

# Rezoning Application: PD 26-0338

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

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



### Introduction Summary:

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

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

\*number represents a pre-development approximation

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

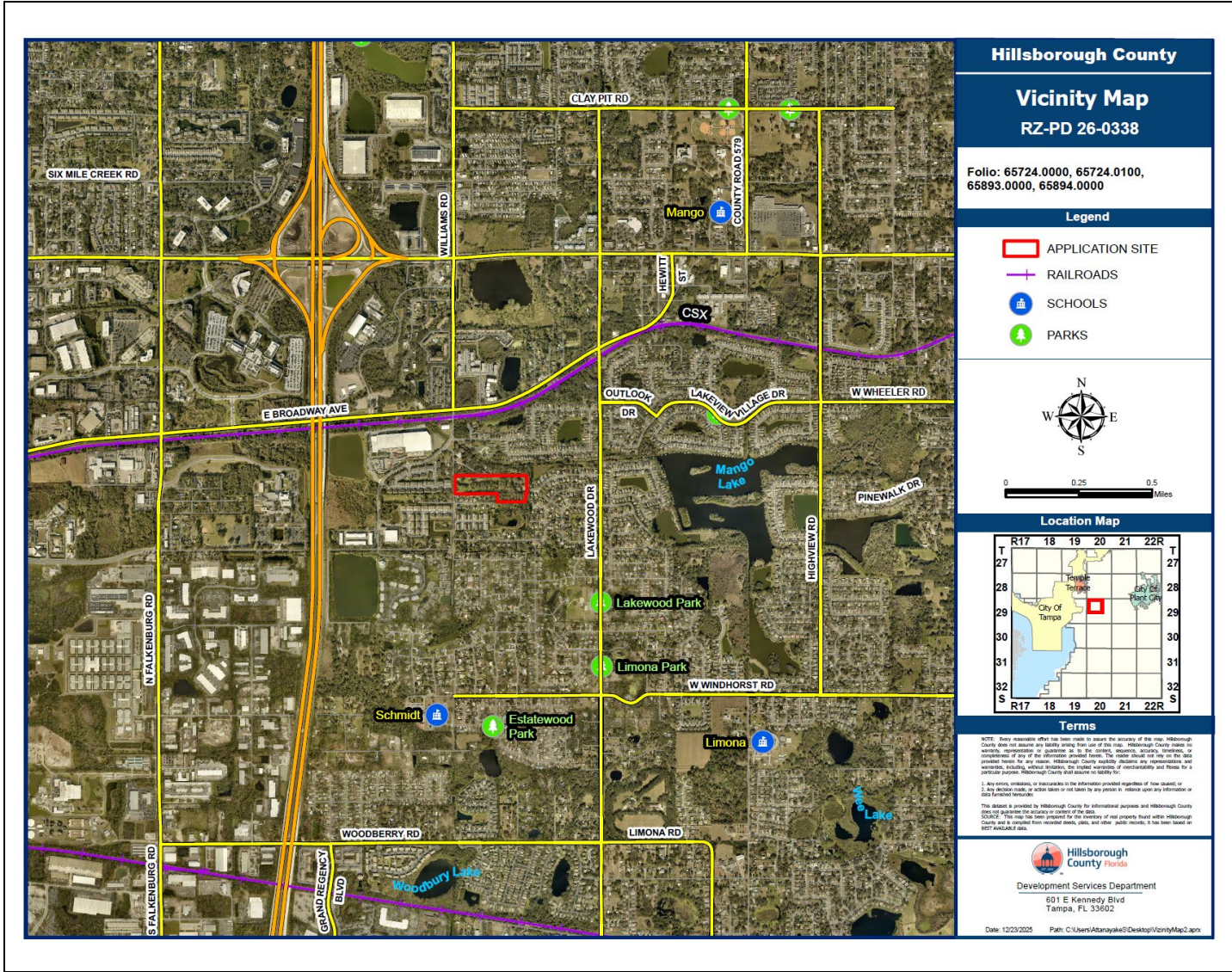
### Additional Information:

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

<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

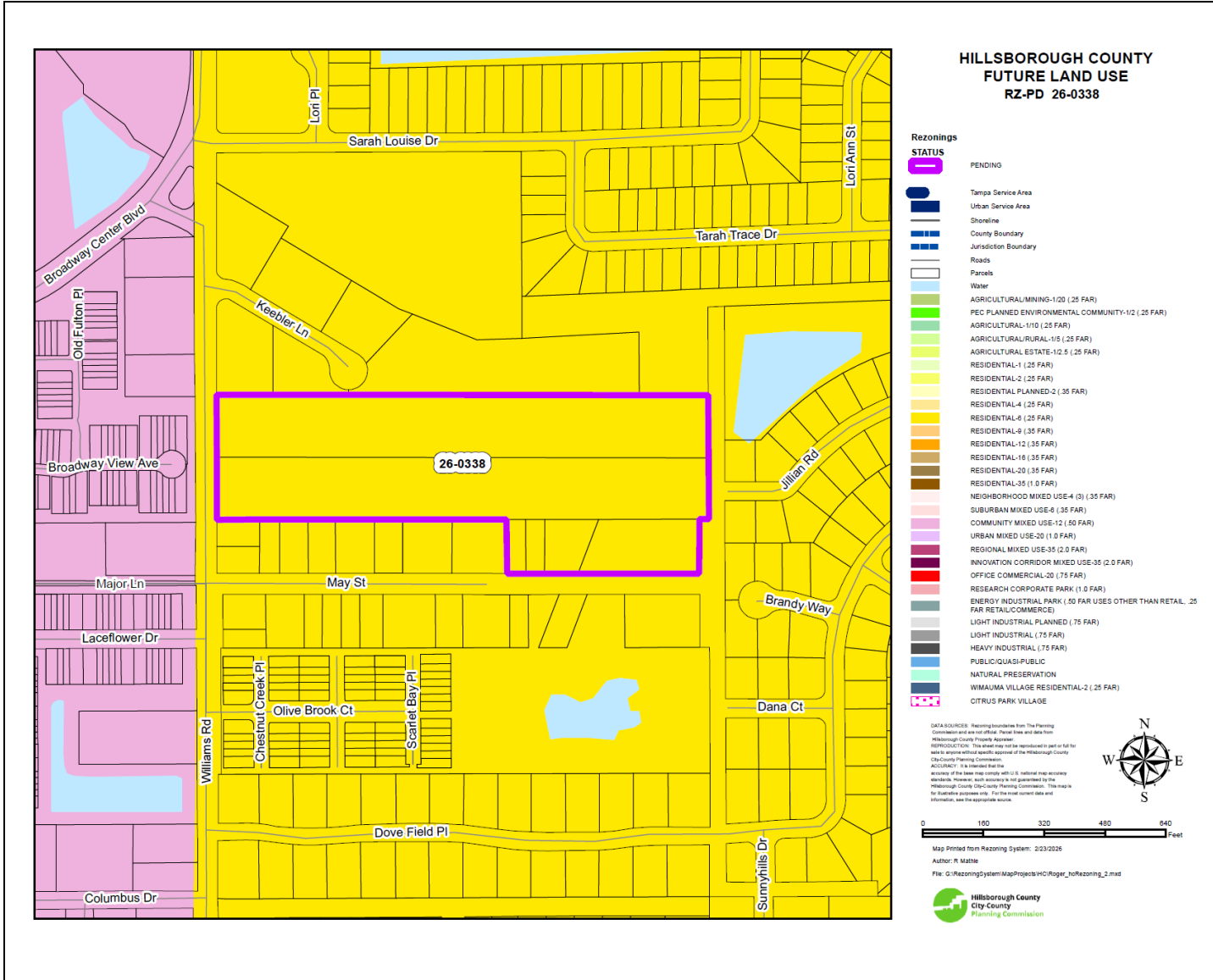


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

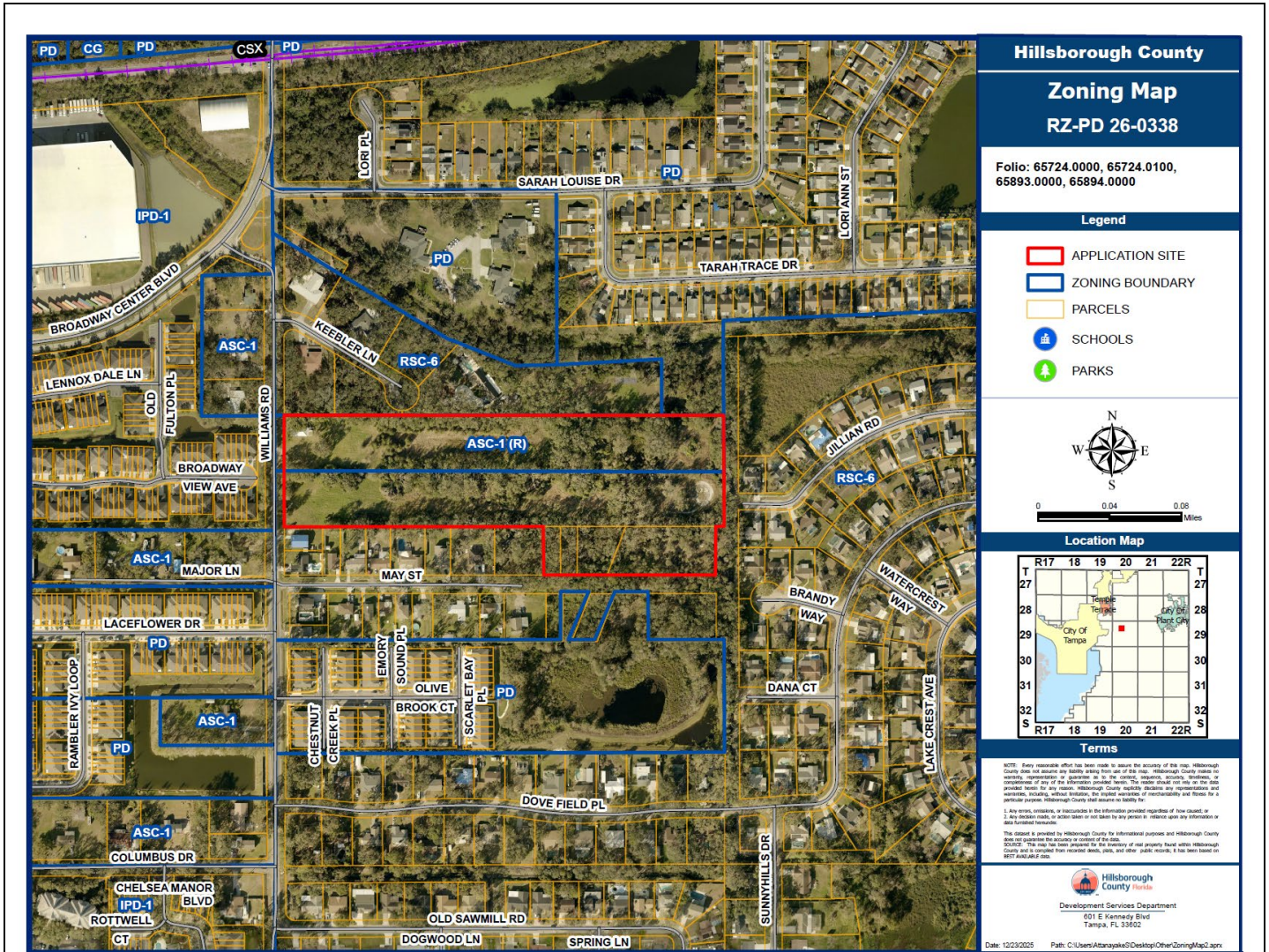
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

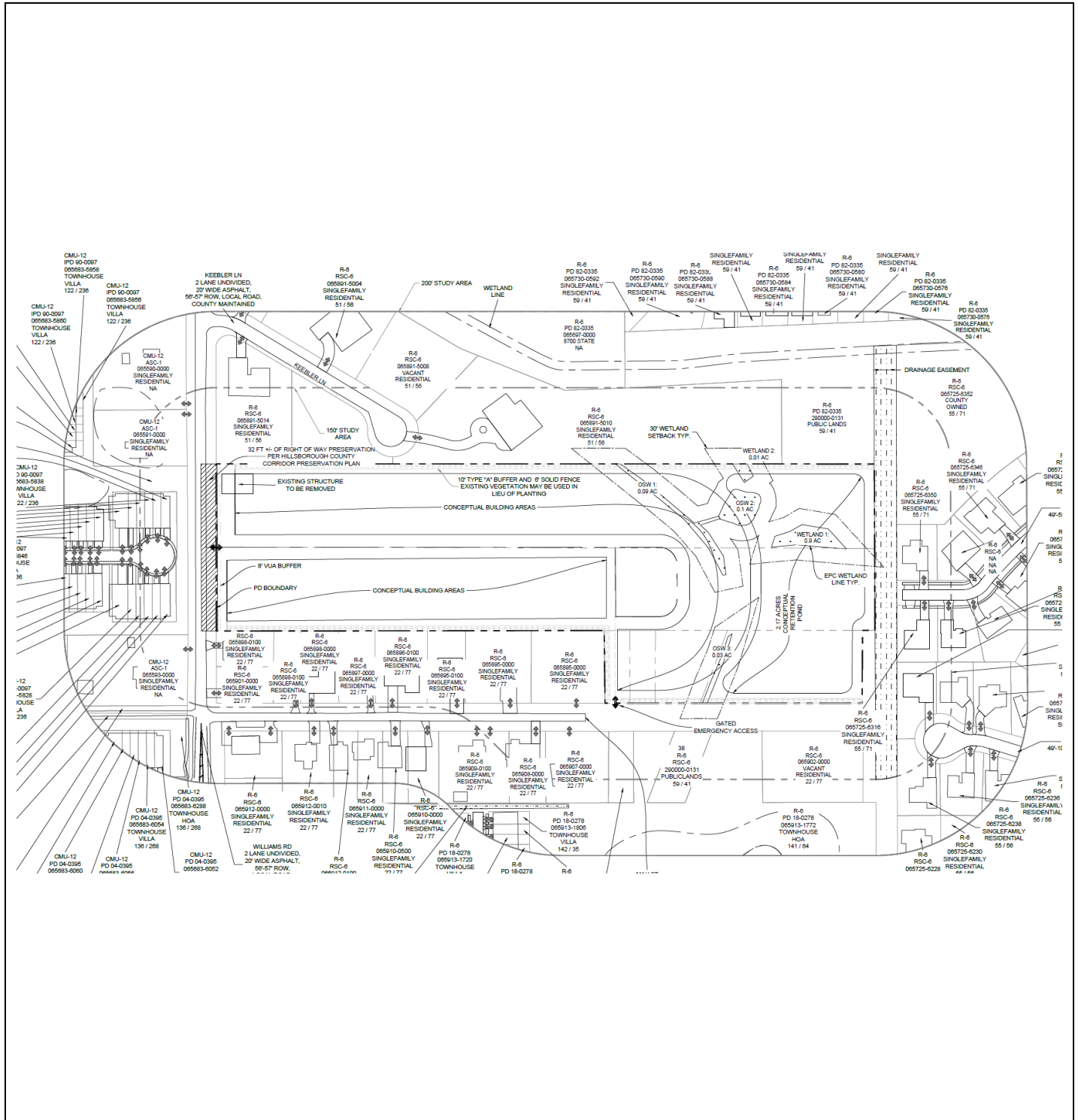


Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Williams Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
May St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Emergency Access	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
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 type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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 on the eastern side of Williams Road, south of E Broadway Avenue in an area which is comprised of single family detached and townhome residential uses at various lot sizes. The adjacent properties to the north, south, and west are zoned RSC-6 which allows for a density of 6 units per acre which is greater than what is proposed for the Planned Development. While the adjacent properties to the east are zoned IPD-1 developed with single family attached townhome dwelling units. Therefore, the proposal would allow for an overall density less than what is permitted in the surrounding area.

### 5.2 Recommendation

Approvable, subject to proposed conditions.

## 6.0 PROPOSED CONDITIONS

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

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

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

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

**Zoning Administrator Sign Off:**



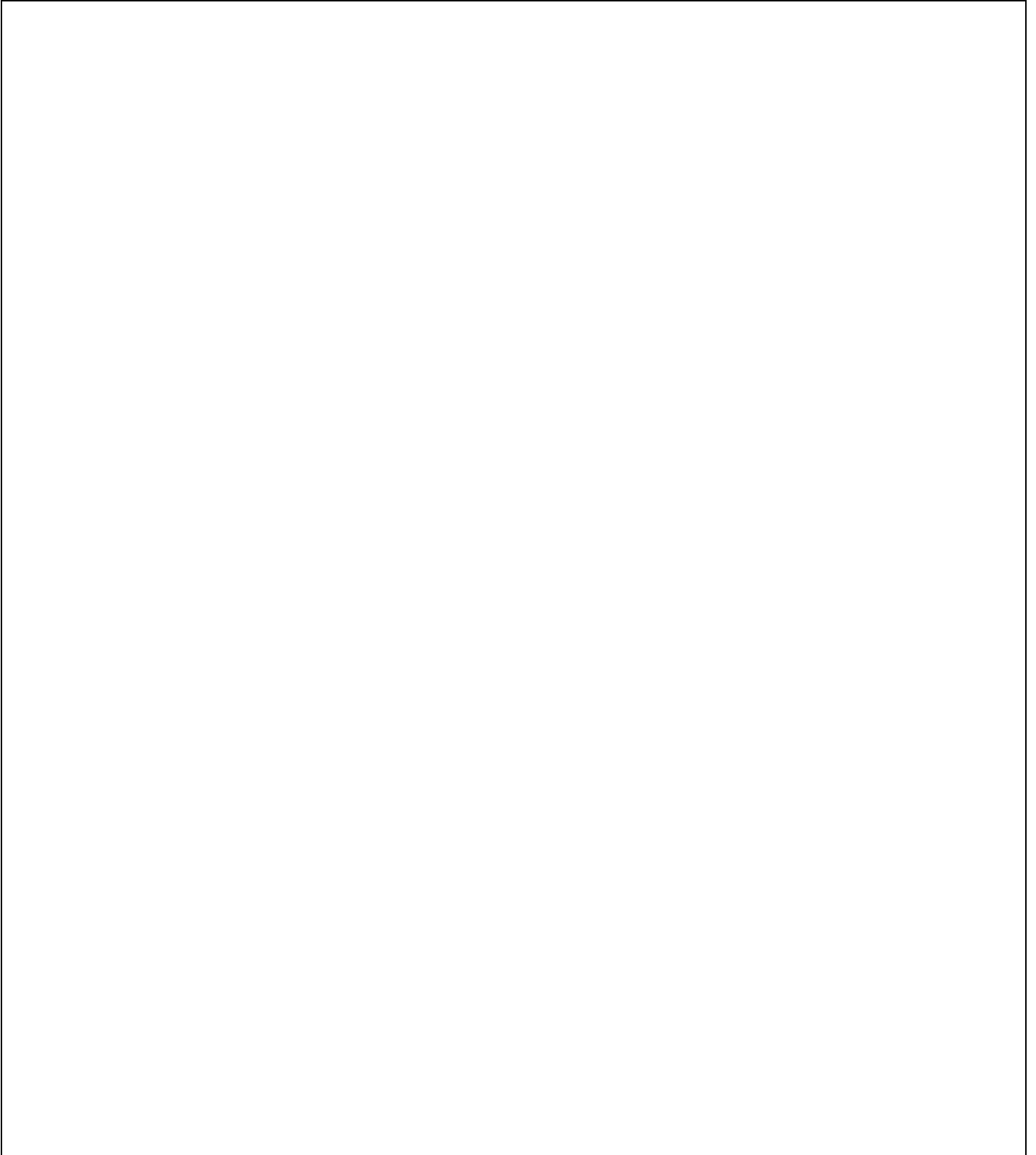
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

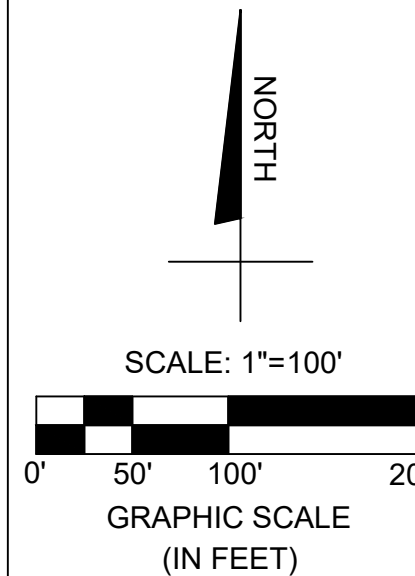
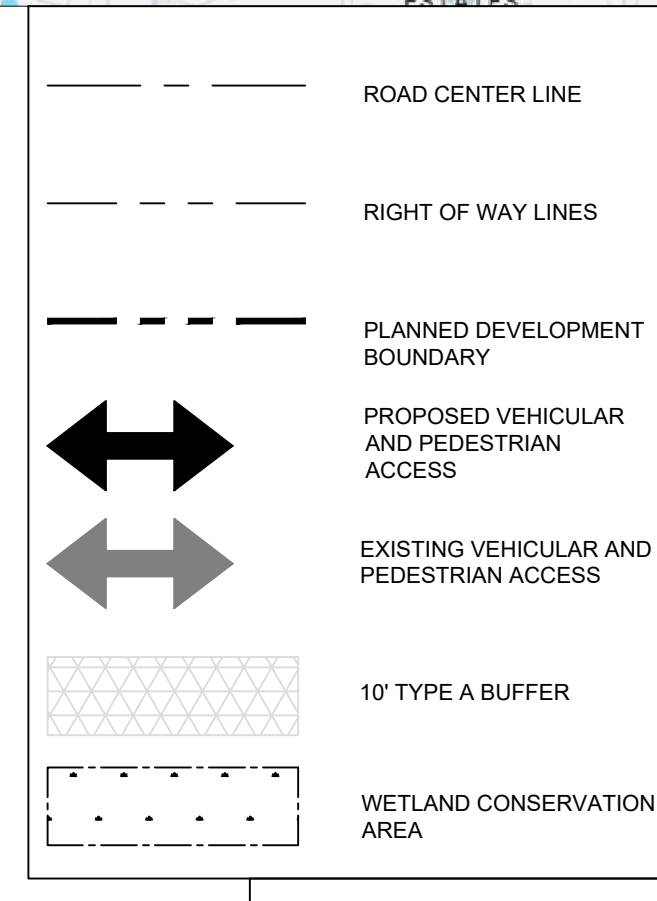
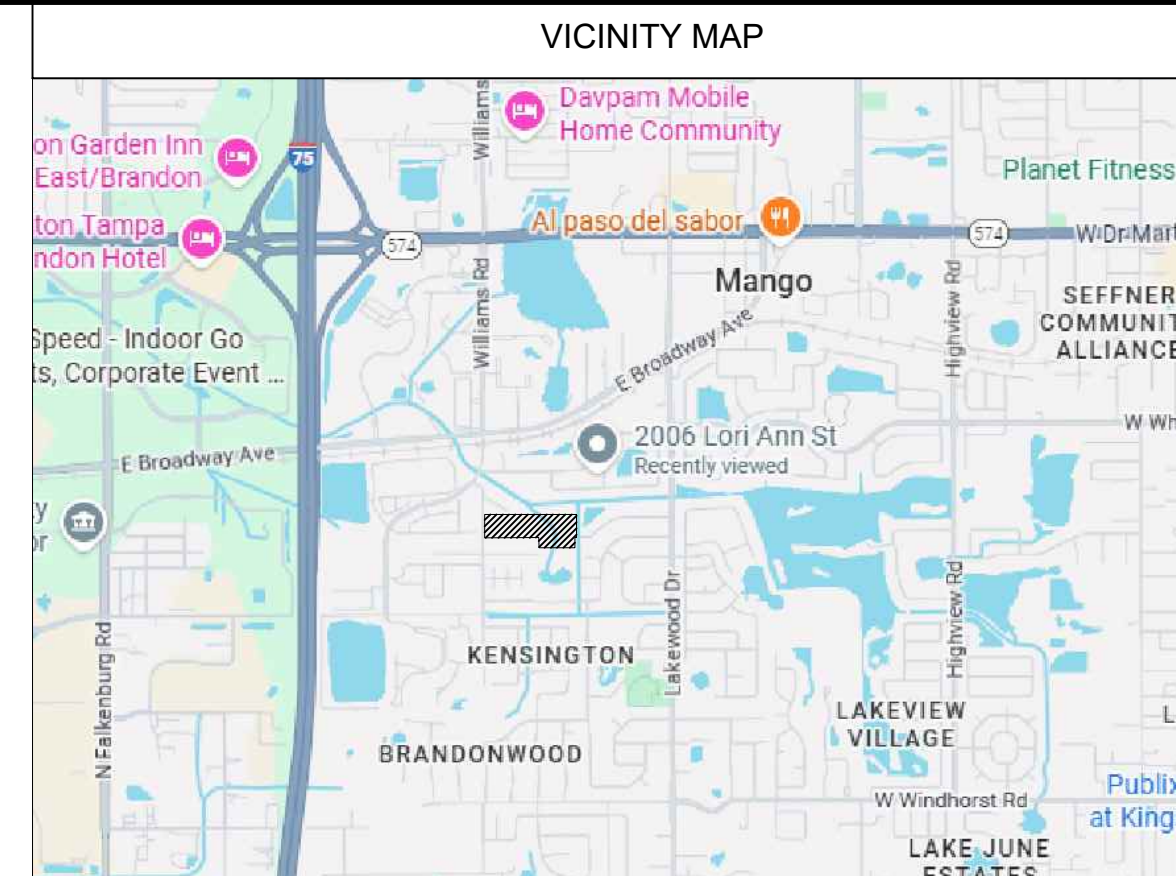
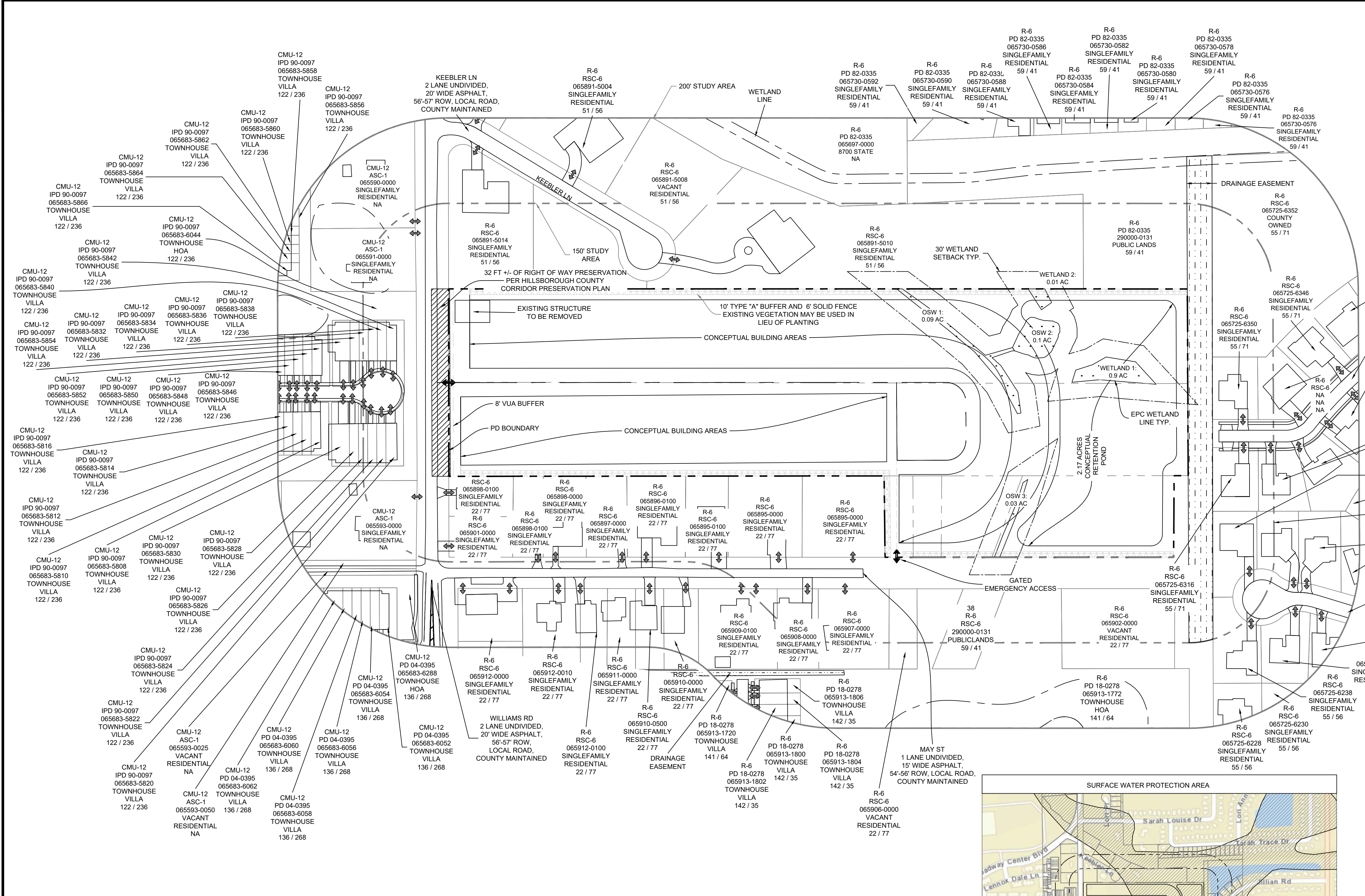
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	HC-CE-26-004300	RV on site; accumulations	Closed
<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)			

**8.0 PROPOSED SITE PLAN (FULL)**





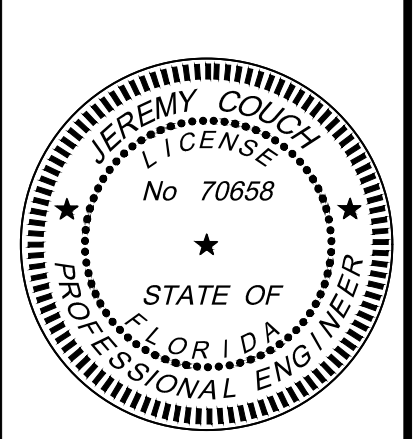
**TAMPA CIVIL DESIGN**  
17937 HUNTING BOW CIR. S-102  
LUTZ, FL 33558  
(813) 920-2005 PHONE  
(813) 462-9128 FAX  
WWW.TAMPACIVIL.COM  
COA: 28971

PROJECT: P.723  
1200 WILLIAMS ROAD  
FOLIO: 065724-0000  
FOLIO: 065724-0100  
3015 WILLIAMS RD, BRANDON

CLIENT:  
**RICHMOND**  
AMERICAN HOMES

REVISION	DATE
PD PLAN 1ST SUBMITTAL	2025-12-11
PD PLAN 2ND SUBMITTAL	2026-04-30

DES	J.C.	DRAFT	R.A.
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Jeremy Couch, P.E.  
State of Florida, Professional Engineer,  
License No. 70658  
This item has been digitally signed and sealed by the signature of Jeremy Couch 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.

PD PLAN

SHEET NO: 1

**PROJECT INFORMATION:**

**PROPERTY OWNER:** MNR HOMES LLC  
5408 RED ADMIRAL PLACE  
RIVERVIEW, FL 33578

**LOCATION:** 3015 WILLIAMS ROAD  
BRANDON, FL 33510

**PROJECT AREA:** 11.43± ACRES  
**UPLAND AREA:** 11.09± ACRES  
**WETLAND AREA:** 0.34± ACRES

**EXISTING ZONING:** ASC-1 AND RSC-6  
**PROPOSED ZONING:** PD - PLANNED DEVELOPMENT  
**FUTURE LAND USE:** R-6  
**PROPOSED USES:** SINGLE FAMILY DETACHED RESIDENTIAL

**DENSITY CALCULATIONS:**

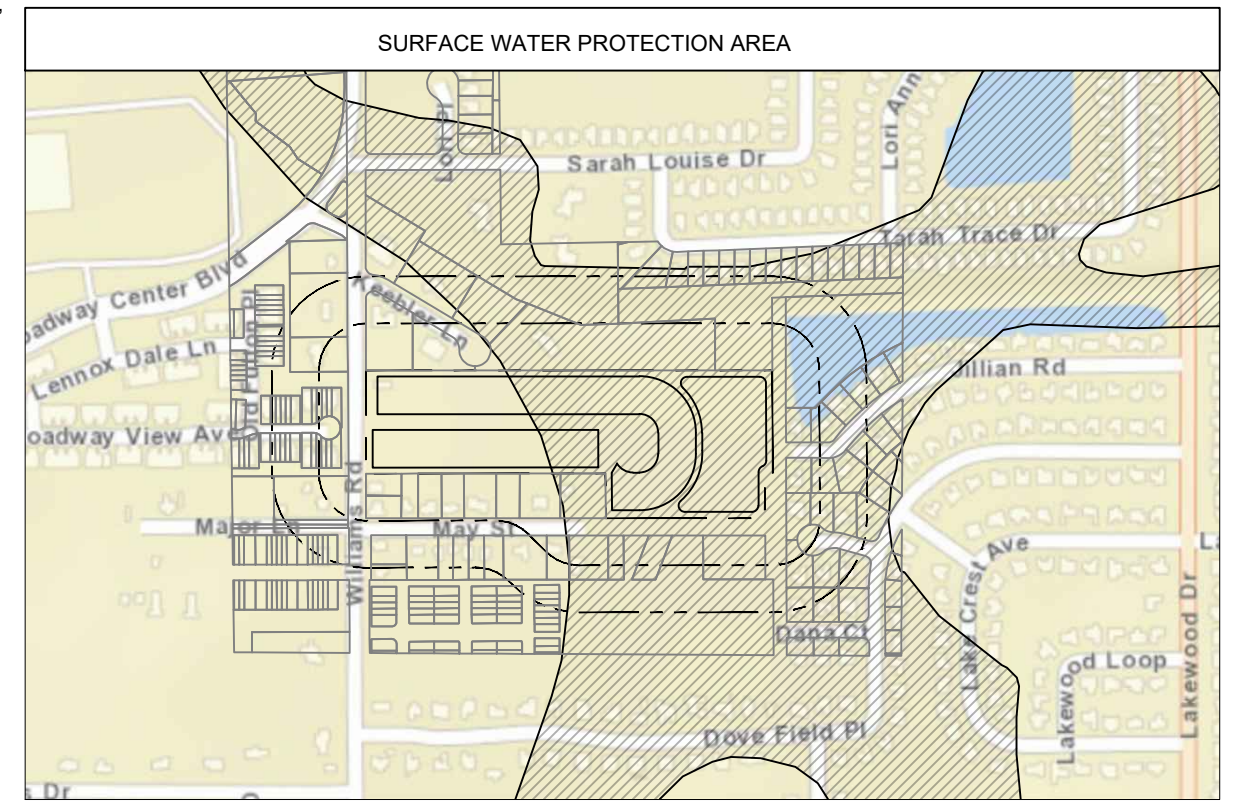
1. FUTURE LAND USE CATEGORY:	RES-6
2. DENSITY ALLOWED PER LDC	6 UNITS/GA PER RES-6
3. PROJECT AREA IN RES-6: (6DU/A X 11.43AC) = 68 DWELLING UNITS	
4. PROPOSED DENSITY:	49 DWELLING UNITS 4.3 DU/A

**LOT STANDARDS:**

MINIMUM LOT AREA:	4,400 SQ FT
MINIMUM LOT WIDTH:	40 FT
MINIMUM LOT DEPTH:	110 FT
MINIMUM FRONT YARD SETBACK:	20 FT FROM GARAGE TO ROW 10 FT FROM PRINCIPLE STRUCTURE TO ROW
MINIMUM REAR YARD SETBACK:	20 FT
MINIMUM SIDE YARD SETBACK:	5 FT
CORNER SIDE SETBACK:	10 FT
MAXIMUM BUILDING HEIGHT:	35 FT
MAXIMUM LOT COVERAGE:	75%

- GENERAL NOTES**
- SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT IS PROPOSED.
  - ALL EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARIES WILL BE REMOVED.
  - PORTIONS OF PROJECT ARE LOCATED IN A SURFACE WATER PROTECTION AREA.
  - PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
  - PROJECT IS LOCATED IN THE URBAN SERVICE AREA. WATER AND SEWER SERVICES TO BE PROVIDED BY HILLSBOROUGH COUNTY UTILITIES.
  - PROJECT IS WITHIN BRANDON COMMUNITY PLAN.
  - PROJECT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA.
  - PROJECT IS NOT LOCATED WITHIN THE WETLAND RESOURCE PROTECTION AREA.
  - PROJECT IS NOT LOCATED WITHIN THE POTABLE WATER WELLFIELD PROTECTION AREA.
  - SPECIFIC ARCHITECTURAL DESIGNS ARE NOT PROPOSED.
  - THE PROJECT WILL NOT BE PHASED.
  - COMMON OPEN SPACE (GATHERING SPACE) RECREATION AREAS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE H.C. LDC 6.02.18.
  - NO PUBLIC PARK LANDS OR PUBLIC SCHOOL SITES ARE PROPOSED.
  - NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
  - THERE ARE NO DESIGNATED SCENIC ROADWAY CORRIDORS WITHIN THE PROJECT OR ADJACENT TO THE PROJECT.
  - THERE ARE NO NATURAL WATER BODIES WITHIN THE PROJECT BOUNDARY.
  - THERE ARE NO MAN-MADE WATER BODIES WITHIN THE PROJECT BOUNDARY.
  - DEPICTION OF EXISTING BUILDINGS, ROADWAYS, AND DRIVEWAYS WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE (OBTAINED FROM AERIAL PHOTOGRAPHS AND AVAILABLE SURVEYING DATA).
  - DEPICTION OF ANY WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER NATURAL FEATURES WITHIN THE PROJECT BOUNDARIES, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES, ARE APPROXIMATE.
  - EXISTING AND PROPOSED POINTS OF INGRESS/EGRESS, INCLUDING THOSE TO BE CLOSED OR MODIFIED, ARE SHOWN.
  - ALL SUBDIVISION ROAD CONNECTIONS AND INDIVIDUAL RESIDENTIAL DRIVEWAY CONNECTIONS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 6.04.07 AND 6.04.01 OF THE LAND DEVELOPMENT CODE.
  - SIDEWALKS SHALL BE PROVIDED PER COUNTY LDC REQUIREMENTS UNLESS OTHERWISE SHOWN ON THIS PLAN.
  - DEPICTION OF ANY WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER NATURAL FEATURES WITHIN THE PROJECT BOUNDARIES, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES, ARE APPROXIMATE.
  - BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE UNLESS OTHERWISE PROVIDED HEREIN.
  - THE DEVELOPER RESERVES THE OPTION TO GATE THE SUBDIVISION. ANY GATES WILL BE IN CONFORMANCE WITH THE HILLSBOROUGH COUNTY LDC.
  - PARKING SHALL BE PROVIDED CONSISTENT WITH COUNTY, L.D.C. PARKING REQUIREMENTS.
  - SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE REQUIREMENTS, L.D.C. SIDEWALK REQUIREMENTS.
  - PROJECT ACCESS DRIVES AND PROJECT ROADS WILL BE PRIVATE.
  - ALL DEVELOPMENT WILL FOLLOW THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE EXCEPT WHERE SPECIFICALLY NOTED WITHIN THE APPROVED PD PLAN AND CONDITIONS.

EXISTING PARCEL DATA:	LEGAL DESCRIPTION
FOLIO: 065724-0000 GROSS AREA: 4.91 ACRES EXISTING FLU: RESIDENTIAL 6 EXISTING ZONING: AGRICULTURAL - SINGLE-FAMILY CONVENTIONAL (ASC-1)	AS TO PARCEL 1: THE NORTH 1/4 OF THE NORTH 1/4 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FL.
FOLIO: 065724-0100 GROSS AREA: 4.86 ACRES EXISTING FLU: RESIDENTIAL 6 EXISTING ZONING: RESIDENTIAL, SINGLE-FAMILY CONVENTIONAL (RSC-6)	AS TO PARCEL 2: THE SOUTH 1/4 OF THE NORTH 1/4 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FL. LESS ROAD RIGHT OF WAY.
FOLIO: 065894-0000 GROSS AREA: 0.54 ACRES EXISTING FLU: RESIDENTIAL 6 EXISTING ZONING: RESIDENTIAL, SINGLE-FAMILY CONVENTIONAL (RSC-6)	AS TO PARCEL 3: LOTS 1, 2, 3, 4, 5 AND 7, BLOCK 1, AND THE EAST 1/2 OF VACATED DRAINAGE CANAL AND VACATED RIGHT OF WAY FOR EDGE WATER DRIVE LYING TO THE WEST OF SAID LOT 5, KREBS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 77, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
FOLIO: 065893-0000 GROSS AREA: 1.12 ACRES EXISTING FLU: RESIDENTIAL 6 EXISTING ZONING: RESIDENTIAL, SINGLE-FAMILY CONVENTIONAL (RSC-6)	AS TO PARCEL 4: LOTS 6 AND 8, BLOCK 1, AND THE WEST 1/2 OF VACATED DRAINAGE CANAL AND VACATED RIGHT OF WAY FOR EDGEWATER DRIVE LYING TO THE EAST OF LOT 6, KREBS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 77, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

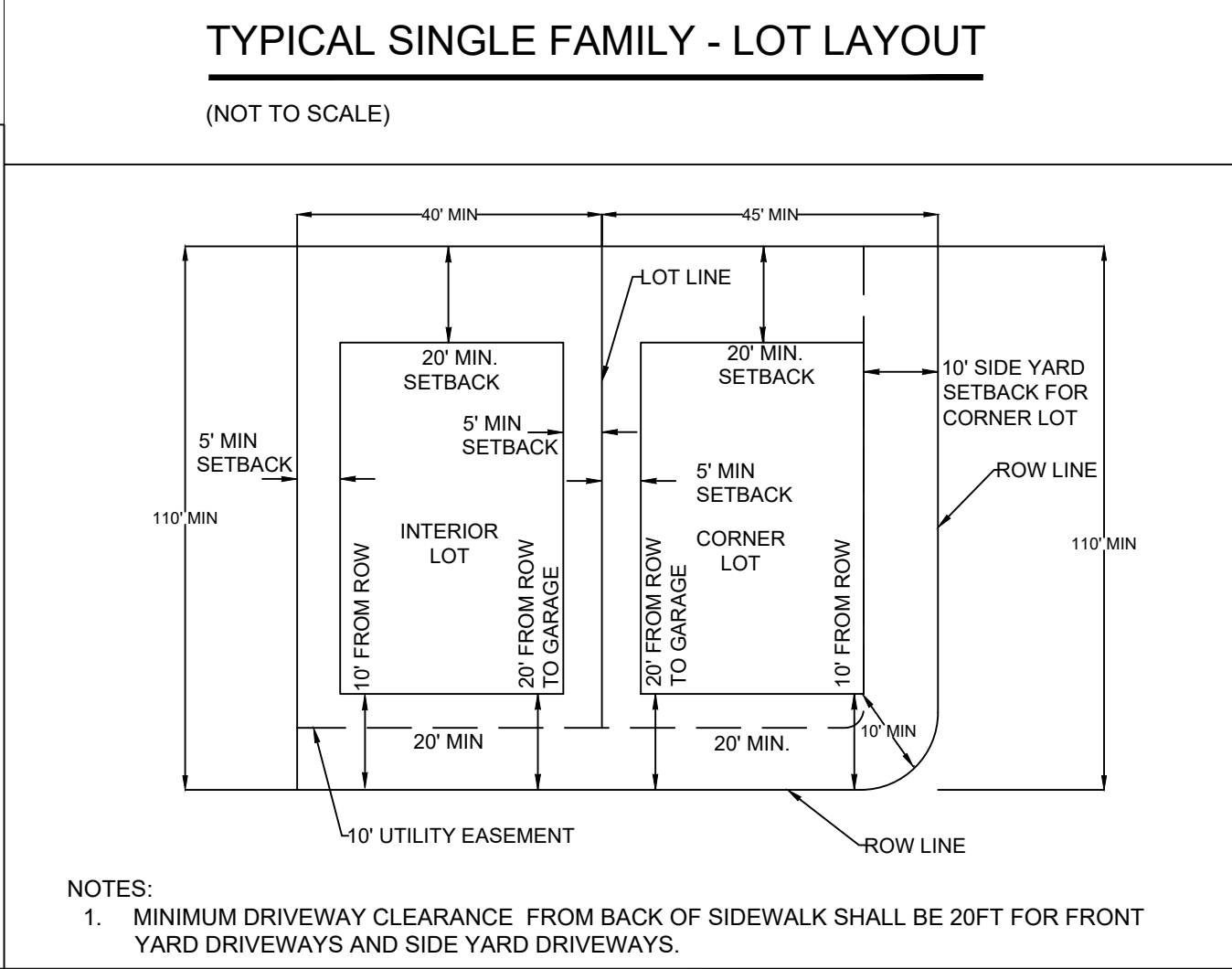


**DEVELOPER:**  
RICHMOND AMERICAN HOMES  
1600 E. 8TH AVE. - SUITE A200 / UNIT 141, TAMPA, FL 33605  
(727) 793-5486  
EMAIL: ZACH.DEGREGORIO@MDCH.COM

**TRANSPORTATION ENGINEER:**  
TRAFFIC & MOBILITY CONSULTANTS LLC  
5023 W LAUREL STREET  
TAMPA, FL 33607  
(813) 289-0039  
EMAIL: STEVENH@TRAFFICMOBILITY.COM

**CIVIL ENGINEER:**  
TAMPA CIVIL DESIGN  
17937 HUNTING BOW CIRCLE UNIT 102  
LUTZ, FL 33558  
(813) 920-2005  
EMAIL: JCOUCH@TAMPACIVIL.COM  
ASHLEY@TAMPACIVIL.COM

**ATTORNEY:**  
KAMI CORBETT, ESQ  
HILL WARD HENDERSON  
101 E KENNEDY BLVD, SUITE 3700  
TAMPA, FLORIDA 33602  
(813)221-3900  
EMAIL: KAMALA.CORBETT@HWHLAW.COM



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

**AGENCY REVIEW COMMENT SHEET**

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

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

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

**CONDITIONS OF ZONING APPROVAL**

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

**PROJECT SUMMARY AND ANALYSIS**

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

***Trip Generation Analysis***

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

**Approved Zoning:**

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

**Proposed Zoning:**

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

**Trip Generation Difference:**

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

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

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

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

May St.

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

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

**SITE ACCESS & CONNECTIVITY**

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

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

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

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

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

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

**REQUESTED DESIGN EXCEPTION: WILLIAMS RD.**

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

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

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

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

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

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Steve,

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

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hillsboroughcounty.org](mailto: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](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

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

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

Hello Mike,

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

[stevenh@trafficmobility.com](mailto:stevenh@trafficmobility.com)  
[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)  
[peddle@hcfl.gov](mailto:peddle@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)  
[phillipsch@hcfl.gov](mailto:phillipsch@hcfl.gov)

Best Regards,

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

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

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)

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**Hillsborough County Florida**

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April 30, 2026

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

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

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

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

Table 1 provides the trip generation for the proposed project.

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

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

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

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

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

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
813 287 0674 Telefax  
[www.trafficmobility.com](http://www.trafficmobility.com) Website

Mr. Mike Williams  
April 29, 2026  
Page 2

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

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

The proposed improvements are shown on Figure 1.

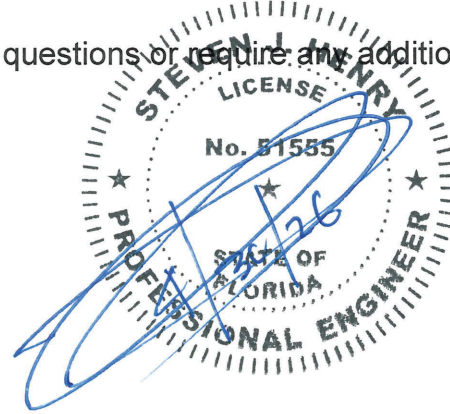
Mr. Mike Williams  
April 29, 2026  
Page 3

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

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

Best Regards,

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



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

- Disapproved**
- Approved**
- Approved with Conditions**

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

**Sincerely,**

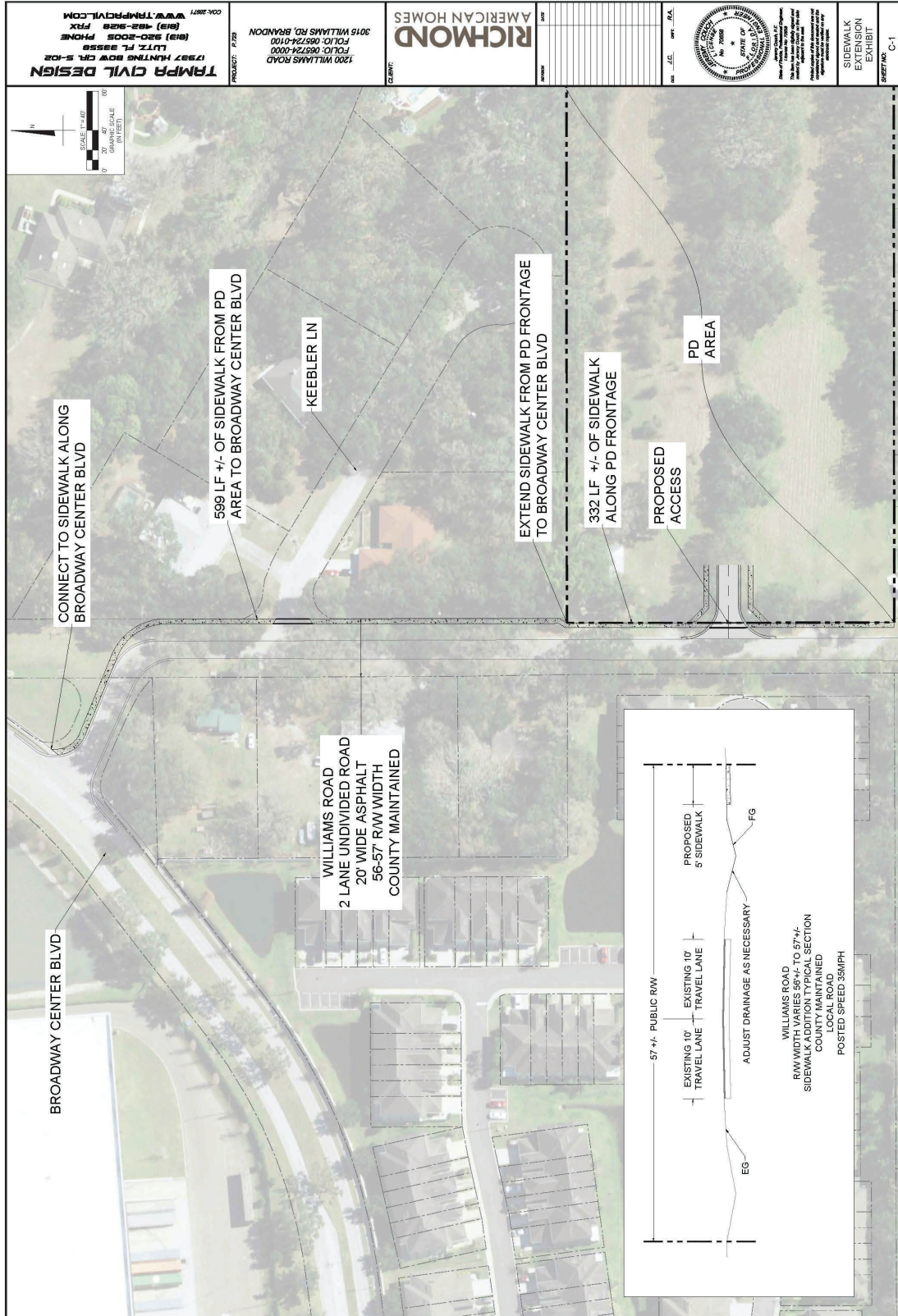
**Michael J. Williams**  
**Hillsborough County Engineer**

TABLE 1  
 TRIP GENERATION (1)

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

(1) Source: ITE Trip Generation Manual, 12<sup>th</sup> Edition, 2025.

Mr. Mike Williams  
April 29, 2026  
Page 5



APPENDIX



PD PLAN





HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP

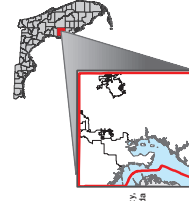


# HILLSBOROUGH COUNTY COMPREHENSIVE PLAN LOCAL FUNCTIONAL CLASSIFICATION MAP 4



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

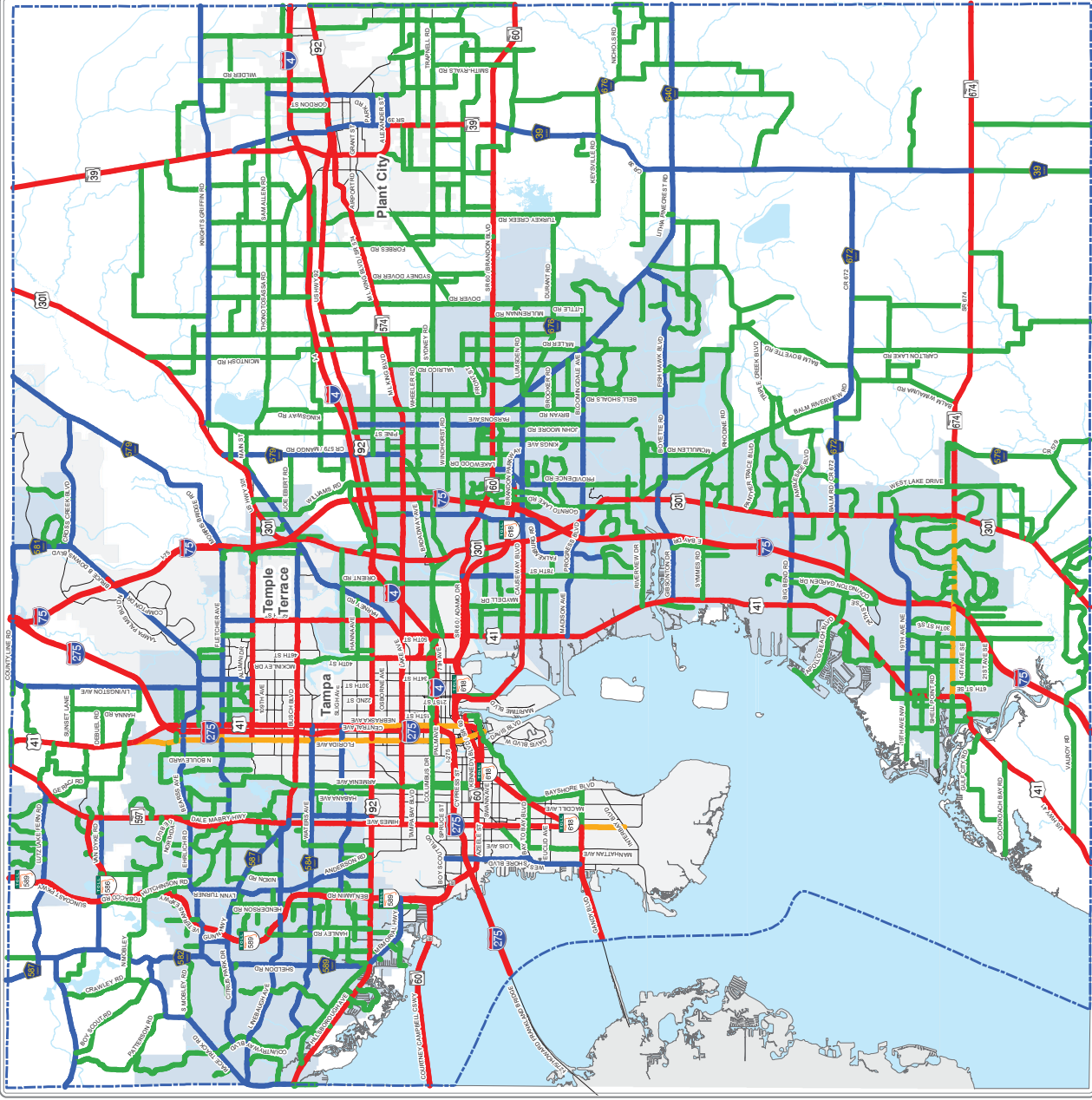
**LOCATOR MAP AND REFERENCE INFORMATION**



**CONTEXT CLASSIFICATIONS** Hillsborough County - These classifications are preliminary and subject to change.  
**SECTIONAL AREAS** Hillsborough County City-County Planning Commission. Effective 9/9/2017.  
**URBAN SERVICE AREA BOUNDARIES** Hillsborough County City-County Planning Commission. Effective 9/9/2017.  
**MAJOR ROADS** Transportation Planning Organization Long Range Transportation Plan. See Adopted TRD Long Range Transportation Plan for specific improvements.  
**ACCURACY** The information contained on this map was prepared by U.S. Map Accuracy Standards. However, such accuracy is not guaranteed. The information contained on this map was prepared by U.S. Map Accuracy Standards. However, such accuracy is not guaranteed.  
**REPRODUCTION** This sheet may not be reproduced in part or in whole without specific approval of the Hillsborough County City-County Planning Commission.

Author: RMainthe  
 Date: 1/2/2025  
 Path: G:\lgarcia\Projects\Boggy\HC\_Comp\_Plan\HC\_Comp\_Plan\_2021\Map4\_2022\_Local\_Functional\_Classification\_Network\_V06\_06122024\_Adopted.mxd

PlanHillsborough.org



TS-3





**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

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

<b>Evacuation Area</b>	Partially in Zone E

<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-6	ASC-1 + RSC-6	Single-Family + Vacant
<b>North</b>	Residential-6 + Residential-9	RSC-6 + PD	Single-Family + Vacant + Public/Quasi-Public
<b>South</b>	Residential-6	PD + RSC-6	Single-Family + Vacant + HOA/Common Property + Public/Quasi-Public
<b>East</b>	Residential-6 + Residential-4	RSC-6 + PD	Single-Family + Vacant + HOA/Common Property + Public/Quasi-Public
<b>West</b>	Community Mixed-Use-12 + Urban Mixed-Use-20	PD + ASC-1 + IPD-1	Single-Family + Vacant + HOA/Common Property + Light Industrial

**Staff Analysis of Goals, Objectives and Policies:**

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

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

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

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

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

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

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

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

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

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

#### **Recommendation**

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

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

##### **FUTURE LAND USE SECTION**

##### ***Urban Service Area***

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

##### ***Future Land Use Categories***

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

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

### **Compatibility**

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

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

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

### **Community Planning**

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

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

### **Development**

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

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

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

### **Neighborhood/Community Development**

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

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

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

### **ONE WATER ELEMENT**

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

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

### **LIVABLE COMMUNITIES ELEMENT: BRANDON**

#### **Brandon Character Districts**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0338

Rezoning  
STATUS

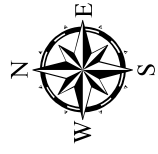


PENDING

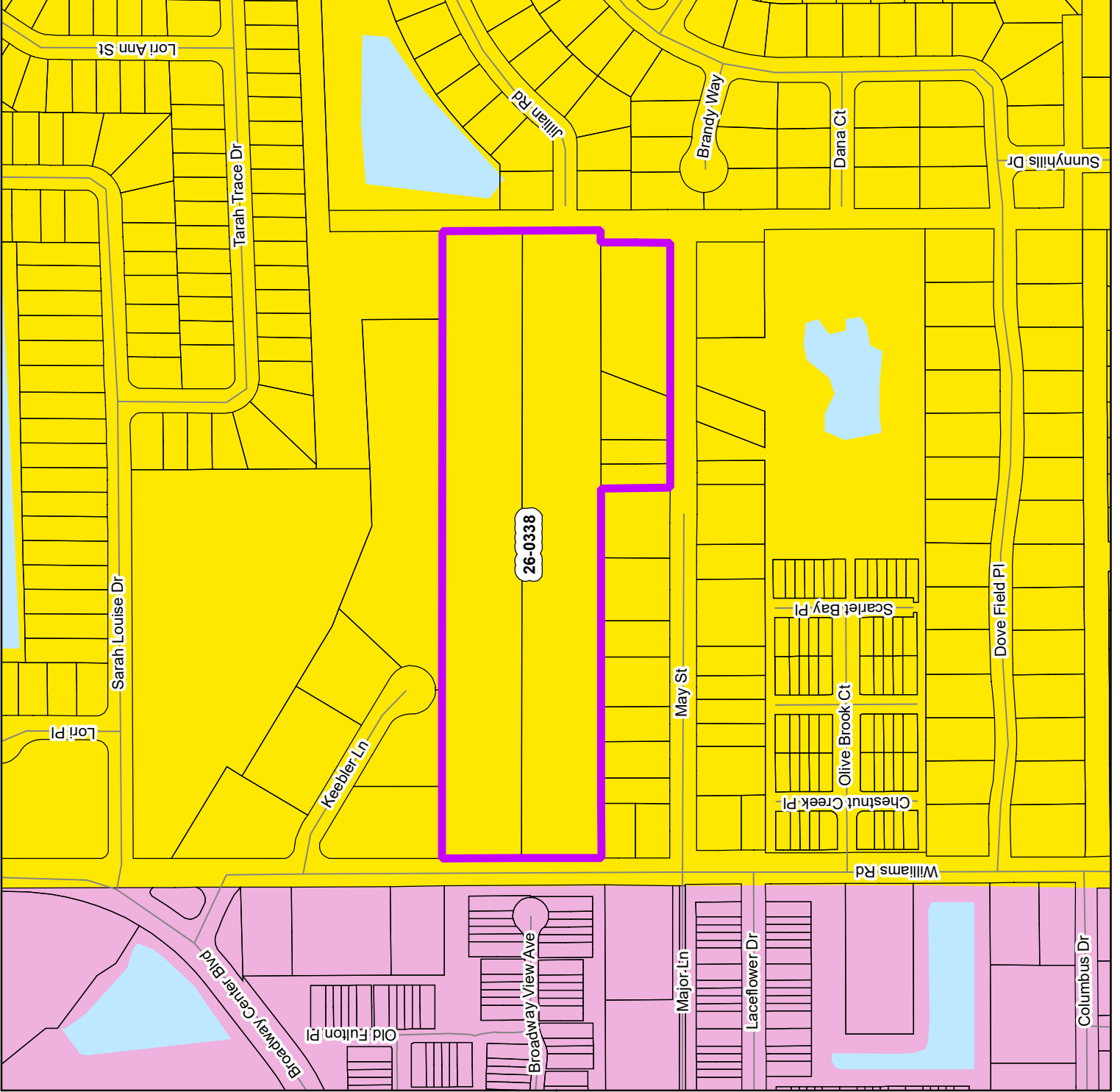
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Water

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/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. The information on this map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 2/23/2026  
 Author: R. Mathie  
 File: G:\Rezoning\System\MapProjects\HC\Regre\_hfRezoning\_2.mxd



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