



**Rezoning Application:** PD 25-1386

**Zoning Hearing Master Date:** March 23, 2026

**BOCC Land Use Meeting Date:** May 12, 2026

**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

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Case Reviewer: Michelle Heinrich, AICP

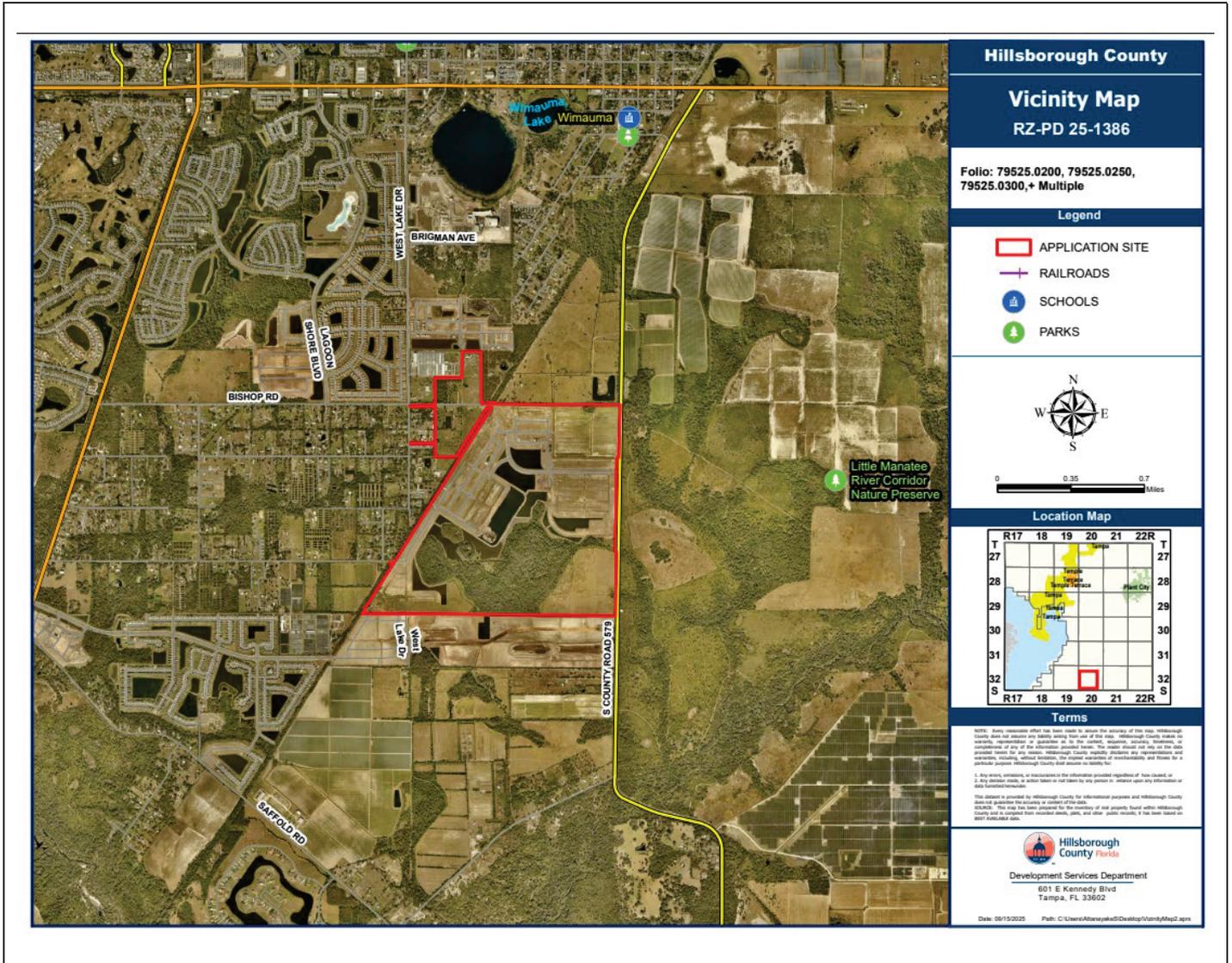
**Additional Information:**

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

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

### 2.1 Vicinity Map

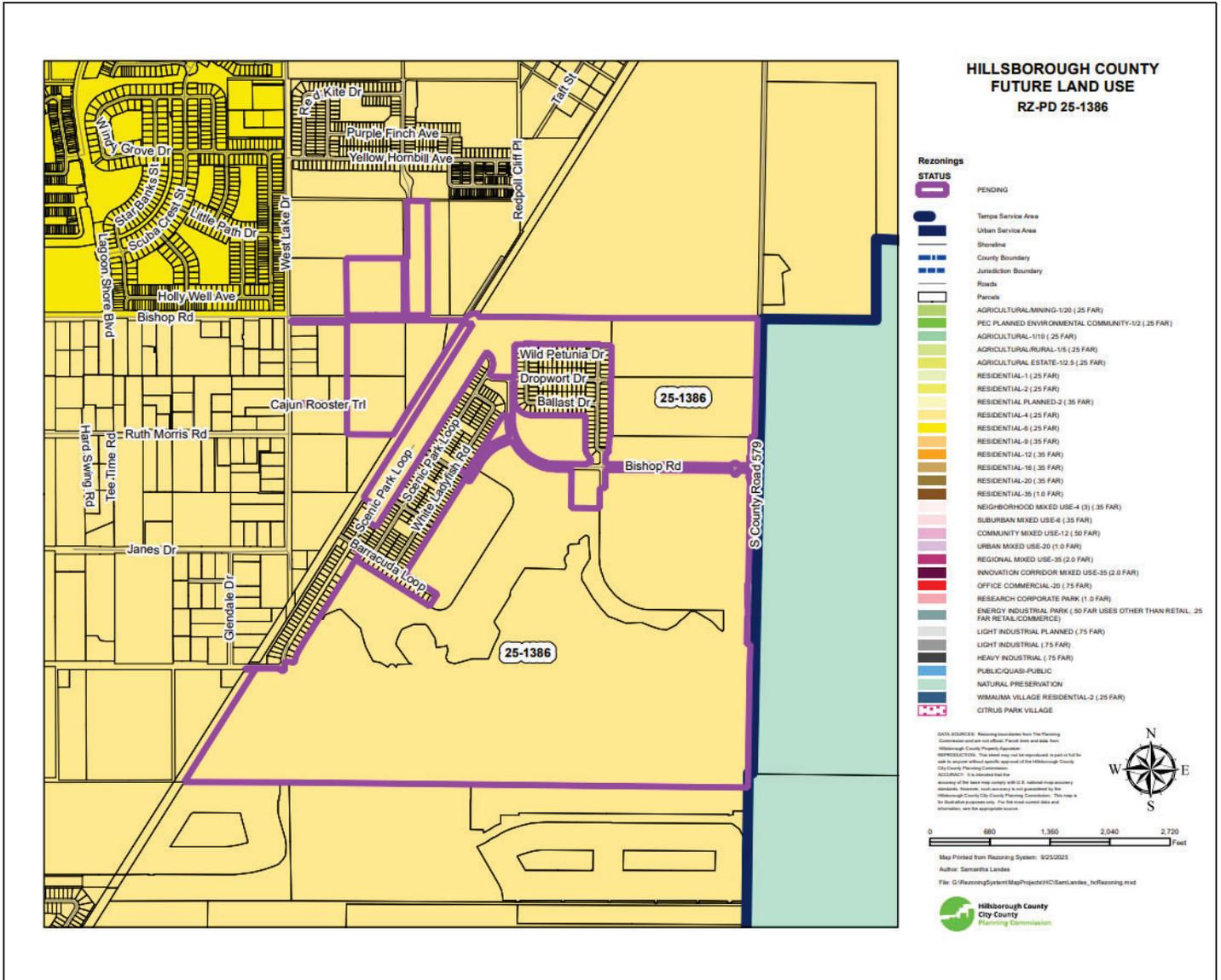


### Context of Surrounding Area:

The site is located in the vicinity of CR 579 and Bishop Road within the Wimauma/South Shore community. The general area consists of residential, agricultural, and preservation/conservation uses. The project is located within a growing area of master planned residential projects to the south and west. Large areas of conservation/preservation are found to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

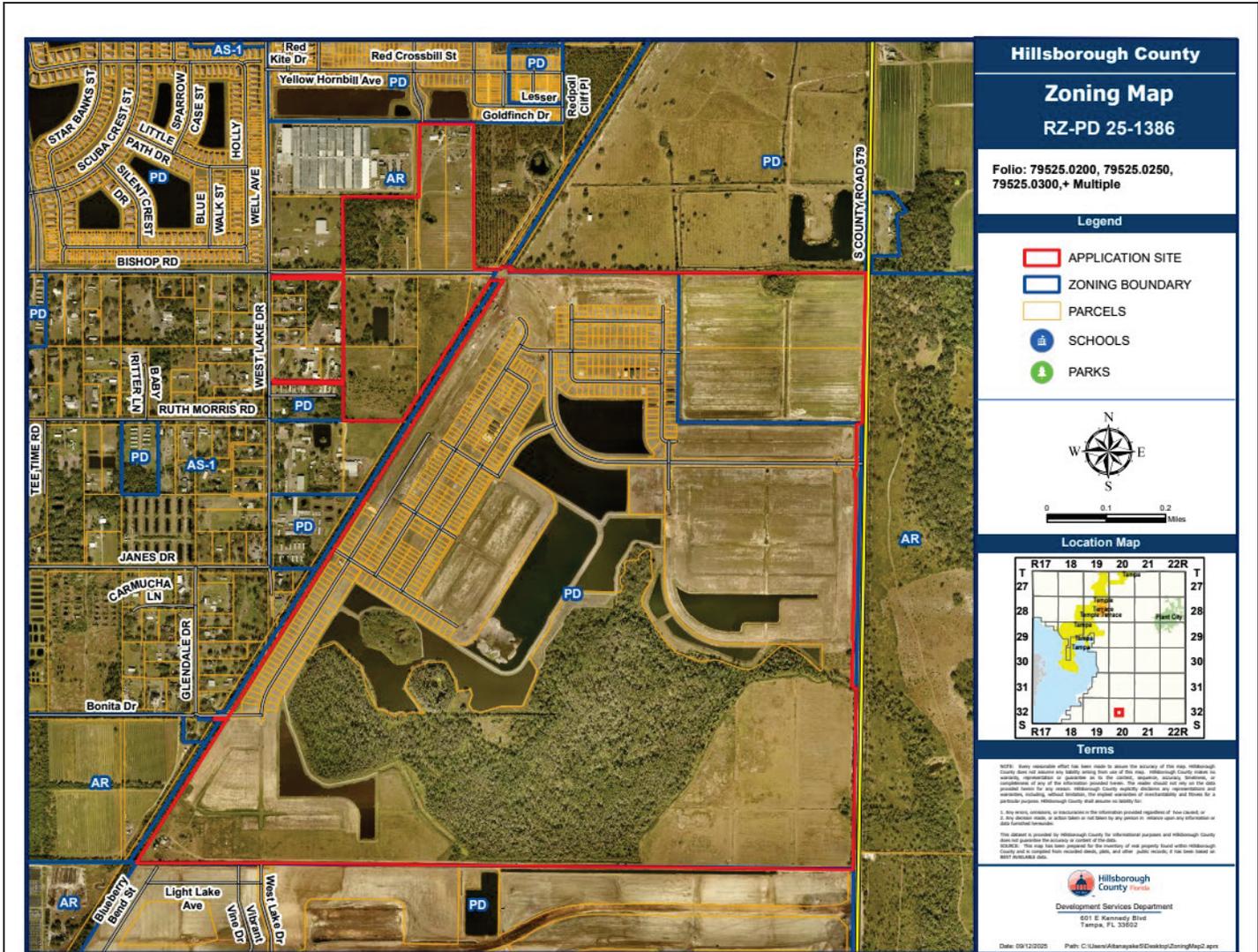
2.2 Future Land Use Map



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



**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 <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Roundabout
CR 579	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
W. Lake Dr.	County Collector – Urban and Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – TBD/ Roundabout
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input type="checkbox"/> 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**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input checked="" type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input checked="" type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b>				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	
<input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b>				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	
<b>Hillsborough County School Board</b>				
Adequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Inadequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
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				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

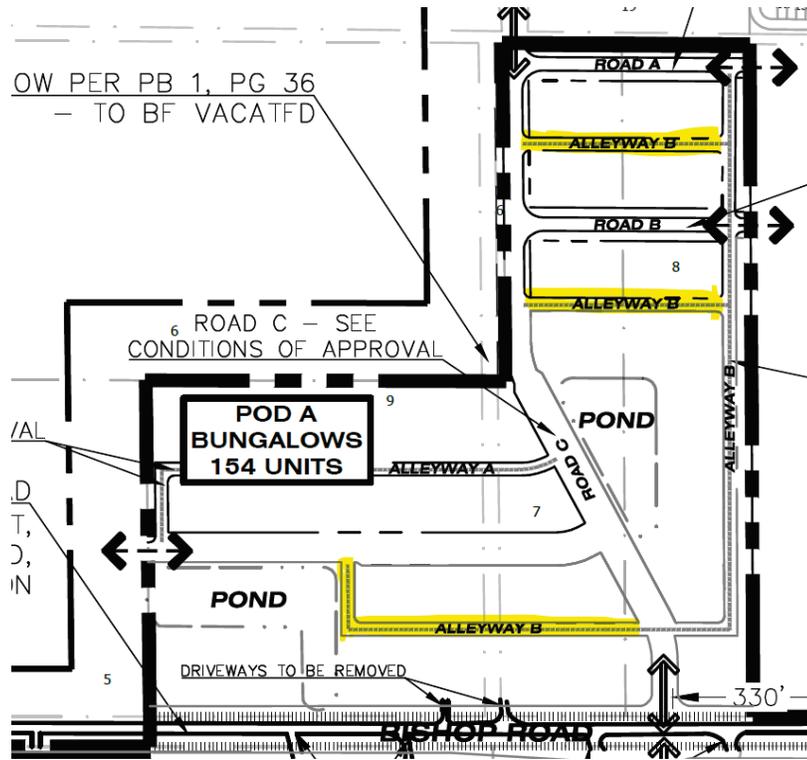
### **5.2 Recommendation**

Staff recommends approval, subject to proposed conditions of approval.

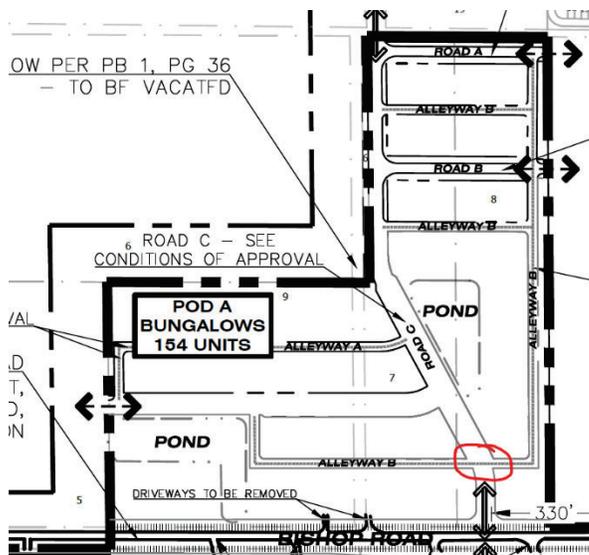
### 6.0 PROPOSED CONDITIONS

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 their 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.

<b>Zoning Administrator Sign Off:</b>	
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**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
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date





8.0 PROPOSED SITE PLAN (FULL)

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CYPRESS RIDGE RANCH  
HILLSBOROUGH COUNTY, FLORIDA  
HIGHLAND HOMES

3 OF 4  
PO SITE PLAN

3 OF 4

8.0 PROPOSED SITE PLAN (FULL)

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4 OF 4

PD SITE PLAN



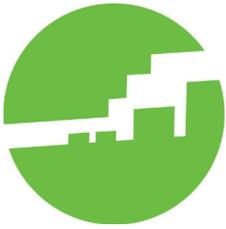
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CYPRESS RIDGE RANCH

HILLSBOROUGH COUNTY, FLORIDA

HIGHLAND HOMES

**9.0 FULL TRANSPORTATION REPORT (see following pages)**



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
 813 – 272 – 5940  
 601 E Kennedy Blvd  
 18<sup>th</sup> floor  
 Tampa, FL, 33602

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

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

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## **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: SOUTHSHORE 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 (0.1, .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 (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 intended for informational purposes only. It is not intended for use as a basis for any action without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be accurate to the best of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate reference.



Map Printed from Rezoning System: 9/25/2025

Author: Samantha Lundes

File: G:\Rezoning\System\Map\Projects\HC\Samlundes\_16\Rezoning.mxd

