existing			Proposed
District(s)	PD 18-1048	AS-1	AR	PD 25-1386
Typical General Use(s)	Single-Family Residential Detached, Residential Support Uses, Public School	Single-Family Residential Detached	Agriculture and Single-Family Residential Detached	Single-Family Residential Attached and Detached
Acreage	532 +/-	78 +/-	24 +/-	634
Density/Intensity	3.84 units per acre	1 unit per acre	1 unit per 5 acres	3.15 units per acre (2,000 units)
Mathematical Maximum*	1,056 units	78 units	4 units	2,536 units per FLU

*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	PD 18-1048	AS-1	AR	PD 25-1386
Lot Size / Lot Width	5,500 – 4,400 sf / 50' – 40'	1 acre / 150'	5 acres / 150'	<u>Detached:</u> 3,520 – 6,600 sf / 32' – 60' <u>Attached:</u> 2,200 – 4,400 sf / 20'-40'
Setbacks/Buffering and Screening	20' Front 20' Rear 5' Sides	50' Front 50' Rear 15' sides	50' Front 50' Rear 25' Sides	<u>Detached:</u> 10'-20' Front 15'-20' Rear 5' Sides <u>Attached:</u> 20' Front 15' Rear 5'-10' Sides
Height	35'	50'	50'	Detached: 35' / 2-stories Attached: 35' / 2-stories

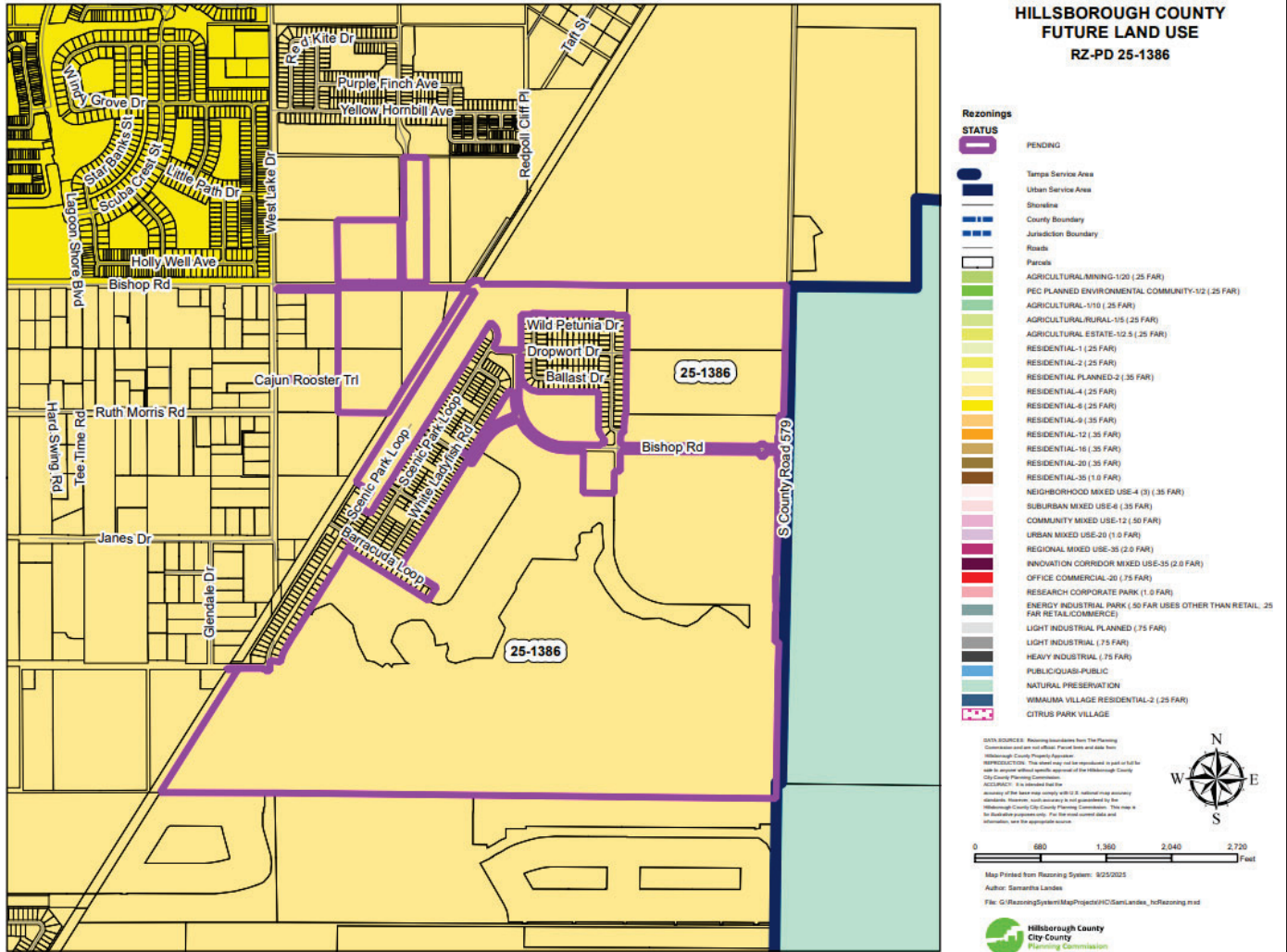
APPLICATION NUMBER:	PD 25-1386	
ZHM HEARING DATE:	March 23, 2026	
BOCC LUM MEETING DATE:	May 12, 2026	Case Reviewer: Michelle Heinrich, AICP

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

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

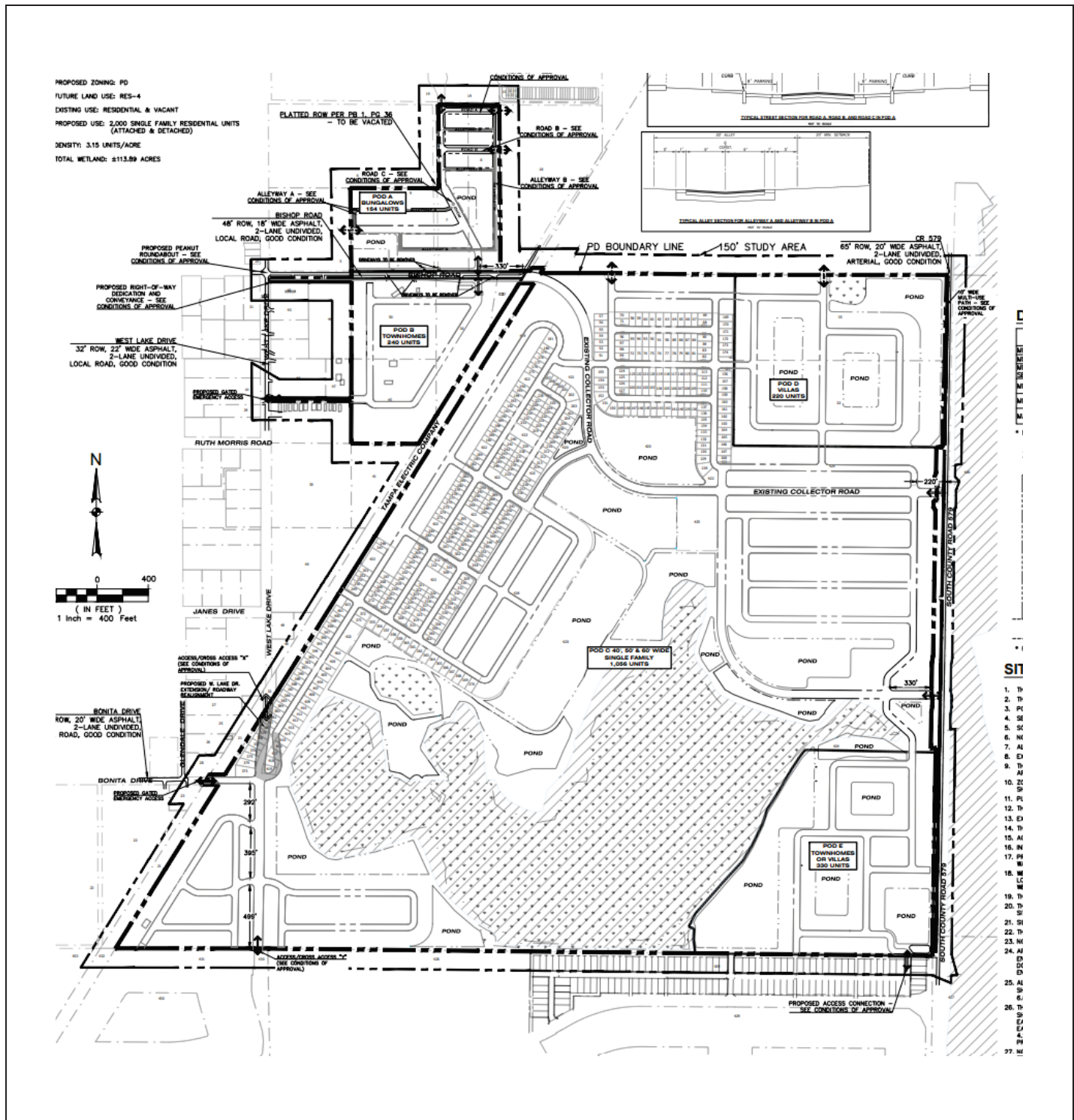
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4-units per acre / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bishop Rd.	County Collector – Rural (New Internal Sections are Urban)	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other - Roundabout
CR 579	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
W. Lake Dr.	County Collector – Urban and Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – TBD/ Roundabout
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	12,713	1,846	1,181
Proposed	15,485	1,242	1,412
Difference (+/-)	(+) 2,772	(-) 604	(+) 231

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian & Vehicular	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
CR 579/ Substandard Roadway	Design Exception Revision Needed	Conceptually Approvable
Bishop Rd. (W. Lake Dr. to W. Boundary Pod C)/ Substandard Roadway	Design Exception Requested	Approvable
Bishop Rd. (W. Lake Dr. to US 301) / Substandard Roadway	Deminimis Design Exception Requested	Previously Approved
Bishop Rd./ Access Spacing	Administrative Variance Requested	Approvable
Bishop Rd./ Right Turn Lane Variances	Administrative Variance Needed	Conceptually Approvable
W. Lake Dr. (Internal to Project)/ New Typical Section	Deminimis Design Exception Requested	Previously Approved
W. Lake Dr. (External to Project)/ New Typical Section and Substandard Road	Deminimis Design Exception Requested	Previously Approved
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
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	
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 Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$9,445 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$18,678 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$23,745				

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Michelle Heinrich, AICP

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area approved for/developing with master planned residential subdivisions at densities between 3 to 4 units per acre – such as PD 25-0469 and PD 21-0959 to the north and PD 25-0371 to the south. The site is located within the Urban Service Area and RES-4 Future Land Use category.

The proposal includes various housing types at development standards which are comparable to the surrounding developments.

Staff finds the proposed development to be compatible with the surrounding area's development pattern.

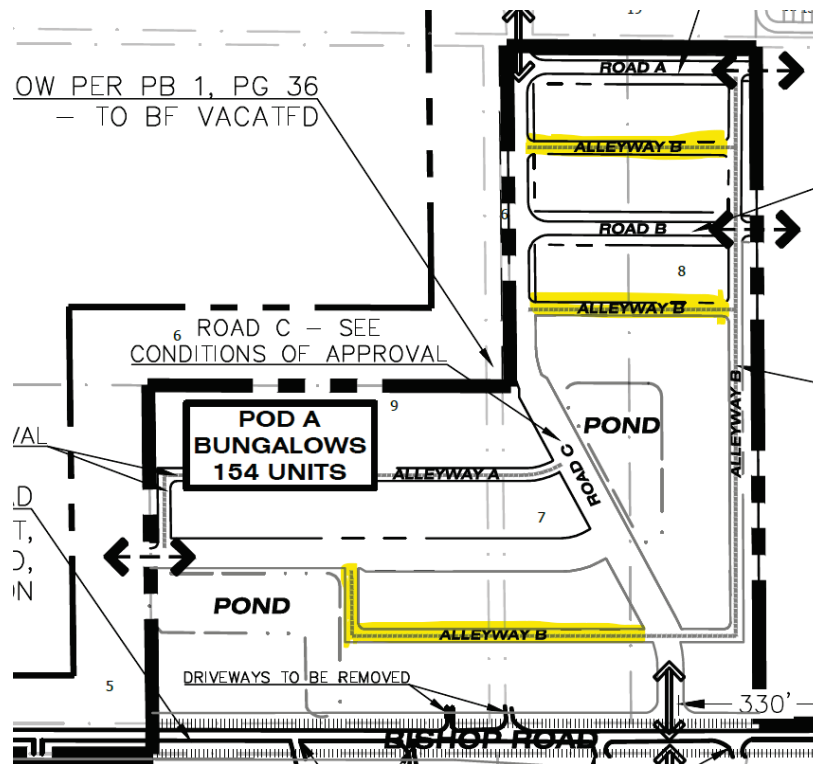
5.2 Recommendation

Staff recommends approval, subject to proposed conditions of approval.

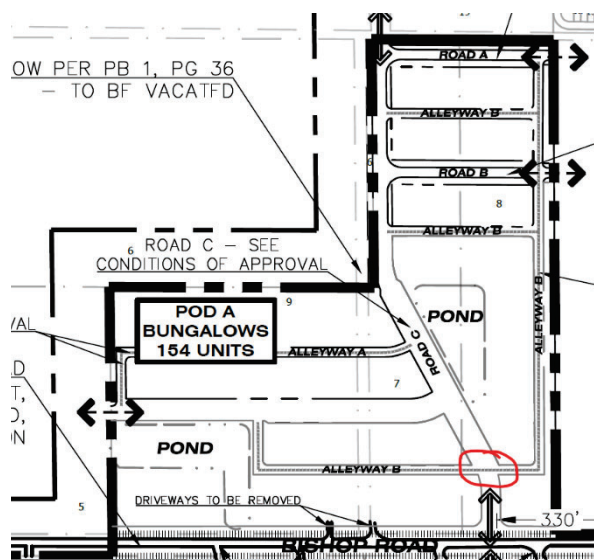
6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

1. Remove lettered alleyway designations from those three (3) alleyways highlighted below, and instead label as "Alleyway". Staff notes these alleyways are not subject to the special alley typical section standard for lettered alleys, due to the lots they serve having frontage on a roadway meeting Transportation Technical Manual (TTM) standards;



2. Remove the line connecting two different alleys which goes across Road C, as indicated below, to reinforce these are two different alleys with different standards.



3. Revise the label reading “Proposed Peanut Roundabout – See Conditions of Approval” to instead state “Proposed Irregularly Shaped Roundabout – See Conditions of Approval”.
4. Label Dropwort Dr., Purple Thistle Rd. and Breezy Hammock Rd.
5. Modify the Typical Section for Roads A, B and C to correct the left side parking measurement, and add labels for the travel lanes, drop curb and 8-foot-wide and 2-foot-wide grass strips.
6. Modify the Typical Section for Alleyways A and B to add labels for the travel lanes, ribbon curb and 5-foot-wide grass strips.
7. Correct the CR 579 label to indicate right-of-way on the roadway is variable width (and provide the minimum and maximum extents of widths along the project’s frontage).
8. Show/label right-of-way preservation areas and additional and potential right-of-way dedication and conveyance areas along CR 579 frontage.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 3, 2026.

1. The project shall be limited to a maximum of 2,000 residential units (attached and detached).
2. The project shall comply with the following development standards:

Single-Family Detached Conventional:

Minimum Lot Size:	4,400 sf
Minimum Lot Width:	40 ft
Minimum Front Yard Setback:	20 ft* (see also condition 26)
Minimum Side Yard Setback:	5 ft
Minimum Rear Yard Setback:	15 ft
Maximum Building Height:	35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Minimum Lot Size:	5,500 sf
Minimum Lot Width:	50 ft
Minimum Front Yard Setback:	20 ft* (see also condition 26)
Minimum Side Yard Setback:	5 ft
Minimum Rear Yard Setback:	15 ft
Maximum Building Height:	35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Minimum Lot Size:	6,600 sf
Minimum Lot Width:	60 ft
Minimum Front Yard Setback:	20 ft* (see also condition 26)

Minimum Side Yard Setback: 5 ft

Minimum Rear Yard Setback: 15 ft

Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Townhome (Single-Family Attached): Buildings to be limited to a maximum of 8 attached units

Minimum Lot Size: 2,200 sf

Minimum Lot Width: 20 ft

Minimum Front Yard Setback: 20 ft*(see also condition 26)

Minimum Side Yard Setback: 10 ft

Minimum Rear Yard Setback: 15 ft

Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed (see also condition 26)

Villas (Two-Family Attached):

Minimum Lot Size: 4,400 sf

Minimum Lot Width: 40 ft

Minimum Front Yard Setback: 20 ft* (see also condition 26)

Minimum Side Yard Setback: 5 ft

Minimum Rear Yard Setback: 15 ft

Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet, provided no garage access from the front yard functioning as the side yard is proposed.

Bungalow (Single-Family Detached, Rear Garage Access only):

Minimum Lot Size: 3,520 sf

Minimum Lot Width: 32 ft

Minimum Front Yard Setback: 10 ft*

Minimum Side Yard Setback: 5 ft

Minimum Rear Yard Setback: 20 ft (see also condition 26)

Maximum Building Height: 35 ft/2-stories

*Front yard functioning as a side yard shall have a minimum setback of 10 feet.

3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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).
10. 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.
11. The subject application is adjacent to ELAPP preserve, the Little Manatee River Corridor. Per LDC 4.01.11 compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development but not necessarily limited to; access, prescribed fire and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department and shall be required as a condition of granting a Natural Resources Permit.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
13. The developer shall construct project access connections, roadway stubouts, and gated emergency connections as shown on the PD site plan. Notwithstanding the layout shown on the PD site plan, to the extent such layout does not meet the Sec. 6.02.01.H. emergency access requirements, the developer shall be required to gain approval of alternate standards as permitted by Sec. 6.02.01.H.6. or may propose additional emergency access connections without further modification of the PD as permitted by Section 6.02.01.H.7.
14. Construction access shall be limited to those proposed non-emergency access connections shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

15. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devices (MUTCD), the developer shall place signage which identifies roadway stubouts as a "Future Roadway Connection."
16. The developer shall construct an extension of Bishop Rd. between the western property boundary of Pod C and CR 579 as a collector roadway.
17. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
 - a) The developer shall construct a collector roadway extension of W. Lake Dr., between Bishop Rd. and proposed Access Y (along the southern project boundary) consistent with the Design Exception specified in Condition 15, hereinabove;
 - b) Together with each increment of development taking access to the W. Lake Dr. extension, the developer shall submit a trip generation and site access analysis which analyzes anticipated trips at internal project access connections along the extension. The developer shall construct any left or right turn lanes found to be warranted if required pursuant to Sec. 6.04.04.D. of the LDC;
 - c) No homes shall be permitted to take direct access to such collector roadway, all connections to the roadway shall comply with Sec. 6.04.07 access spacing standards, and no connections shall be permitted on a roadway intersecting with W. Lake Dr. within 125 feet of its intersection with W. Lake Dr. (and any existing permitted connections within 125 feet shall be relocated); and,
 - d) Those portions of the project that are generally south of Access/Cross-Access X, west of the wetland, which have already been platted, and that will be affected by the W. Lake Dr. extension, shall be replated prior to issuance of any building permits within affected areas. Replating is necessary to provide required right-of-way for the road extension and any required site access improvements, as well as reconfigure the internal roadway networks as necessary to comply with access spacing.
18. The access labeled as "Access/Cross Access X" shall be located so as to align with the proposed extension of the W. Lake Drive right of way, which right of way shall be extended through the project to align with "Access/Cross Access Y".
19. The access labeled as "Access/Cross Access Y" shall be located so as to align with the access arrow proposed within the PD to the south (i.e. PD 25-0371), as part of that project's W. Lake Drive extension.
20. The Bishop Rd. Extension, and W. Lake Dr. Extension shall be publicly owned and maintained. Roadways A, B and C shall be publicly maintained roadways (if accepted by the County) or shall be privately maintained with public access easements. Alleyways shall be privately owned and maintained; however, all alleyways shall have public access easements. All other roadways may be privately maintained or publicly maintained, subject to compliance with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan. All internal driveways shall be privately owned and maintained.
21. All roadways, alleyways, and driveways shall not be gated (except for those gated emergency access connections shown on the plan and any other emergency access connections [if any] which may be needed to satisfy Sec. 6.02.01.H. of the LDC and any requirements of the Hillsborough County Fire Marhsall).

22. Roadways A, B, and C within Pod A shall be constructed to the Typical Section standards shown on the PD site plan. All other roadways shall comply with the applicable Transportation Technical Manual (TTM) standards.
23. Alleyways A, B and C within Pod A shall be two-way alleyways constructed to the Typical Section standards shown on the PD site plan. Other alleyways may be one- or two-way alleyways. Other one-way alleyways shall meet the requirements of Transportation Technical Manual (TTM) TND-1 Typical Section. Other two-way alleyways shall also be permitted and shall comply with the TND-1 Typical Section; however, the pavement width shall be increased to a minimum of 16 feet. All rear loaded units not fronting a street shall instead front on a continuous sidewalk system with a minimum width of 5 feet. Such continuous sidewalk shall connect to a sidewalk within a roadway at both ends of the continuous sidewalk. Such sidewalks shall be privately owned and maintained with public access easements or other easements sufficient to grant rights of ingress/egress to each homeowner taking pedestrian access from such sidewalk system. Sidewalks may perpendicularly cross but otherwise shall not be permitted within or running adjacent to alleyways.
24. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, alleyways shall be designed as necessary to ensure that fire trucks, garbage trucks and other larger vehicles can safely turnaround/travel through the site
25. Except for the proposed Bungalows within Pod A, all other units shall be front loaded. With respect to Bungalows:
- a) No front or side yard vehicular access shall be permitted.
 - b) Rear setbacks for garages (whether attached or detached) shall be increased as necessary to provide a minimum of 24 feet between the far-side edge of alleyway pavement to the face of the garage. If units have garages and driveways within which cars may park, or only driveways within which cars may park, see related Condition 26.
26. Notwithstanding anything herein to the contrary, for all units where vehicles will be permitted to park within residential driveways, such driveways shall meet the following minimum requirements:
- a) For front and side loaded units, such driveways shall be a minimum of 20 feet long as measured between the façade of the garage (or façade of 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 any structure shall be permitted within 15 feet as measured from the closest edge of the sidewalk; and,
 - b) For rear (alleyway) loaded units, such driveways shall be a minimum of 20 feet long; however, in order to ensure sufficient backing and maneuvering distance, such minimum length shall be increased as necessary to ensure there is a minimum of 24 feet between the far-side edge of alleyway pavement and the point at which the minimum 20-foot-long driveway begins.
27. With respect to required site access improvements:
- a. Prior to or concurrent with development within Pod B, the developer shall construct an eastbound to southbound right turn lane on Bishop Rd. into Pod B.
 - b. Prior to or concurrent with development within Pod A, the developer shall construct an eastbound to northbound left turn lane on Bishop Rd. into Pod B.

- c. Prior to or concurrent with the next increment of development within Pod C, D or E, whichever occurs first, the developer shall construct a continuous left turn lane (with gore areas/striping as appropriate) between the western boundary of Pod C and CR 579.
 - d. The developer shall construct other site access improvements as required herein these conditions and/or pursuant to Sec. 6.04.04.D. of the LDC.
 - e. The developer shall dedicate and convey any additional right-of-way necessary to permit construction of these required turn lanes.
- 28. At the request of Hillsborough County, the developer shall submit a signal warrant analysis at the intersection of Bishop Rd. and CR 579. Such analysis shall be subject to review and approval by Hillsborough County Public Works. If a signal is found to be warranted, the developer shall design, permit and construct the signal.
- 29. The developer has proffered to install an irregularly shaped roundabout and associated geometric improvements (through the Mobility Fee Alternative Satisfaction Agreement [MFASA] process) at the intersection of W. Lake Dr. and Bishop Rd. The developer shall be responsible for the design and construction of required improvements, together with any traffic studies needed to support its installation (which shall be subject to the review and approval of Hillsborough County Public Works). The developer shall be required to dedicate and convey any right-of-way necessary to support the roundabout.
- 30. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve the necessary right-of-way (estimated as up to 25 feet) along its CR 579 frontage, such that a minimum of 54 feet of right-of-way is preserved west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and buildings setbacks shall be calculated from the future right-of-way line.
- 31. As CR 579 is a substandard collector roadway, the developer will be required to make certain improvements to CR 579 consistent with a new Design Exception (DE) which is required hereinbelow, and which will be largely based on a DE previously approved by the County Engineer (dated January 15, 2019) as further described below. Required improvements include:
 - a) The developer shall be permitted to utilize 10-foot-wide travel lanes (for both through lanes and turn lanes);
 - b) The developer shall construct 6-foot-wide stabilized shoulders along both sides of CR 579, between the southern project boundary and SR 674; and,
 - c) Between the southern project boundary and SR 674, the developer shall ensure that clear recovery is provided (up to 18 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone.

Notwithstanding the above, the developer shall submit a new DE, based on the above described previously approved DE and at a minimum to include the above listed elements a) through c), and which contemplates the following additional items:

- d) The developer shall construct a minimum 10-foot-wide multi-use pathway along the entirety of the project's CR 579 frontage; and,
- e) The developer shall dedicate and convey approximately 21.5 feet of right-of-way along the CR 579 project frontage, such that there is a minimum of 54 feet of right-of-way west of the existing CR 579 centerline. Notwithstanding the above, additional right-of-way dedication and conveyance may be required to accommodate required improvements, including installation of the 10-foot-wide multi-use pathway and/or conversion of any existing 5-foot-wide sidewalks along the project's CR 579 frontage to the 10-foot-wide multi-use pathway required by d), above.

Such new DE shall be submitted by the developer and approved by the County Engineer prior to issuance of the next plat/site/construction plan approval.

32. As Bishop Rd. is a substandard collector roadway, the developer shall make certain improvements to Bishop Rd. (between W. Lake Dr. and the western boundary of Pod C) consistent with the Design Exception request (dated February 5, 2026) and which was found approvable by the County Engineer (on March 10, 2026). Specific improvements include:

- a) The developer shall widen the roadway such that there are 11-foot-wide travel lanes and install Type "F" curbing along both sides of the roadway;
- b) In lieu of the 7-foot-wide buffered bicycle lanes and 5-foot-wide sidewalks required per TS-4, the developer shall construct 10-foot-wide multi-purpose pathways along both sides of the roadway;
- c) In lieu of the 8-foot-wide grass strip between the back and curb and sidewalk required per TS-4, the developer shall be permitted to utilize a variable width grass strip (between 0 and 5 feet) as necessary due to constraints; and,
- d) In lieu of the 2-foot grass strip required between the back of sidewalk and edge of right-of-way per TS-4, the developer shall be permitted to utilize a 1-foot grass strip.

The developer is proposing to dedicate a +/- 20-foot-wide strip of land to accomplish the above improvements. If PD 25-1386 is approved, the County Engineer will approve the Design Exception request.

33. The segment of Bishop Rd. between US 301 and W. Lake Dr. is a substandard collector roadway. If PD 25-1386 is approved, the County Engineer will approve a de minimis exception to a previously approved Design Exception (dated January 21, 2019) and which was previously approved by the County Engineer (on January 21, 2019). Specifically, developer shall make the following improvements, consistent with the Design Exception:

- a) The developer shall be permitted to utilize 10-foot-wide travel lanes;
- b) The developer shall ensure that clear recovery is provided (up to 14 feet, consistent with the Florida Department of Transportation RRR criteria) to the greatest extent possible within the available right-of-way. This includes clearing trees, and either relocating or shielding obstructions within the clear recovery zone; and,
- c) The developer shall regrade or shield ditches with a slope exceeding 3:1 within the clear recovery zone.

34. If PD 25-1386 is approved, the County Engineer will approve de minimis exceptions to two (2) previously approved Design Exceptions (both dated August 28, 2024) and both of which were approved by the County Engineer (on October 15, 2024) for the W. Lake Dr. substandard road improvements and new portions of W. Lake Dr. (both within and external to the site). As W. Lake Dr. is a substandard collector roadway, the developer will be required to make certain improvements to W. Lake Dr. consistent with the Design Exceptions. Specifically, along W. Lake Dr. (between Bishop Rd. and Janes Dr.), as well as those newly proposed portions of W. Lake Dr. within the project, the developer shall:
- a) Widen (or construct) the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
 - b) Install Type "F" curb and gutter along both sides of the roadway;
 - c) Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
 - d) Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The newly constructed portion of W. Lake Dr. between Janes Dr. and the project boundary shall be permitted to utilize a second typical section, which conforms to the above requirements but differs in the placement of the multi-purpose pathways. Specifically, that section will be permitted to utilize the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type "F" curb.

35. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated November 10, 2025) from the Section 6.04.07 LDC requirement governing access spacing of two connections to Bishop Rd., i.e. Mangrove Creek Dr. and CR 579. Approval of the variance will permit a 220-foot access spacing between these two connections. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 10, 2026). If PD 25-1386 is approved, the County Engineer will approve the above referenced Administrative Variance.
36. As the applicant is seeking relief from certain right turn lane requirements on Bishop Rd., the developer shall submit Sec. 6.04.02.B. Administrative Variance (AV) applications as further identified below, prior to approval of the next plat/site/construction plan within the PD. Specifically, the developer shall submit AV requests from the Section 6.04.04.D. requirements for the following intersections along the Bishop Rd. Extension within Pod C:
- a) Dropwort Dr.;
 - b) Purple Thistle Rd.; and,
 - c) Breezy Hammock Rd.
37. If PD 25-1386 is approved, once such AV requests are received, the County Engineer will approve the AVs.
38. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
39. 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.

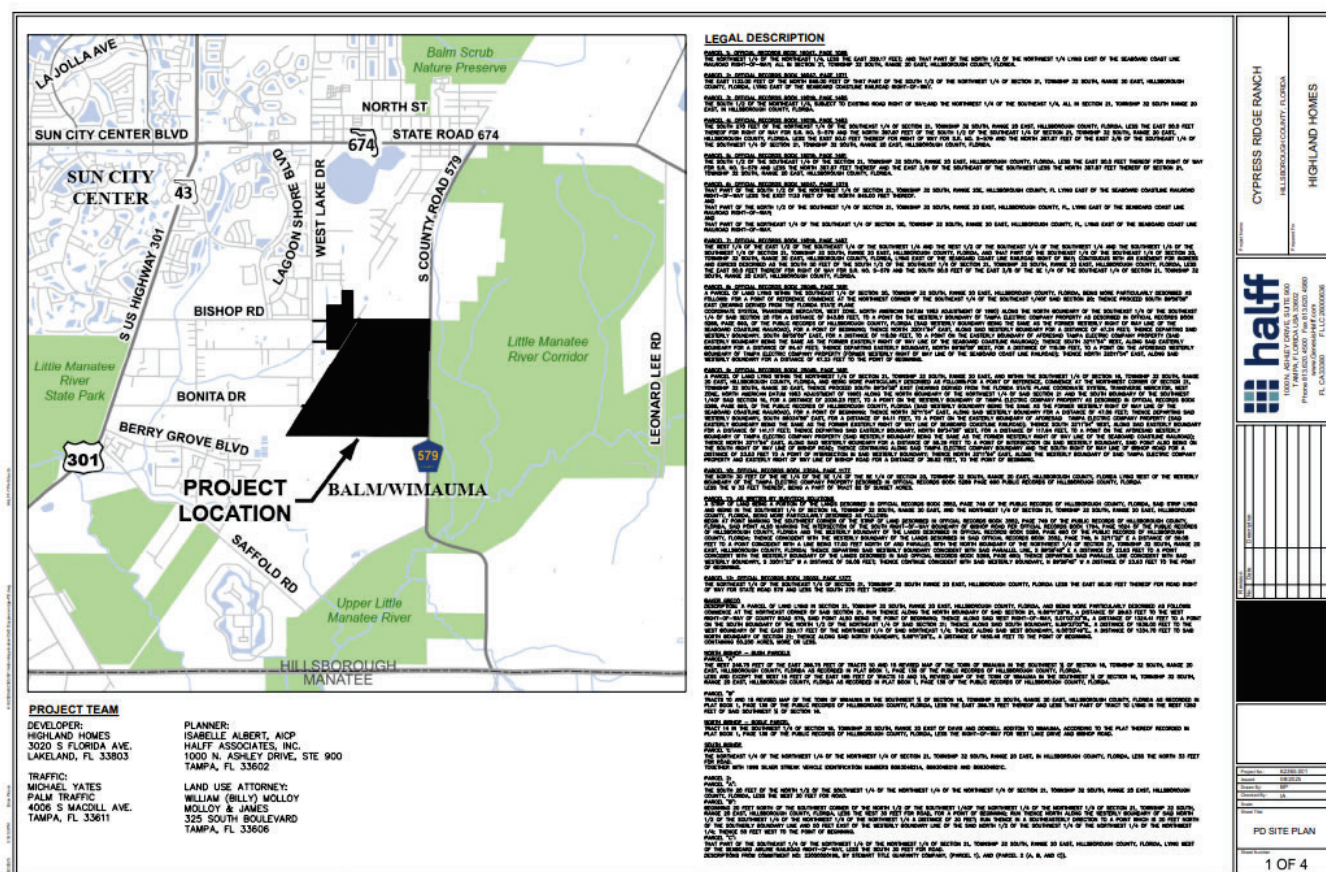
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

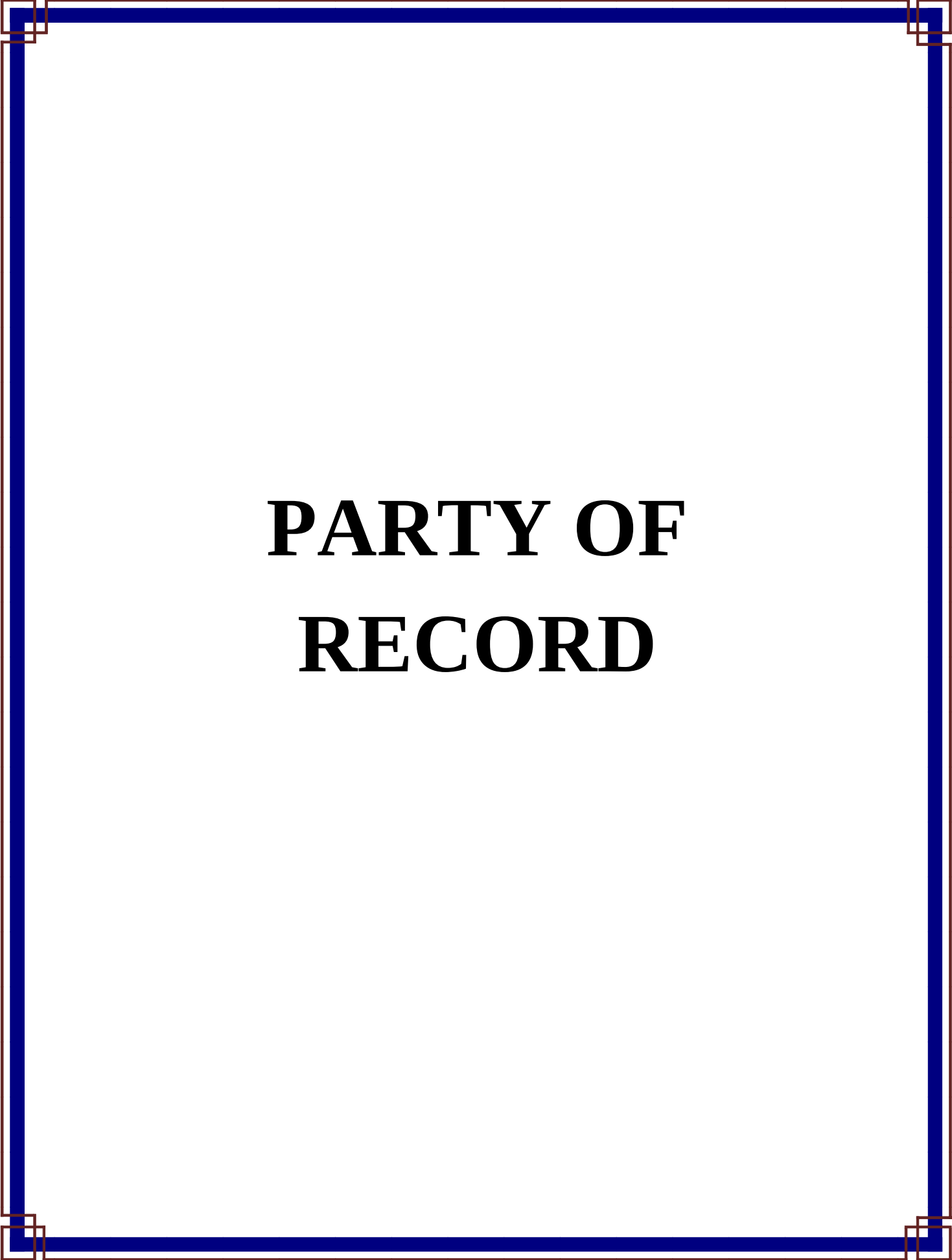
*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)



Page 25 of 26

9.0 FULL TRANSPORTATION REPORT (see following pages)



PARTY OF RECORD

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, November 26, 2025 8:23 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-1386). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW
Submitted at 11/26/25 8:23 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Carlos Rodgers
Address:	PO BOX 267 2425 W LAKE DR Wimauma, FL 33598
Your Phone Number::	8135415217
Your Email Address::	carloserodgers@aol.com
Your Message	
Your Subject (required)::	WimaumaTraffic concerns

**Your Message
(required)::**

I currently reside in the south Wimauma area. I just received "another" Zoning Hearing Notice. It looks like there are more townhomes and Bungalows being built. This in addition to the new Morgan High school, and Middle school currently being built. Along with other additional housing. My concern is the traffic flow. I have looked at the Zoning case and I see all kinds of studies and maps concerning traffic getting out of the subdivision. But nothing after that. The Cypress Ridge development. Traffic is going to exit the subdivision on Bonita Dr. that ends at US 301. No traffic light, has to wait on clearing traffic to go either North or South. Or Bishop Rd. and again no traffic light, has to wait on clearing traffic to go either North or South. West Lake Dr. that finally has a traffic light (only about 30 years overdue). According to their map, they expect 80% of the traffic to exit West (Bonita or Bishop) and 20% to exit on CR 579. Also CR 579 ends heading North at SR 674. Also no traffic light.

I would like to add that traffic on 301 has dramatically increased over the last 10-15 years due to the additional housing being built South of Wimauma and down to Parrish. I see where 301 has started construction? As I understand they are adding a turn lane heading south on to Bishop Rd.. Is That so we can funnel more people into an already crowded situation with no way out? Also increased traffic flow on 674 through Sun City Center. Why? Again because in the South Hillsborough county there are only 3 major roads going North and South. US 41, US 301 and I-75. Only 3 Exits to I-75 (674, Big Bend and Gibsonton Dr.). What are the BOCC doing or thinking? We need some relief.in S Hillsborough County.

**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 25-1386

