

**1.0 APPLICATION SUMMARY**

**Applicant:** Potomac Land Company  
**FLU Category:** RES-4  
**Service Area:** Urban  
**Site Acreage:** 15.014 acres  
**Community Plan Area:** Brandon  
**Overlay:** None



**Introduction Summary:**

The subject site is currently zoned PD 19-1344 and was approved for 35-lot, single-family residential development at density of 2.26 dwelling units per acre. Lot development standards included a minimum lot size of 10,000 square feet and a width of 75 feet. The zoning also acknowledges the existence of undeveloped tract to the north that is to be developed as a public park by the developer and maintained by a Homeowner’s Association. Both the subject site and the park tract are currently undeveloped.

The request seeks to increase the number of single-family lots to 55 lots, at a density of 3.66 dwelling units per acre. New lot development standards are proposed to reduce the minimum lot size to 6,000 square feet with a minimum width of 50 feet. Other development standards to change include the minimum side yard setback and building coverage. Additionally, the applicant is proposing a new emergency access to the park tract to the north. A 15’ wide asphalt trail is to be built from the emergency access to the north end of the park tract. Both ends are to be gated with knox boxes.

Existing Approval(s):	Proposed Modification(s):
<ul style="list-style-type: none"> <li>- Density: 2.26 DU per acre</li> <li>- Minimum Lot Size: 10,000 square feet</li> <li>- Minimum Lot Width: 75 feet</li> <li>- Side yard setback: 7.5 feet</li> <li>- Max Building Coverage: 45%</li> <li>- No Emergency Access to park tract/Construction of Pedestrian Trail</li> <li>- 10’ Landscape easement along East, and West boundaries with 6’ Opaque PVC Fence and 3” Caliper trees (10’ high) every 40’ on center</li> </ul>	<ul style="list-style-type: none"> <li>- Density: 3.66 DU per acre</li> <li>- Minimum Lot Size: 6,000 square feet</li> <li>- Minimum Lot Width: 50 feet</li> <li>- Side yard setback: 5 feet</li> <li>- Max Building Coverage: 70%</li> <li>- Emergency Access to park tract/Construction of Pedestrian Trail</li> <li>- 10’ Landscape easement along East, and West boundaries with 6’ Opaque PVC Fence and 3” Caliper trees (10’ high) every 20’ on center</li> </ul>

**Additional Information:**

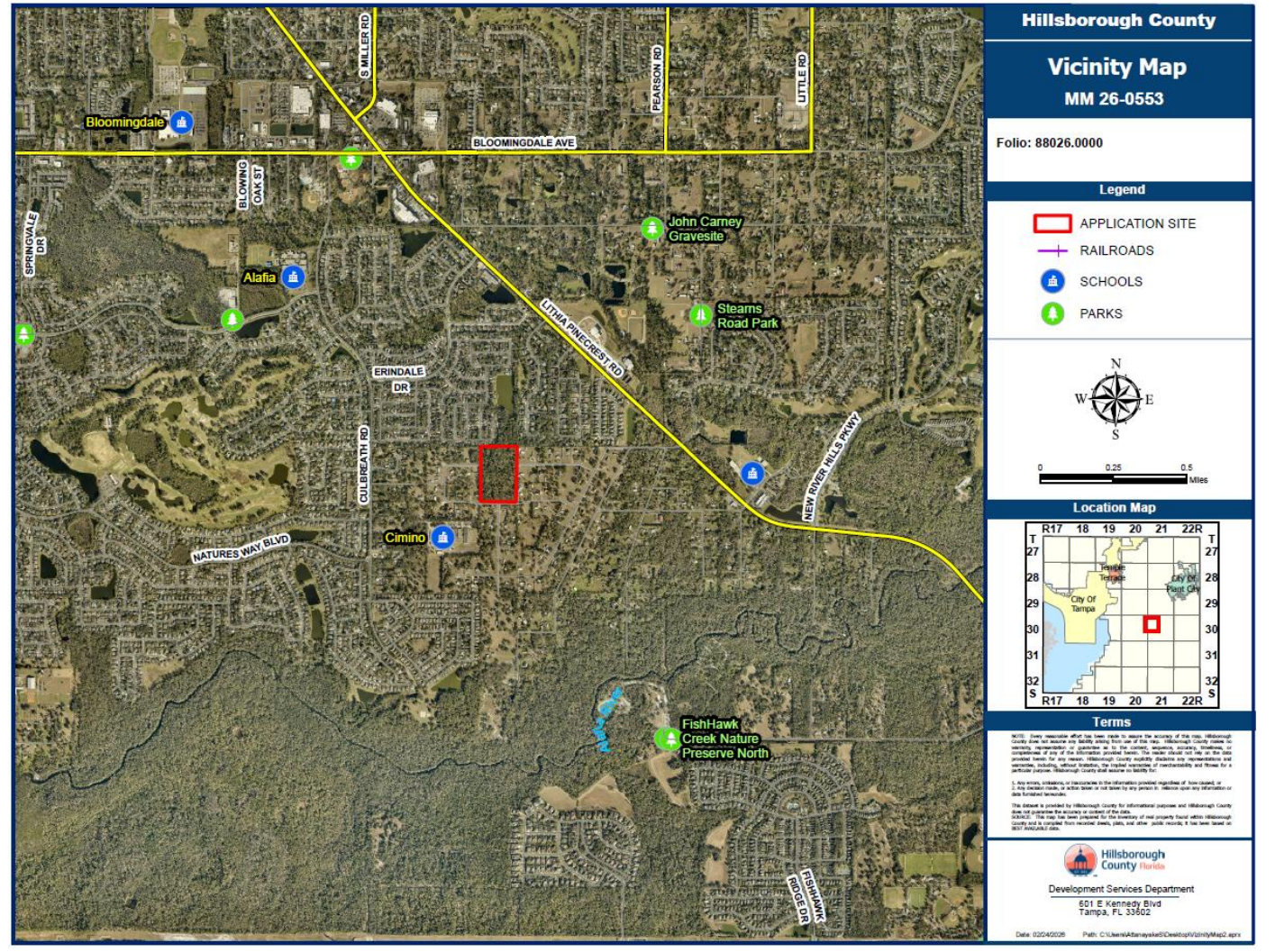
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

**Planning Commission Recommendation:**  
 Inconsistent

**Development Services Recommendation:**  
 Approvable, subject to proposed conditions

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.1 Vicinity Map**

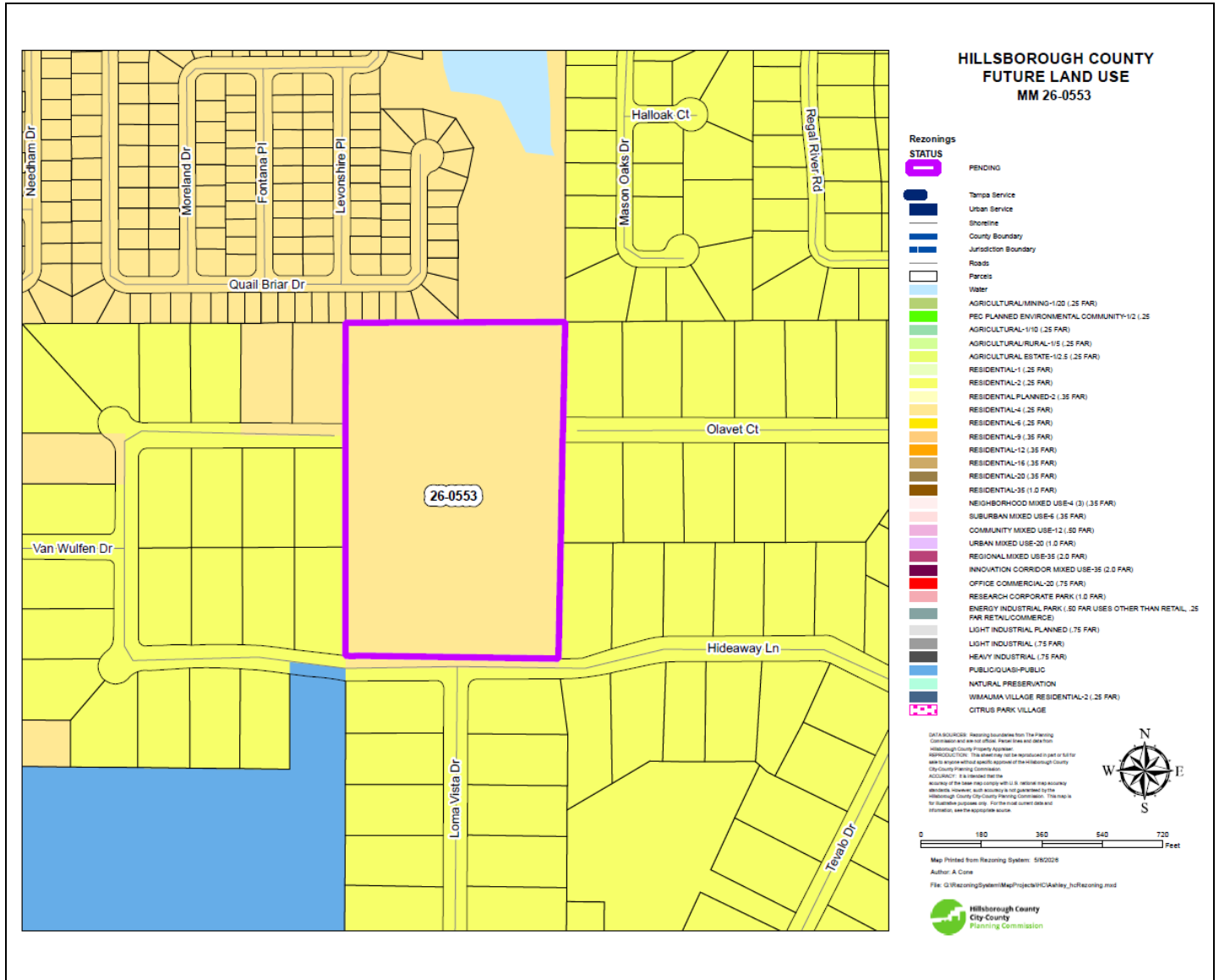


**Context of Surrounding Area:**

The subject property is located within the Urban Service Area and within the Brandon Community area. The surrounding area primarily consists of residential single-family homes. The nearest major roadway, Lithia-Pinecrest, is located about 2,900 feet to the east. Cimino Elementary School is located nearby to the southwest.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

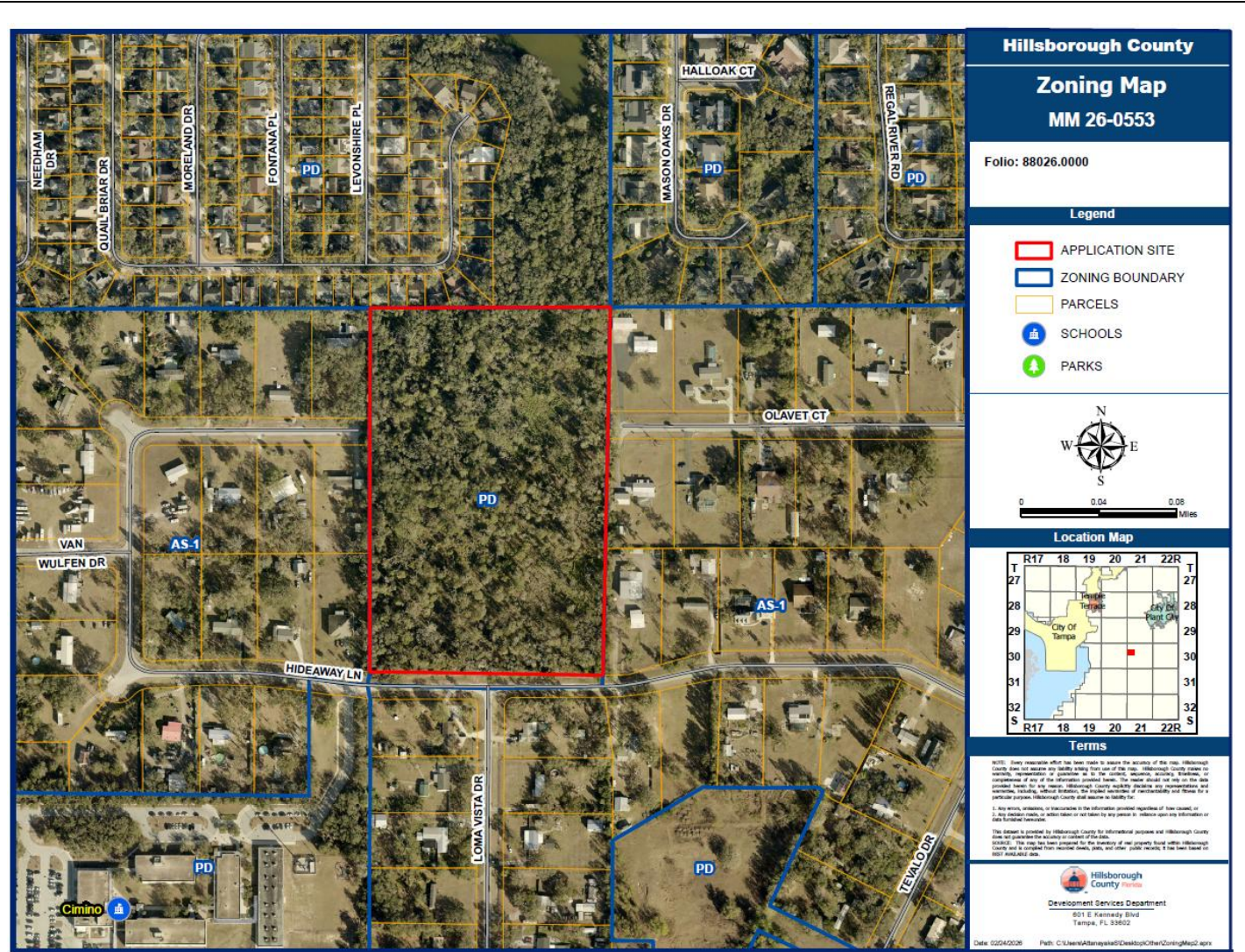
**2.2 Future Land Use Map**



Subject Site Future Land Use Category:	Residential- 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross 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

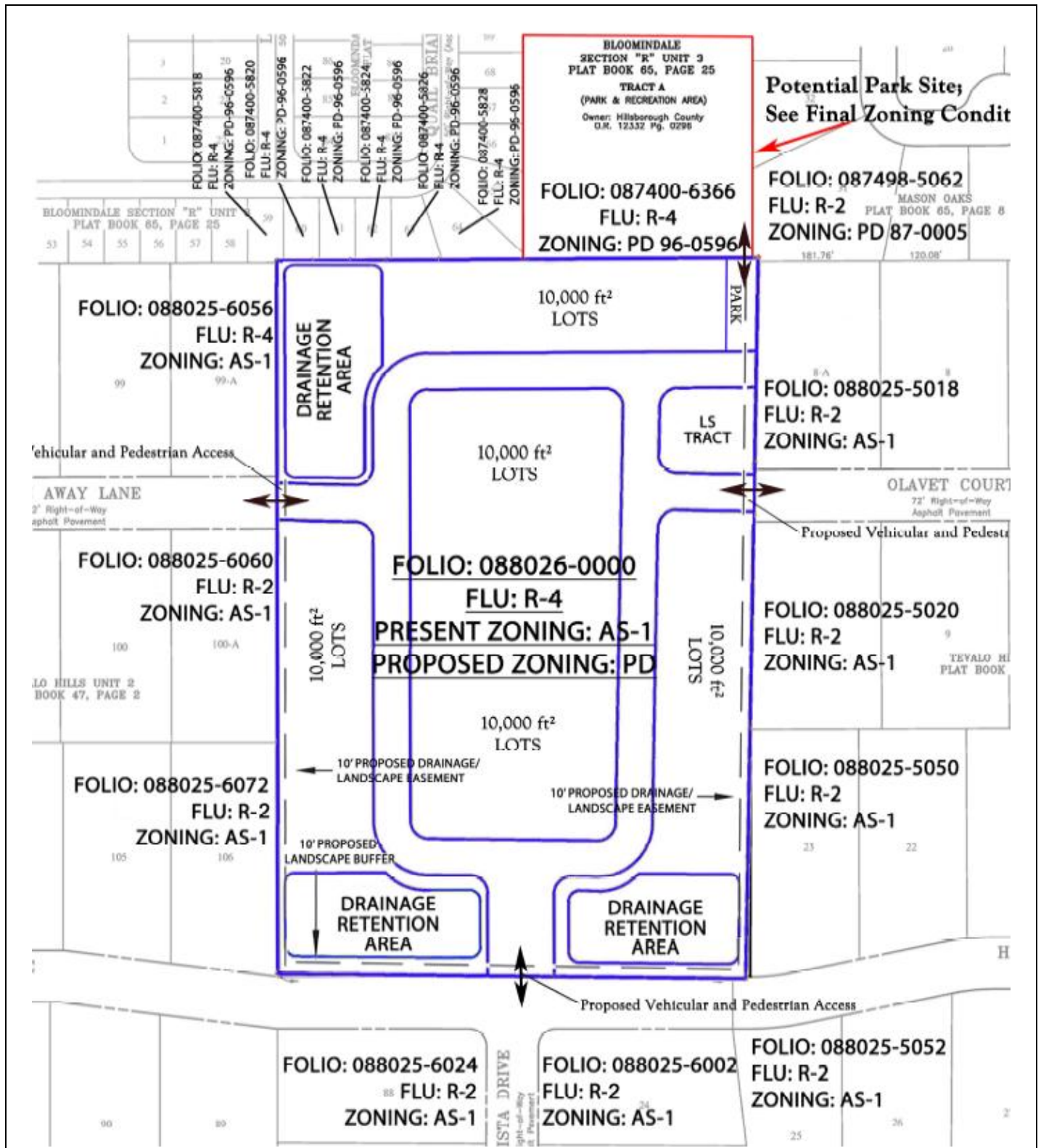


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 92-0382	3.5 dwelling units per acre	Single-Family/Attached Housing/Commercial	Single-Family Residential Park/Recreation Tract
South	AS-1	1 dwelling unit per acre	Agriculture / Single-Family Residential	Single-Family Residential
East	AS-1	1 dwelling unit per acre	Agriculture / Single-Family Residential	Single-Family Residential
West	AS-1	1 dwelling unit per acre	Agriculture / Single-Family Residential	Single-Family Residential

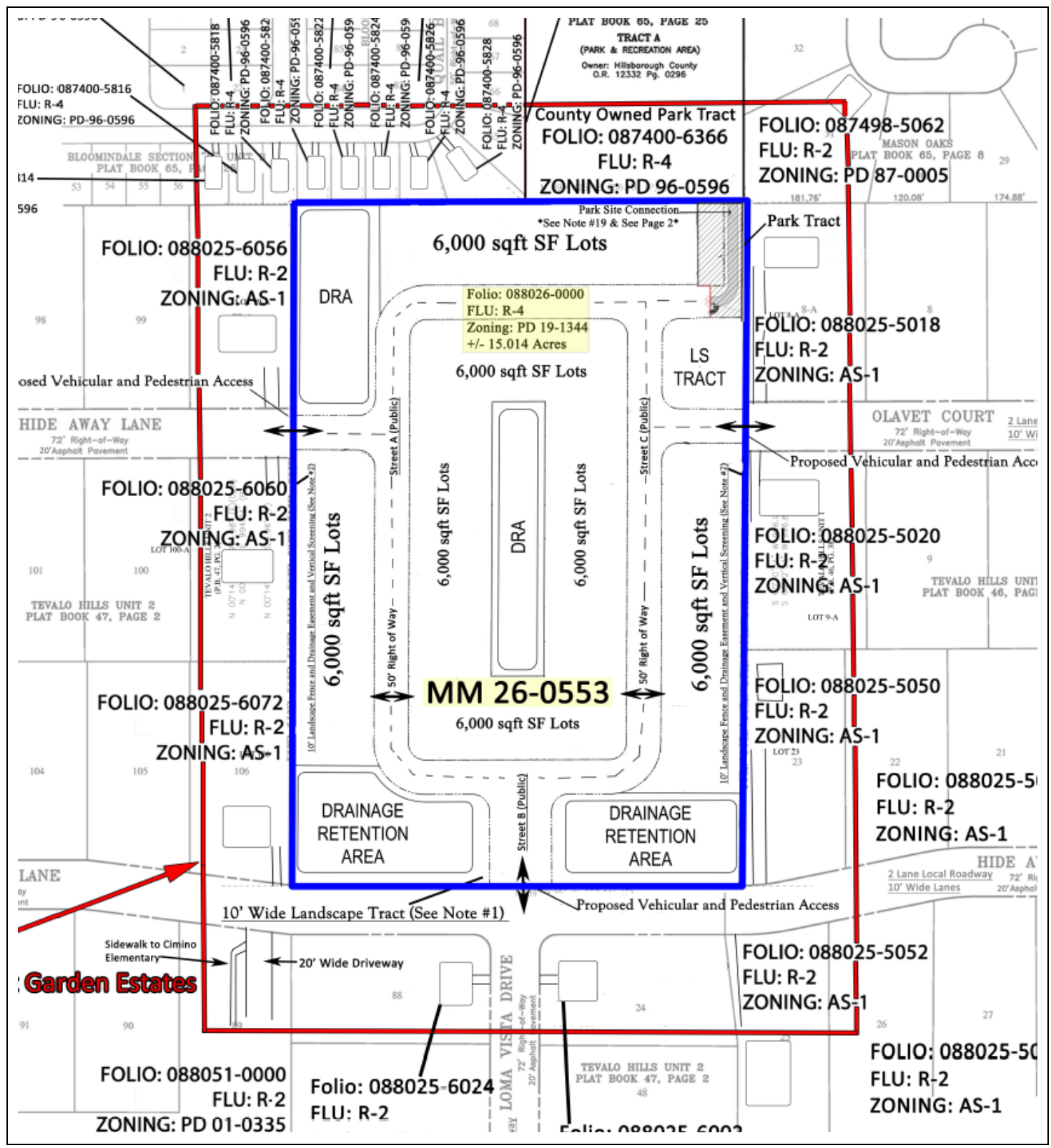
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Hideaway Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Olavet Ct.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	548	29	37
Proposed	709	42	56
Difference (+/1)	(+) 161	(+) 13	(+) 19

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Lithia Pinecrest Rd./Turn Lane	Design Exception Requested	Approvable
Olavert Ct./Hideaway Ln./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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
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: <ul style="list-style-type: none"> <li><input 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 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 type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other</li> </ul>				
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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" 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> Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 55 = \$505,065 Parks: \$2,145 * 55 = \$117,975 School: \$8,227 * 55 = \$452,485 Fire: \$33 * 55 = \$18,425 Total per House: \$19,890 * 55 = \$1,093,950				
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 checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The major modification seeks to increase the number of single-family lots from 34-lots to 55-lots and decrease the minimum lot size from 10,000 square feet to 6,000 square feet. Naturally, the side yard setback has been reduced to 5 feet, and the minimum lot width has been reduced to 50 feet.

The subject property is situated in a residential area made up primarily of one (1) acre or larger lots to the east, west, and south, while smaller lots are located adjacent to the north and are approximately 4,000 square feet or larger in size. With the proposed reduction in minimum lot width (from 75' to 50') and lot size, the majority of the additional lots will be internal to the project and along the northern boundary where there are similar adjacent lot sizes. Along the eastern and western boundary adjacent to the larger 1 acre lots, based on the difference/change in minimum lot widths the number of lots along each of these boundaries will increase by approximately 3-4 additional lots. To minimize impacts to the surrounding neighborhood, the previous approval provided a 10' landscape easement screening area with a 6' fence and planted trees every 40 feet along the eastern and west boundaries. This application enhances the easement screening area by providing a 6' fence and planted trees 3" caliper 10-foot-high trees every 20 feet. The Land Development Code does not require screening and buffering between single-family uses, regardless of differences in lots sizes. The proposed screening treatment of a 6-foot-high fence and 10-foot-high trees planted every 20 feet is equivalent to screening treatment for those two elements that would be required by the Land Development Code if office or commercial uses were proposed adjacent to the existing single-family lots. Additionally, the 30' rear yard setback will remain in place for homes along these boundaries. Along the southern boundary, water retention areas take up much of the area and a 125-foot building setback is proposed.

The existing Planned Development put in place an agreement with the County involving the park tract to the north, which states the developer, in conjunction with the County, will construct a "park trail", if it is deemed to be feasible. The County will maintain ownership of the park tract, but it, along with the trail, is to be maintained by a Homeowners' Association of the proposed development. In this application, the developer has committed to constructing the park trail from the proposed development to the northern boundary of the park tract. This trail will also serve as an emergency access for the development and surrounding neighborhood.

It should be noted that the site layout of the development will provide better connectivity within the existing neighborhood, including better access to the nearby Elementary School to the southwest across Hide Away Lane. Additionally, Lithia-Pinecrest Road, which is the main access road in and out of the site, is undergoing a widening project, which includes the roadway where the subject development will utilize. While the final design of the project is currently under review, the funding of the project has not been secured. Since the last rezoning approval in 2019, a second traffic light was installed at the intersection of Lithia-Pinecrest Road and Adelaide Avenue. The other traffic light is located at the intersection of Lithia-Pinecrest Road and Williams Boulevard.

While the development proposes a higher density residential development within a lower density neighborhood, the proposed density (3.66 units per acre) complies with underlying RES-4 Future Land Use (FLU) classification (max 4 units per acre) and the adjacent residential to east and west is RES-2 FLU (max 2 units per acre), therefore, Development Services concludes that proposal to increase the density of the development is supported by the enhancement of the east/west buffer, the proposed emergency access, and the addition of a second traffic light at the intersection with Lithia-Pinecrest Road and Adelaide Avenue. As a result, Development Services does not foresee any compatibility concerns with the proposed Planned Development.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2026.

1. The project shall be developed with up to 3455 single-family conventional detached residential units.

Minimum Lot Size:	<u>10,000</u> square feet
Minimum Lot Width:	<u>75</u> feet
Minimum Front Yard Setback:	20 feet
With Side Facing Garage:	10 feet
With Porches:	15 feet
Minimum Side Yard Setback:	<u>7.5</u> feet
Minimum Rear Yard Setback:	20 feet
Minimum Rear Yard Setback:	
For Lots Abutting E&W Boundary:	30 feet
Maximum Building Height:	35 feet
Maximum Building Coverage:	<u>45</u> percent
2. A 10-foot landscape buffer shall be located along the southern property boundary.
3. The building setback from the southern property line shall be 40125 feet.
4. A 10-foot landscape easement shall be located along the east and west property boundaries containing a vertical buffer with a 6-foot opaque PVC fence and 3-inch caliper trees 10'High every 4020 feet on center.
5. For property boundaries containing drainage retention areas the vertical screen will not be required.
- ~~6. The developer shall construct approximately 3,100 linear feet of sidewalk to connect the subdivision's internal sidewalks to the Lithia Pinecrest Road/Adelaide Avenue Intersection.~~
76. The Developer shall be allowed three roadway connections. Two connection to Hideaway Lane and one connection to Olavet Court.
- ~~8. If the zoning is approved, a Design Exception will be approved allowing that in lieu of the developer improving the roadways adjacent to the proposed development (Hideaway Lane, Tevalo Drive and Adelaide Avenue) the developer will be allowed to build approximately 3,100 linear feet of sidewalk to connect the subdivision's internal sidewalks to the Lithia Pinecrest Road/Adelaide Avenue Intersection.~~
97. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 7.1 The developer shall construct a southbound to westbound right turn lane at the intersection of Lithia Pinecrest Rd. and Adelaide Ave. with the initial increment of development.

- 7.2 If PD 26-0553 is approved, the County Engineer will approve a Design Exception (dated June 16, 2026) which was found approvable by the County Engineer (on June 16, 2026) for the existing northbound to westbound left turn lane on Lithia Pinecrest Rd. As the existing urn lane does not comply with the minimum required turn lane length, the Design Exception will allow the turn lane to remain as is.
- 7.3 If PD 26-0553 is approved, the County Engineer will approve a Design Exception (dated June 15, 2026) which was found approvable by the County Engineer (on June 16, 2026) for improvements to Olavet Ct. and Hideaway Ln. As Olavet Ct. and Hideaway Ln. are substandard local roadways, the developer shall make certain improvements consistent with the Design Exception, including constructing a +/-140 feet of 5-foot wide sidewalk and a crosswalk to connect the site to the existing sidewalk within Cimino Elementary School.
- 7.4 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.
- 7.5 Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. No construction access shall be taken from Moreland Dr. The developer shall include a note in each site/construction plan submittal which indicates same.
- ~~10. The Developer acknowledges the existence of 11.8 acres of undeveloped property owned by Hillsborough County ("the County") immediately north and contiguous to the Project, contained in Bloomingdale Tract "A" Section "R" Unit 3 Plat Book 65 Page 85. The "Park and Recreation Area" as depicted on the aforementioned is the "Trail Site."~~
- ~~a. The Developer shall engage in a good faith effort, in conjunction with the County, to undertake the appropriate measures to engage the feasibility of constructing a public trail (the "Trail") on the Trail Site, for the benefit of the Project and the surrounding community.~~
- ~~b. If the County, in their sole respective discretions, determine that development of the Trail is feasible and warranted, then the Developer shall construct the Trail in conjunction with the subdivision improvements, and completion of the Trail shall be a requisite prior to any issuance of a Certificate of Occupancy for the Project.~~
- ~~c. The design and technical considerations of the Trail shall be determined by the applicable Hillsborough County codes and standards and agreed upon by both the developer and the County; however, the Trail shall be a minimum of 6' wide, constructed with 4-6" of base and 1.5-2" of asphalt with collapsible bollards at each end to allow maintenance equipment to enter the trail for maintenance. And at both entrances of the park/ trail construct a 4' high fence along the ROW at the park to preserve the park area~~
- ~~d. If the Trail is developed as contemplated above, the County shall retain all ownership interests in the Trail Site; however ongoing maintenance and management of the Trail shall be the responsibility of the homeowners' association, or similar entity, which governs the Project. Such management and maintenance of the Trail shall be reflected as appropriately in the Declaration of Covenants, or similar legal document, binding the Project.~~

- ~~e. The on-going maintenance of the Trail shall include, but not be limited to, grass cutting and edging, debris removal, trash removal, and any other functions necessary to maintain an operable trail suitable for use by the public. Additionally, the Homeowners Annual Assessments shall collect a sinking fund for the for the replacement of the trail equal to 1/15 the current cost of the trail.~~
- ~~f. It is acknowledged that the benefit of the Trail is intended to be for the community at large, and to that end the Developer, and subsequently its successors and assigns, shall maintain free and unobstructed access to the Trail. Reasonable restrictions upon hours of operation may be designated and enforced, subject to approval by the County.~~
- ~~g. If development of the Trail is not feasible or warranted as contemplated above, then upon exchange of written notice from the Developer and Hillsborough County acknowledging such, this condition shall be of no further force or effect.~~

8. The Developer shall, subject to approval by Hillsborough County, construct a 15-foot-wide asphalt roadway with 2.5-foot stabilized shoulders on each side (total width of 20 feet) for use as an Emergency Access, Evacuation Route, and Public Trail on the adjacent portion of the 11.8-acre County-owned Trail Site (Bloomingdale Tract "A", Section "R", Unit 3, Plat Book 65, Page 85), hereinafter referred to as the "Trail."

The Trail shall include:

- o 20-foot-wide, 6-foot-high gates equipped with a Knox box for emergency services.
- o A 5-foot-wide pedestrian gate.
- o A 5-foot-high fencing at the entrances on Moreland Drive and the north road to be constructed with the subdivision.

8.1. The Developer shall also construct a 5-foot-wide pervious-surface Pedestrian-Only Trail that connects to the main Trail to form a loop. The main Trail, the pedestrian trail, and all associated fencing (as generally shown on the PD Site Plan) shall be constructed concurrently with subdivision improvements and prior to the issuance of any Certificate of Occupancy. Ownership and Maintenance Ownership of the Trail shall be subject to Hillsborough County's preference. The Project HOA (or its successor) shall maintain the Trail, including mowing, debris and trash removal, and shall establish and fund an annual sinking fund in an amount equal to 1/20th of the Trail's construction cost.

8.2. The Developer (or successor HOA) shall, at its sole expense, replat the park tract to show a Public Access Easement that ensures free public access during County approved hours (sunrise to sunset), except where such hours conflict with Cimino Elementary School operating hours.

449. 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.

4410. 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.

- 1211. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
- 1312. 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.
- 1413. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

<p><b>Zoning Administrator Sign Off:</b></p>	
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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**

**Site Violations Report**

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)			

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 1 of 1)

PROJECT DATA TABLE		
SITE DATA	GROSS ACREAGE	15.015
	COMPREHENSIVE PLAN DESIGNATION	RES-4
	PROPOSED ZONING	PD
	MAXIMUM NUMBER OF UNITS UNDER R-4 FUTURE LAND USE	60
	PROPOSED MAXIMUM NUMBER OF UNITS	34
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT (SIDE FACING GARAGE: 10'; PORCHES: 15')	20'
	SIDE	7.5'
	SIDE AT CORNER LOT	30'
	REAR	20'
	LOTS ABUTTING EAST & WEST BOUNDARY - REAR	30'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	SOUTHERN PROPERTY LINE	100'
	MINIMUM LOT AREA (square feet)	10,000 sq ft
	MINIMUM LOT WIDTH	75'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	45%
	MAXIMUM IMPERVIOUS SURFACE	N/A
MAXIMUM BUILDING HEIGHT	35'	
MULTI-FAMILY OR ATTACHED	PROHIBITED	
VERTICAL BUFFER - NORTH, EAST, & WEST BOUNDARIES (SEE NOTES)	6" PVC FENCE W/ TREES EVERY 40' ON CENTER	

**\* Additional Restrictions:**

- Landscape Buffer: 10' landscape buffer on South Property Line.
- Building Setback: 100' building setback from South Property Line.
- Landscape/Drainage Easement and Vertical Buffer: 10'-wide along East & West Property Boundary, as well as the Northern Boundary, adjacent to Lots in the Bloomingdale Section R Unit 3 Subdivision. Consisting vertical buffer with 6" opaque fence and 3" caliper trees 10' high every 40' on center. For Property Boundaries abutting Drainage Retention Areas, the Vertical Buffer will not be required. For trees on lots, the trees are to be installed prior to Certificate of Completion. See attached Landscape Vertical Buffer Plan.
- Building setback abutting the East & West Boundaries will be a minimum of 30'.
- The property is located within the boundary of the Urban Service Area. Water/Wastewater Services from Hillsborough County to be utilized by the project.
- The property is located within the Garden Estate Character District of the Brandon Community Plan.
- The Developer acknowledges the existence of 11.8 acres of undeveloped property owned by Hillsborough County ("the County") immediately north and contiguous to the project, contained in Bloomingdale Tract "A" Section "R" Unit 3 Plat Book 65 Page 85. \*The "Park and Recreation Area" as depicted on the aforementioned is the "Park Site."\*
  - The Developer shall engage in a good faith effort, in conjunction with the county, to undertake the appropriate measures to engage feasibility of constructing a public park on the Park Site, for the benefit of the project and the surrounding community
  - If the County, in their sole respective discretions, determine that the development of the Park Site is feasible and warranted, then the Developer shall construct the Park Site. The design and technical considerations of the Park Site shall be determined by the applicable Hillsborough County codes and standards and agreed upon by both the developer and the County
  - If the Park Site is developed as contemplated above, the County shall retain all ownership interests in the Park Site; however ongoing maintenance and management of the park site shall be the responsibility of the homeowners' association, or similar entity, which governs the Project. Such management and maintenance of the Park Site shall be reflected as appropriately in the Declaration of Covenants, or similar legal document, binding the Project
  - If development of the Park Site is not feasible or warranted as contemplated above, then upon exchange of written notice from the developer and Hillsborough County acknowledging such, this condition shall be of no further force or effect

**POTENTIAL PARK SITES**  
See Final Zoning Condition 7

**LEGAL DESCRIPTION:**  
The North 3/4 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 30 South, Range 21 East, all lying and being in Hillsborough County, Florida, LESS reservations for road right of ways along the one-half and section lines.  
Containing 15.015 acres, more or less.

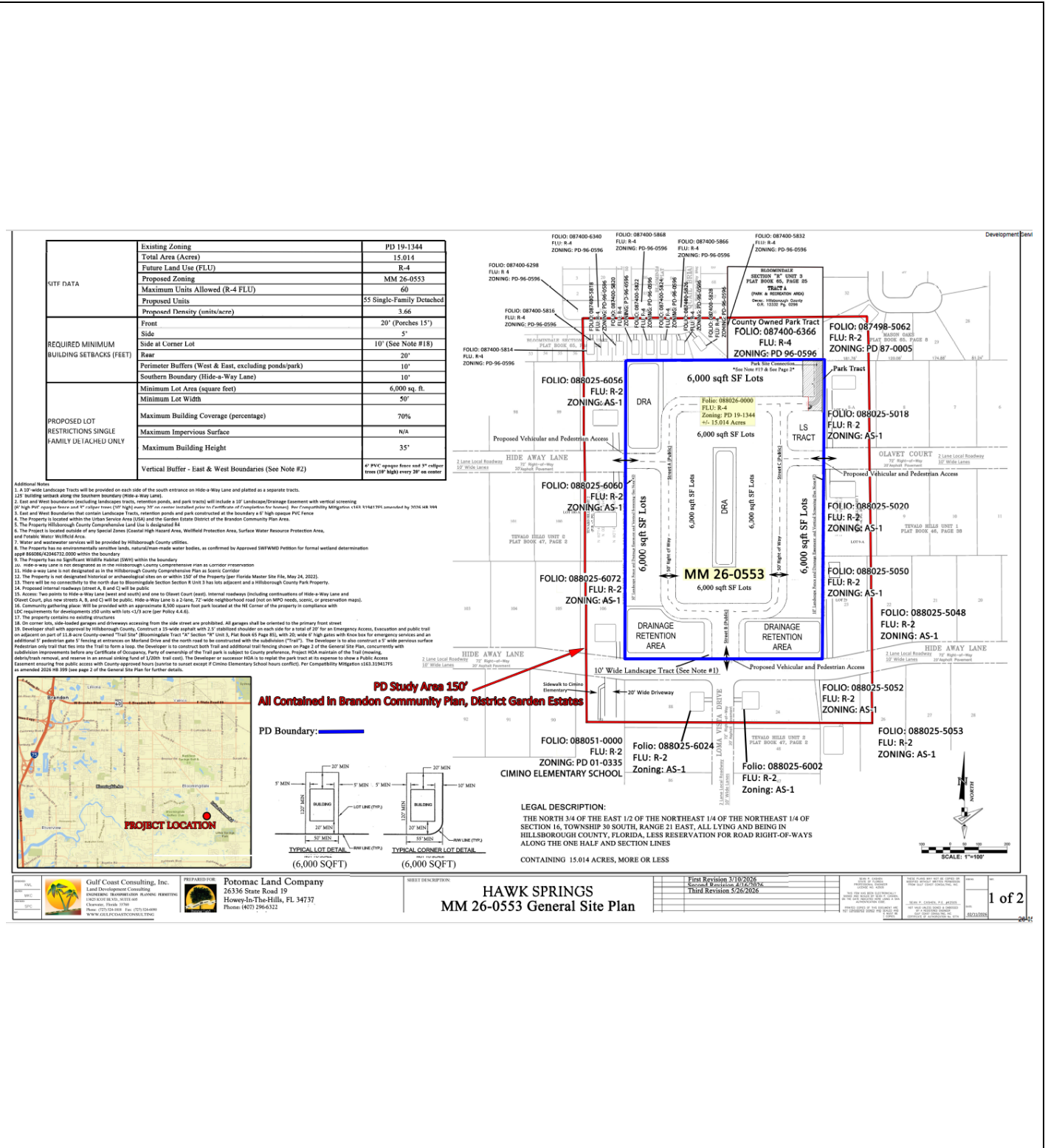
**SCALE: 1"=100'**

 Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING, ARCHITECTURE, PLANNING, ENVIRONMENTAL 11815 E. 15th Ave., Suite 100 Clearwater, Florida 34615 Phone: (772) 244-1100 Fax: (772) 244-1101 WWW.GULFCOASTCONSULTINGENGINEERING.COM	 Potomac Land Company 1350 Orange Ave., Ste. 201 Winter Park, FL 32789 Phone: (407) 264-6322 www.potomacland.com	<b>HAWK SPRINGS</b> <b>PD GENERAL SITE PLAN</b>	SHEET DESCRIPTION: 1
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APP# 19-1344  
CLERK DOC# 21-0217  
PAGE 1 OF 2

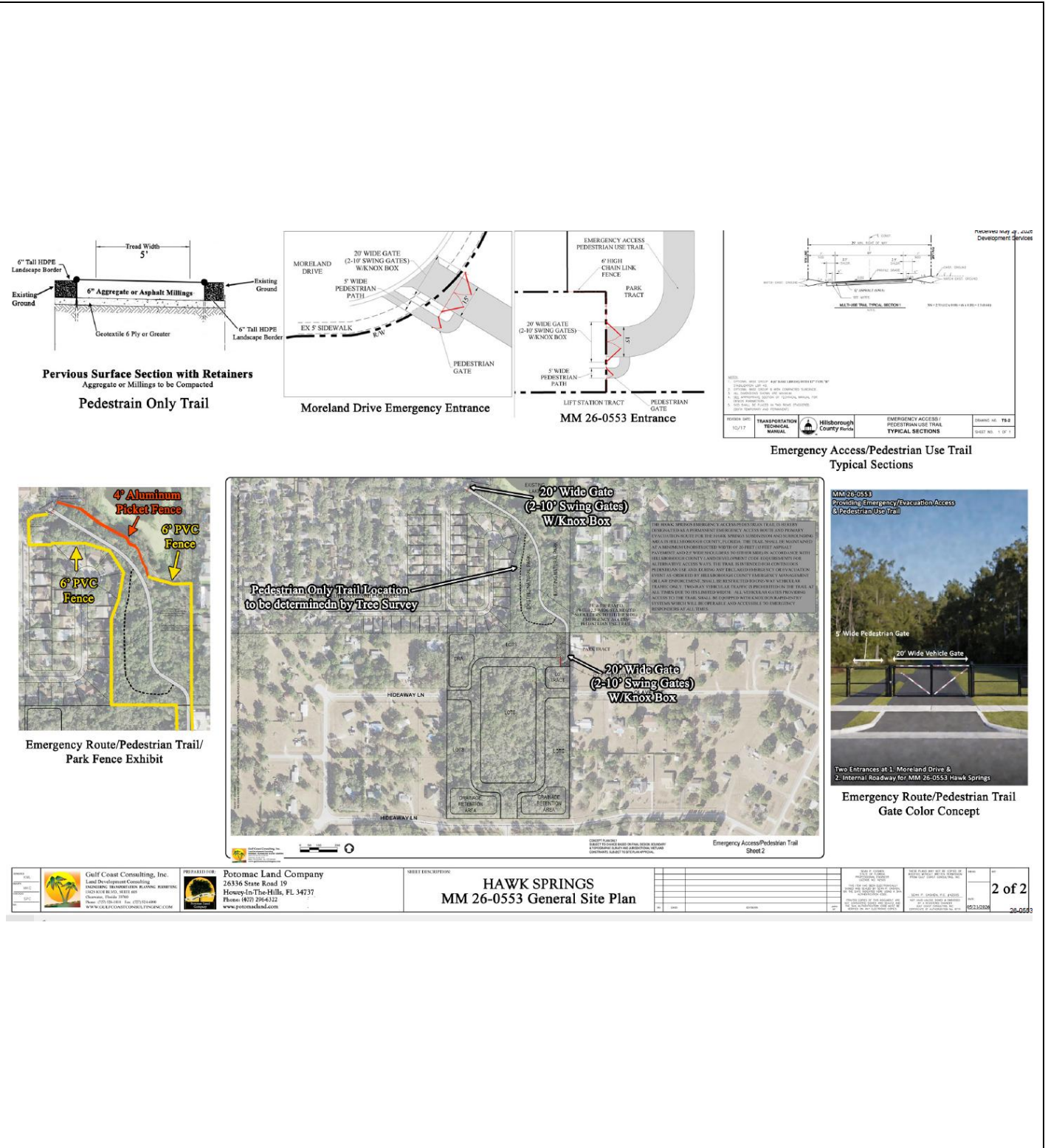
**8.0 SITE PLANS (FULL)**

**8.2 Proposed Site Plan (Page 1 of 2)**



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 2 of 2)



<p>Prepared by: Gulf Coast Consulting, Inc. Land Development Consulting, INCORPORATED, 1000 WINDYBROOK BLVD, SUITE 100, CHARLOTTE, NORTH CAROLINA 28211. Phone: (704) 584-1100 Fax: (704) 584-1101 www.gulfcoastconsulting.com</p>	<p>Prepared for: Potomac Land Company 26336 State Road 19 Honey-in-The-Hills, FL 34737 Phone: (877) 266-6322 www.potomacland.com</p>	<p>SHEET DESCRIPTION: HAWK SPRINGS MM 26-0553 General Site Plan</p>	<p>DATE: 10/17/2025 SCALE: AS SHOWN DRAWN BY: J. FOLLIN CHECKED BY: J. FOLLIN DATE: 10/17/2025 PROJECT NO.: MM212826 SHEET NO.: 2 of 2</p>
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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 6/16/2026

REVIEWER: Richard L. Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR

PETITION NO: MM 26-0553

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

### **CONDITIONS OF APPROVAL**

#### *New Conditions:*

- The developer shall construct a southbound to westbound right turn lane at the intersection of Lithia Pinecrest Rd. and Adelaide Ave. with the initial increment of development.
- If PD 26-0553 is approved, the County Engineer will approve a Design Exception (dated June 16, 2026) which was found approvable by the County Engineer (on June 16, 2026) for the existing northbound to westbound left turn lane on Lithia Pinecrest Rd. As the existing turn lane does not comply with the minimum required turn lane length, the Design Exception will allow the turn lane to remain as is.
- If PD 26-0553 is approved, the County Engineer will approve a Design Exception (dated June 15, 2026) which was found approvable by the County Engineer (on June 16, 2026) for improvements to Olavet Ct. and Hideaway Ln. As Olavet Ct. and Hideaway Ln. are substandard local roadways, the developer shall make certain improvements consistent with the Design Exception, including constructing a +/-140 feet of 5-foot-wide sidewalk and a crosswalk to connect the site to the existing sidewalk within Cimino Elementary School.
- 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.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. No construction access shall be taken from Moreland Dr. The developer shall include a note in each site/construction plan submittal which indicates same.

#### *Revised Conditions:*

- ~~6. The developer shall construct approximately 3,100 linear feet of sidewalk to connect the subdivision's internal sidewalks to the Lithia Pinecrest Road/Adelaide Avenue Intersection.~~
- ~~8. If the zoning is approved, a Design Exception will be approved allowing that in lieu of the developer improving the roadways adjacent to the proposed development (Hideaway Lane, Tevalo Drive and Adelaide Avenue) the developer will be allowed to build approximately 3,100 linear feet of sidewalk to connect the subdivision's internal sidewalks to the Lithia Pinecrest Road/Adelaide Avenue Intersection.~~

10. ~~The Developer acknowledges the existence of 11.8 acres of undeveloped property owned by Hillsborough County ("the County") immediately north and contiguous to the Project, contained in Bloomingdale Tract "A" Section "R" Unit 3 Plat Book 65 Page 85. The "Park and Recreation Area" as depicted on the aforementioned is the "Trail Site."~~

~~The Developer shall engage in a good faith effort, in conjunction with the County, to undertake the appropriate measures to engage the feasibility of constructing a public trail (the "Trail") on the Trail Site, for the benefit of the Project and the surrounding community.~~

~~If the County, in their sole respective discretions, determine that development of the Trail is feasible and warranted, then the Developer shall construct the Trail in conjunction with the subdivision improvements, and completion of the Trail shall be a requisite prior to any issuance of a Certificate of Occupancy for the Project.~~

~~The design and technical considerations of the Trail shall be determined by the applicable Hillsborough County codes and standards and agreed upon by both the developer and the County; however, the Trail shall be a minimum of 6' wide, constructed with 4-6" of base and 1.5-2" of asphalt with collapsible bollards at each end to allow maintenance equipment to enter the trail for maintenance. And at both entrances of the park/ trail construct a 4' high fence along the ROW at the park to preserve the park area~~

~~If the Trail is developed as contemplated above, the County shall retain all ownership interests in the Trail Site; however ongoing maintenance and management of the Trail shall be the responsibility of the homeowners' association, or similar entity, which governs the Project. Such management and maintenance of the Trail shall be reflected as appropriately in the Declaration of Covenants, or similar legal document, binding the Project.~~

~~The on-going maintenance of the Trail shall include, but not be limited to, grass cutting and edging, debris removal, trash removal) and any other functions necessary to maintain an operable trail suitable for use by the public. Additionally, the Homeowners Annual Assessments shall collect a sinking fund for the for the replacement of the trail equal to 1/15 the current cost of the trail. It is acknowledged that the benefit of the Trail is intended to be for the community at large, and to that end the Developer, and subsequently its successors and assigns, shall maintain free and unobstructed access to the Trail. Reasonable restrictions upon hours of operation may be designated and enforced, subject to approval by the County.~~

~~If development of the Trail is not feasible or warranted as contemplated above, then upon exchange of written notice from the Developer and Hillsborough County acknowledging such, this condition shall be of no further force or effect.~~

10. a. The Developer shall, subject to approval by Hillsborough County, construct a 15-foot-wide asphalt roadway with 2.5-foot stabilized shoulders on each side (total width of 20 feet) for use as an Emergency Access, Evacuation Route, and Public Trail on the adjacent portion of the 11.8-acre County-owned Trail Site (Bloomingdale Tract "A", Section "R", Unit 3, Plat Book 65, Page 85), hereinafter referred to as the "Trail."

The Trail shall include:

- 20-foot-wide, 6-foot-high gates equipped with a Knox box for emergency services.
- A 5-foot-wide pedestrian gate.
- A 5-foot-high fencing at the entrances on Moreland Drive and the north road to be constructed with the subdivision.

The Developer shall also construct a 5-foot-wide pervious-surface Pedestrian-Only Trail that connects to the main Trail to form a loop. The main Trail, the pedestrian trail, and all associated fencing (as generally shown on the PD Site Plan) shall be constructed concurrently with subdivision improvements and prior to the issuance of any Certificate of Occupancy. Ownership and

Maintenance Ownership of the Trail shall be subject to Hillsborough County's preference. The Project HOA (or its successor) shall maintain the Trail, including mowing, debris and trash removal, and shall establish and fund an annual sinking fund in an amount equal to 1/20th of the Trail's construction cost.

- b. The Developer (or successor HOA) shall, at its sole expense, replat the park tract to show a Public Access Easement that ensures free public access during County approved hours (sunrise to sunset), except where such hours conflict with Cimino Elementary School operating hours.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification to PD 19-1344 approved to construct 35 single family homes on a +/- 14.73 ac. Parcel. The proposed PD modification will increase the number of single family homes to 55 units, replace the proposed sidewalks along Olavet Ct., Tevalo Dr., and Adelaide Ave. for substandard roadways improvements for an emergency access and pedestrian facility to the north and sidewalk connections to Cimino Elementary.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Transportation Review Section staff has prepared a comparison of the potential number of peak hour trips generated, based upon the Institute of Transportation Engineer's Trip Generation Manual, 12<sup>th</sup> Edition, under the existing and proposed zoning designations.

Approved PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 35 Single-Family Detached Dwelling Units (ITE Code 210)	548	29	37

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 55 Single-Family Detached Dwelling Units (ITE Code 210)	709	42	56

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 161</b>	<b>(+) 13</b>	<b>(+) 19</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Hideaway Lane is a publicly maintained 2-lane, substandard, local rural road characterized by +/- 20-feet of pavement in average condition. The roadway lies within a +/- 64-foot wide right-of-way. There are no sidewalk facilities present on Hideaway Lane in the vicinity of the proposed project. There are no sidewalks along the subject parcel's frontage.

Olavet Court is a publicly maintained 2-lane, substandard local rural road characterized by +/- 20-feet of pavement in average condition. The roadway lies within a +/- 64-foot wide right-of-way. There are no sidewalk facilities present on Olavet Court in the vicinity of the proposed project.

According to the Hillsborough County Transportation Technical Manual (TTM), a TS-7 local rural roadway requires a minimum of 12 foot travel lanes, 5 foot paved shoulders and sidewalks on both sides of the roadway.

**SITE ACCESS AND CONNECTIVITY**

The approved PD site plan has three (3) approved site access points consistent with the subdivision access requirements of the County Land Development Code (LDC), Sec. 6.02.01. There are no proposed changes to the vehicular access points. A gated emergency access and pedestrian access is proposed through the adjacent property owned by Hillsborough County to the north that will connect to Moreland Dr.

The applicant’s site access analysis indicates that project warrants a southbound right turn lane and a northbound left turn lane at the project’s vehicular site arrival point at Lithia Pinecrest Rd. and Adelaide Ave. (due to the fact that all project trips must travel through the intersection to ingress and egress the site).The applicant will be required to construct a new southbound right turn lane at the time of development. The northbound left turn lane exists. However, the turn lane does not meet minimum required queue length. The applicant has submitted an administrative variance request to waive the requirement to bring the turn lane up to standard. Please see the discussion under Design Exception: Turn Lane Length herein below.

The developer will be required to construct a minimum 5-foot wide sidewalk along its Hideaway Lane parcel frontage.

**DESIGN EXCEPTION: SUBSTANDARD ROADS**

As Hideaway Lane and Olavet Court are substandard local roads, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated June 15, 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 June 16, 2026). The developer will be required make certain improvements, including constructing a +/-140 feet of 5-foot wide sidewalk and a high emphasis crosswalk to connect the site to the existing sidewalk within Cimino Elementary School. The developer will not be required to any other improvements to Hideaway Ln. or Olavet Ct. All improvements shall be consistent with the Design Exception.

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

**DESIGN EXCEPTION: TURN LANE LENGTH @LITHIA PINECREST**

The existing northbound to westbound left turn lane at the intersection of Lithia Pinecrest Rd. and Adelaide Ave. does not meet the minimum standard length pursuant to the Hillsborough County Transportation Design Manual (TDM). As such, the applicant’s engineer of record submitted a Design Exception request, dated June 16, 2026, for the existing +/-375 of transition, deceleration lane and queuing to remain as is. Based on factors presented in the Design Exception request, the County Engineer approved a Roadway Design Exception (on June 16, 2026) authorizing deviations to the TDM, Sec. 2.3.1.4.

If this rezoning is approved, the County Engineer will approve the above referenced Design Exception Request.

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

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lithia Pinecrest Rd.	Bloomington Rd.	Boyette Rd.	D	F

Source: Hillsborough County 2024 Level of Service Report.

**From:** [Williams, Michael](#)  
**To:** [Sean Cashen](#)  
**Cc:** [William Sullivan](#); [Follin, Jared](#); [Perez, Richard](#); [Phillips, Charles](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)  
**Subject:** FW: MM 26-0553 - Design Exception Review  
**Date:** Tuesday, June 16, 2026 3:52:28 PM  
**Attachments:** [26-0553 DEAdd 6-15-26 1.pdf](#)  
[26-0553 DEAdd 06-16-26 2.pdf](#)  
[image001.png](#)

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Sean,

I have found the attached two Design Exceptions (DE) for PD 26-0553 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

---

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:** Tuesday, June 16, 2026 3:48 PM

**To:** Williams, Michael <WilliamsM@hcfl.gov>

**Cc:** Perez, Richard <PerezRL@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>

**Subject:** MM 26-0553 - Design Exception Review

Hello Mike,

The attached administrative variance is **Approvable** to me. Please include the following people in your response:

[scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com)

[billisullivan@potomacland.com](mailto:billisullivan@potomacland.com)

[follinj@hcfl.gov](mailto:follinj@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**

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



**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

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

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Turn Lane length-Lithia Pinecrest Rd. <input type="checkbox"/> 4. <input type="checkbox"/> 2. Turn Lane length-Lithia Pinecrest Rd. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. Turn Lane length-Lithia Pinecrest Rd. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Hawk Springs
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	088026-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Sean P. Cashen. P.E., Gulf Coast Consulting, Inc.
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	PD RZ 19-1344
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	MM 26-0553
<p><b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



June 16, 2026

Mr. Michael J. Williams, P.E.  
Hillsborough County  
601 East Kennedy Blvd., 19<sup>th</sup> Floor  
Tampa, Florida 33602

Dear Mr. Williams:

**RE: Design Exception for Northbound left turn lane at Lithia Pinecrest Road and Adelaide Avenue**  
**Hawk Springs (MM 26-0553)– FOLIO #088026-0000**

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. The proposed zoning modifications would allow up to 55 lots (increased from the 34 lots per current zoning MM RZ 19-1344), with minimum 50' lot width and minimum 6000 sf of lot area.

This is a design exception to meet the requirements of Land Development Code 6.04.04.D. - Auxiliary Lanes, as it pertains to the Hillsborough County Transportation Design Manual (HCTDM) Section 2.3.1.4. Auxiliary Lanes. This request is for the developer to not be required to extend the existing left-turn deceleration lane for the northbound to westbound movement at the signalized intersection of Adelaide Avenue and Lithia Pinecrest Road to bring this left turn lane into compliance with the Hillsborough County Transportation Design Manual (HCTDM) Standards. This offsite signalized left turn lane onto Adelaide Avenue is the ingress-egress to this site and the left turn lane does not meet HCTDM standards. HCTDM Section 2.3.1.4 states "Auxiliary Lanes and tapers at intersections must be designed based on the criteria in the FDM (FDOT Design Manual) Chapter 212.14 Auxiliary Lanes and queue lengths for required turn lanes must be based on a traffic analysis." Chapter 212.14 of the FDM refers to Exhibit 212-1 which refers to FDM exhibits 212-2 and 212-3 enclosed, for left turn lane tapers.

1. **EXISTING CONDITIONS** - As the attached **Adelaide Avenue-Lithia Pinecrest Road Intersection Exhibit** details, this existing left turn lane consists of 90' queue lane and 60' of taper and 225 feet of transition for a total of 375 feet transition, deceleration lane and queuing.
2. **ANALYSIS OF EXISTING TURN LANE** – As demonstrated in the enclosed FDOT Exhibits 212-2 and 212-3, a posted speed of 45 MPH necessitates approximately 685 linear feet to accommodate transition, deceleration, and storage (queuing) requirements. This required length cannot be provided south of the intersection due to existing roadway corridor constraints, including the roadway transition toward the channelized creek drainage culvert crossing and associated abutments. Provision of this 685 feet of transition/deceleration/queueing at this location would necessitate substantial roadway widening and would result in impacts to existing

June 16, 2026  
Page 2 of 3

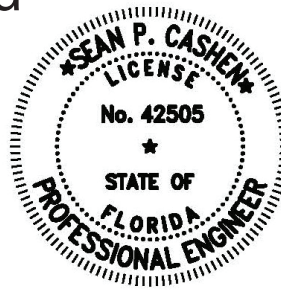
infrastructure and environmental features.

- 3. *JUSTIFICATION FOR THE REQUEST* – The existing left-turn deceleration lane for the northbound to westbound movement at the signalized intersection of Adelaide Avenue and Lithia Pinecrest Road cannot be brought up to standards due to the physical constraints created by the channelized creek drainage abutment immediately south of this left turn lane prohibit any feasible roadway widening in this location.

Enclosed for review are: **Location Map, Overall Aerial Photograph, Adelaide Avenue-Lithia Pinecrest Road Intersection Exhibit and FDOT Exhibits 212-2 and 212-3.**

If you have any questions/comments regarding this letter, please call me at (727) 524-1818

Sincerely,  
 sean p  
 cashe  
 n  
 Sean P. Casher P.E.  
 Principal  
 Digitally signed  
 by sean p  
 cashen  
 Date:  
 2026.06.16  
 10:39:14 -04'00'



This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based upon the information provided by the application, this request is:

- \_\_\_\_\_ Disapproved
- \_\_\_\_\_ Approved with Conditions
- \_\_\_\_\_ Approved

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

Sincerely,

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



***LOCATION MAP***





CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN BOUNDARY  
FOR THE PROJECT AND ANY OTHER RELEVANT  
CONSTRAINTS SUBJECT TO SITE PLAN APPROVAL.

Hawk Springs  
Aerial Photograph



REUSE OF DOCUMENT  
THE IDEAS & DESIGN CONCEPTS INCORPORATED WITHIN THIS DOCUMENT REPRESENTS A PROFESSIONAL SERVICE & IS THE PROPERTY OF GULF COAST CONSULTING, INC. & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM GULF COAST CONSULTING, INC.



N

1" = 70'

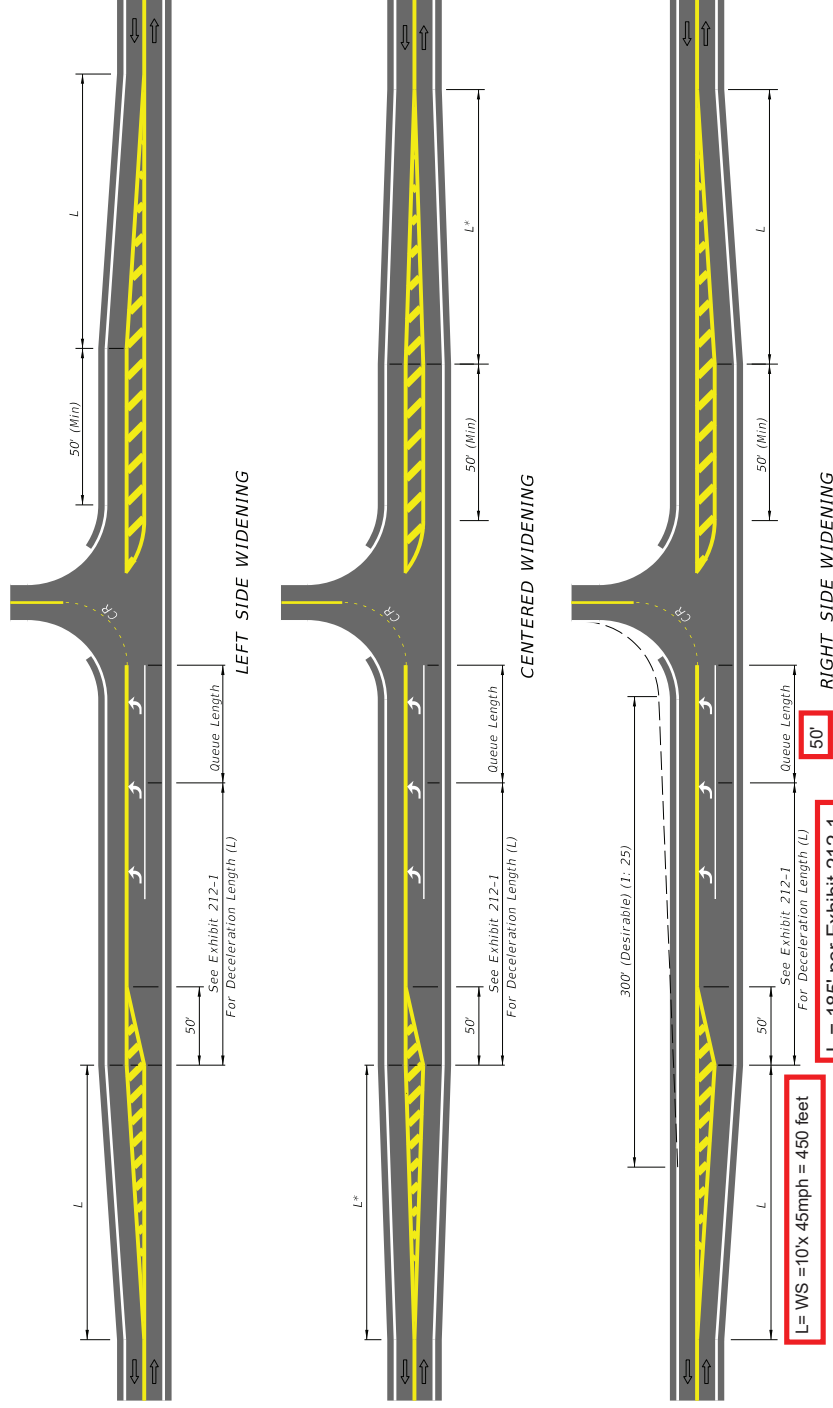
90' queue

60' taper

225' transition

Adelaide Avenue-Lithia Pinecrest Road  
Intersection Exhibit

### LANE TRANSITIONS: 2-LANE ROADWAYS



$L = \frac{WS^2}{60}$  FOR DESIGN SPEEDS  $\leq 40$  mph

$L = WS$  FOR DESIGN SPEEDS  $\geq 45$  mph

WHERE:  $L$  = LENGTH OF TAPER, FEET  
 $W$  = WIDTH OF LATERAL TRANSITION, FEET  
 $S$  = DESIGN SPEED, mph

$W$  = ONE LANE WIDTH  
 $W$  = 1/2 LANE WIDTH

NOTE:  
 For RRP Projects the following existing transition lengths (L) for the indicated Design Speed may be retained under constrained conditions:

- 120' for 30 mph
- 150' for 40 mph
- 180' for 50 mph
- 240' for 60 mph

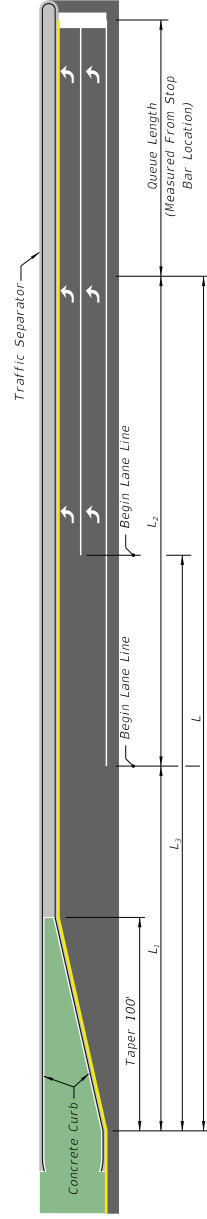
FLARED & PAINTED LEFT TURNS FOR 2-LANE ROADWAYS

Total transition/decel/queue = 685 feet  
 (Transition L of 450' + Total Deceleration L of 185' + 50' Queue length)

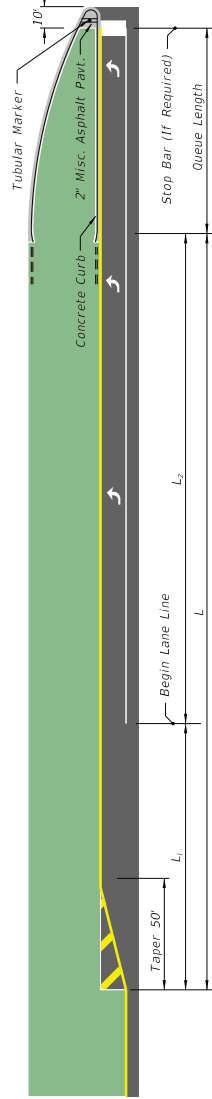
NOT TO SCALE

EXHIBIT 212-3  
01/01/2025

## MEDIAN TURN LANES MINIMUM DECELERATION LENGTHS



Brakes Applied After Turning  
Vehicle Clears Through Lane;  
Entry Speed:  
10 mph Below Design Speed  
For Low Speed Roadways  
Average Running Speed For  
High Speed Roadways



Brakes Applied After Turning  
Vehicle Clears Through Lane;  
Entry Speed:  
10 mph Below Design Speed  
For Low Speed Roadways  
Average Running Speed For  
High Speed Roadways

MEDIAN TURN LANES				
Design Speed (mph)	Entry Speed (mph)	Clearance Distance $L_1$ (ft.)	Brake To Stop Distance $L_2$ (ft.)	Total Decel. Distance $L_3$ (ft.)
25	15	70	25	95
30	20	70	50	120
35	25	70	75	145
40	30	80	75	155
45	35	85	100	185
50	44	105	185	290
55	48	125	225	350
60	52	145	260	405
65	55	170	290	460
70	58	200	325	525
				300

Posted  
Speed 45  
MPH

NOTE:  
1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:  
- Entry Speed of 40 mph  
- Brake to stop distance ( $L_2$ ) of 135 ft.  
- Total deceleration distance ( $L$ ) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances ( $L_2$ ) of 135 ft. and total deceleration distances ( $L$ ) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1  
01/01/2025



**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at [deleone@HCFL.gov](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Substandard Road-Adelaide Ave, Tevalo Dr & Olavet Ct. <input checked="" type="checkbox"/> 4. Substandard Road-Adelaide Ave, Tevalo Dr & Olavet Ct. <input type="checkbox"/> 2. Substandard Road-Adelaide Ave, Tevalo Dr & Olavet Ct. <input type="checkbox"/> 5. <input type="checkbox"/> 3. Substandard Road-Adelaide Ave, Tevalo Dr & Olavet Ct. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Hawk Springs
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	088026-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Sean P. Cashen. P.E., Gulf Coast Consulting, Inc.
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	PD RZ 19-1344
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	MM 26-0553
<p><b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



June 15, 2026

Mr. Michael J. Williams, P.E.  
Hillsborough County  
601 East Kennedy Blvd., 19<sup>th</sup> Floor  
Tampa, Florida 33602

Dear Mr. Williams:

**RE: Design Exception for Hideaway Lane, Tevalo Drive, Olavet Court and Adelaide Avenue  
Hawk Springs (MM 26-0553)– FOLIO #088026-0000**

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. The proposed zoning modifications would allow up to 55 lots (increased from the 34 lots per current zoning MM RZ 19-1344), with minimum 50' lot width and minimum 6000 sf of lot area.

This design exception, per Transportation Technical Manual Section 1.7.2. to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring the above-referenced roads (Hideaway Lane, Tevalo Drive, Olavet Court and Adelaide Avenue) *fully* up to Hillsborough County TTM standards, but to instead allow for some reasonable improvements in lieu of full improvements per Typical Section TS-7 for local rural roads, as described herein.

1. **EXISTING CONDITIONS** - As the attached photographs and summary table show, the subject roadways (Hideaway Lane, Tevalo Drive, Olavet Court and Adelaide Avenue) are all a minimum of 20 feet wide, with 10-foot wide travel lanes, approx. 4' wide grassed shoulders with no sidewalk on either sides of these roadways (See Table I on page 2 for TS-7 Requirements and Observed Conditions). This would appear adequate and appropriate given the rural and residential nature of the area.
2. **PROPOSED IMPROVEMENTS** – The developer proposes to build approximately 140 lineal feet of a 5' wide sidewalk extension to connect this site to the existing sidewalk within Cimino Elementary School. Proposed 5' wide concrete sidewalk to extend approx. 90 lineal feet west along north side of Hideaway Lane Right-of-way; then extend south approx. 15 lineal feet to Hideaway Lane pavement where High Emphasis Cross walk striping will extend across this street; and then extend approx. 35 lineal feet to connect into existing sidewalk within Cimino

Elementary School. This sidewalk extension will provide a safe and continuous pedestrian access route from the project site to this school.

The Typical Section (TS) for adjacent roadway roads (Hideaway Lane, Tevalo Drive, Olavet Court and Adelaide Avenue) is TS-7 for Local Rural Roads. The required right-of-way for the TS-7 is 96 feet. The observed rights-of-way for all roads (Hideaway Lane, Tevalo Drive, Olavet Court and Adelaide Avenue) are 72 feet. These measurements and the corresponding requirements of the TS-7 are shown in the table below (*All measurements are approximate and vary along the roadway.*):

**TABLE I**

Design Element	TS-7 Requirement	Observed and Proposed Conditions
Sidewalk	5 feet on both sides	Current adjacent roads have no sidewalk. Offsite Sidewalk to be provided by developer from site on north side of Olavet Ct. routed east to Tevalo Drive, then west side of Tevalo Drive routed north to north side of Adelaide Ave, routed east to Lithia Pinecrest Road
Swale and clear zone and depth of swale	27 feet total each side consisting of 8' shoulder and 19' wide swale; 2 feet swale depth	Variable along the length of all roads. There is not sufficient right-of-way to provide the full required 27 feet (at 2' depth) adjacent to the segments of Hideaway Lane, Tevalo Drive, Olavet Court and Adelaide Avenue.
Shoulder widths	8 feet (5' paved)	Approx. 4' grassed shoulder
Right-of-Way widths	96 feet	Approx 72 feet
Lane widths	12 feet	Approx. 10 feet

3. **JUSTIFICATION FOR THE REQUEST** – (a) The trip generation associated with this expansion is 43 AM Peak hour trips and 57 PM Peak Hour Trips per the Traffic Management Study dated February 2026 prepared by Florida Engineering & Consulting. (b) The proposed improvements enhance pedestrian safety as compared to the existing condition. (c) Given the above-described trip generation and associated impacts, the approx. 140 lineal feet of offsite sidewalk extension is a contribution to the community on the part of the developer, providing a continuous and safe means of pedestrian access from this site to the school, and we feel that this improvement offsets any impacts, especially since full mobility fees will be paid in addition to the cost of this improvement.

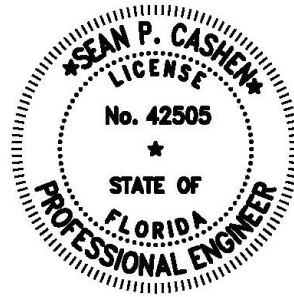
June 15, 2026  
Page 3 of 4

Enclosed for review are: **Location Map, Site Plan, Aerial Photograph, Offsite Sidewalk Extension Exhibit, Existing Pavement Exhibit and TS-7 Detail.**

If you have any questions/comments regarding this letter, please call me at (727) 524-1818

Sincerely  
**sean p**  
**cashe**  
**n**  
Sean P. Cashen, P.E.  
Principal

Digitally  
signed by  
sean p cashen  
Date:  
2026.06.15  
13:56:12<sup>®</sup>  
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This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

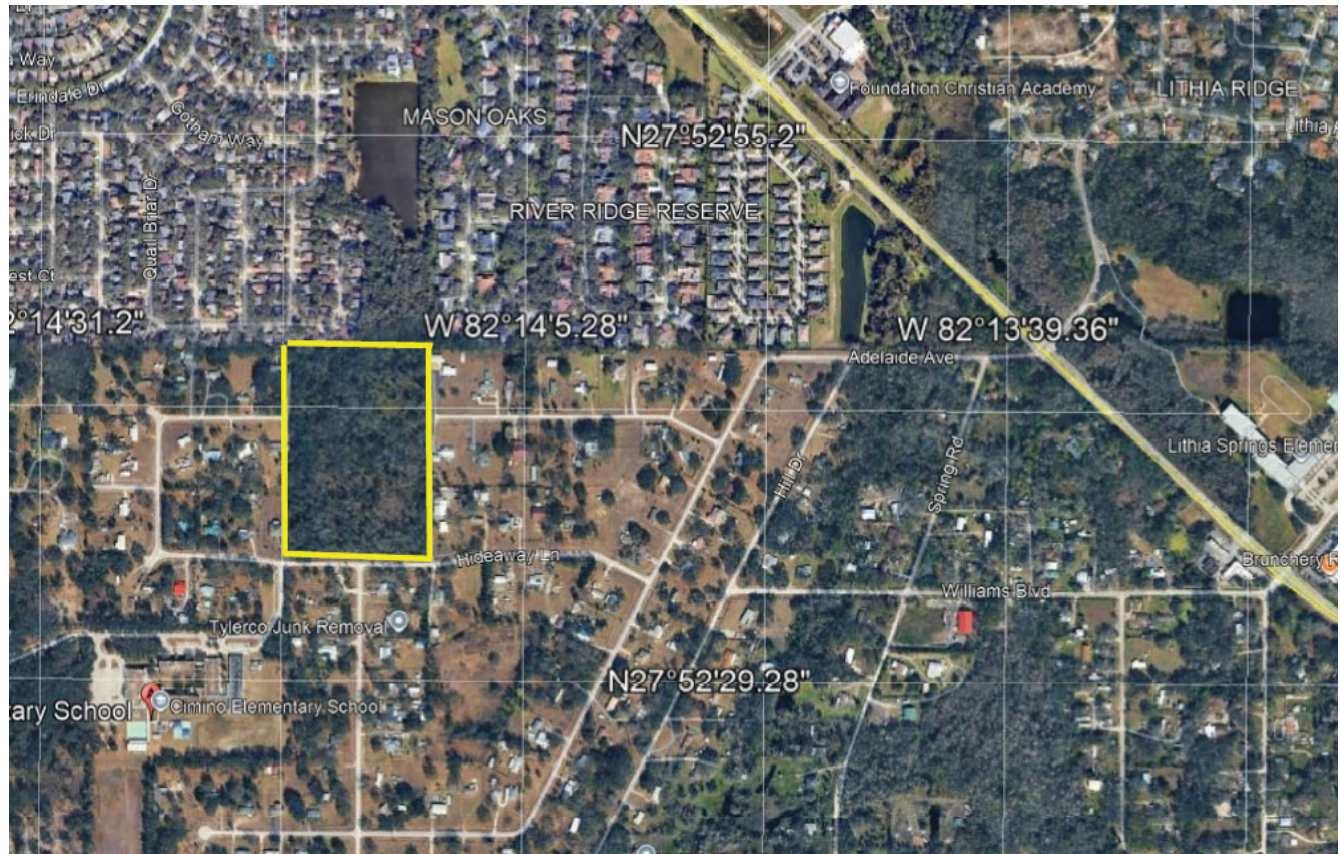
Based upon the information provided by the application, this request is:

- Disapproved
- Approved with Conditions
- Approved

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

Sincerely,

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



## ***LOCATION MAP***





CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN. BOUNDARY  
LINE IS NOT GUARANTEED. THIS PLAN IS PRELIMINARY  
AND SUBJECT TO SITE PLAN APPROVAL. Aerial Photo--Offsite Sidewalk

G&C CONSULTING, INC.  
10000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111 FAX: 303.733.1112  
WWW.GANDCCONSULTING.COM



Hawk Springs  
Cimino Elementary School

# Sidewalk Exhibit

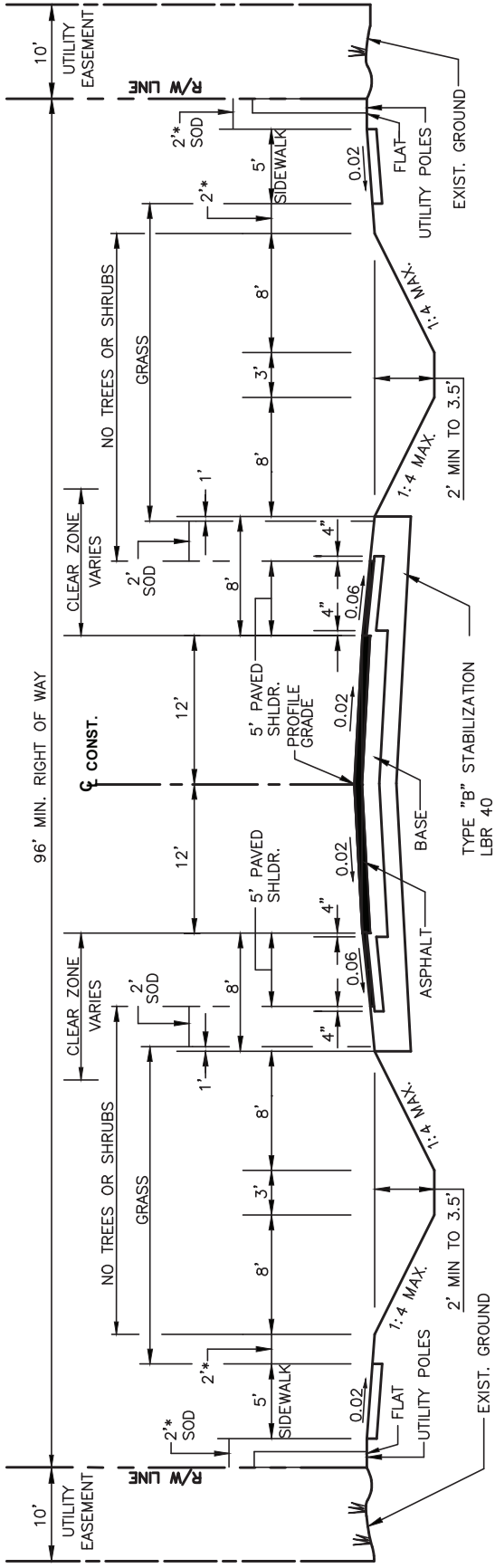


**+/- 140.90 Feet  
of Sidewalk to  
Cimino Elementary**

Frontage sidewalks

**Crosswalk to Cimino Elementary**  
(High Emphasis Striping)

Offsite Sidewalk Exhibit



**TYPICAL SECTION**

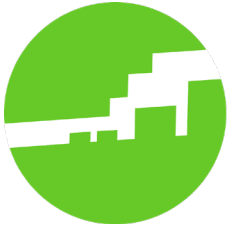
N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	<b>TRANSPORTATION TECHNICAL MANUAL</b>	 <b>Hillsborough County Florida</b>	<b>LOCAL &amp; COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION</b>	DRAWING NO. <b>TS-7</b> SHEET NO. 1 OF 1
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**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> June 22, 2026 <b>Report Prepared:</b> June 11, 2026	<b>Case Number:</b> MM 26-0533 <b>Folio(s):</b> 88026.0000 <b>General Location:</b> North side of Loma Vista Drive and Hide-Away Lane intersection, southwest of Lithia Pinecrest Road
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</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>	Brandon
<b>Rezoning Request</b>	Major Modification (MM) to Planned Development (PD) 19-1344 to develop 55 dwelling units
<b>Parcel Size</b>	15.01 ± acres
<b>Street Functional Classification</b>	Hide-Away Lane – <b>Local</b> Lithia Pinecrest Road – <b>Arterial</b>
<b>Commercial Locational Criteria</b>	N/A
<b>Evacuation Area</b>	N/A

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD 19-1344	Vacant Land
North	Residential-4	PD	Single Family + Public/Quasi-Public/Institutions
South	Residential-2 + Public/Quasi-Public	PD + AS-1	Single Family + Educational
East	Residential-2	AS-1 + RSC-2 + PD	Single Family
West	Residential-4 + Residential-2	AS-1 + RSC-2 + RSC-4 + PD	Single Family

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

The 15.01± acre subject site is located within the Urban Service Area (USA) and is within the boundaries of the Brandon Community Plan. The site is currently vacant and is located within the Garden Estates District as identified by the Brandon Community Plan. The property is designated Residential-4 (RES-4) on the Future Land Use Map and is surrounded primarily by Residential-4 designated properties to the north, west, and south, with Residential-2 (RES-2) designated properties located to the east. Agricultural Single Family-1 (AS-1) zoning districts exist to the west, south, and east and are developed with detached single-family residences, while Planned Development (PD) zoning districts exist to the north.

The applicant is requesting a Major Modification to Planned Development (PD) 19-1344. The original PD was approved for 34 single-family detached dwelling units with a minimum lot size of 10,000 square feet. The current request seeks approval for 55 single-family detached dwelling units on minimum 6,000-square-foot lots. While the proposed residential use remains allowable within the Residential-4 Future Land Use designation and the overall density remains below the maximum density permitted by the Future Land Use category, the proposed modification significantly alters the development pattern that formed the basis for the original approval.

The subject property is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs the majority of the County's growth and development. Pursuant to FLUS Objective 2.2, the Residential-4 Future Land Use category establishes the maximum residential density and range of

permitted uses. The proposed density remains within the allowable density of the Residential-4 category; therefore, the request is consistent with the density framework established by the Future Land Use Map.

However, FLUS Policy 3.1.3 requires new development to be compatible with surrounding existing development patterns. Compatibility does not require identical development but does require sensitivity to maintaining the character of the surrounding area. When PD 19-1344 was originally approved, the development proposed 34 dwelling units on minimum 10,000-square-foot lots. Staff found the request consistent because the larger lot configuration provided a transition between the surrounding large lot residential development pattern and the residential densities permitted by the Residential-4 Future Land Use designation. The surrounding development pattern further supported this finding, as lots within the existing Tavallo Hills subdivision are generally developed at sizes comparable to the originally approved 10,000-square-foot lots, while Residential-2 designated properties to the south are characterized by even larger-lot residential development. Although smaller residential lots exist north of the subject property, they are separated from the site by intervening development and do not share the same neighborhood context, limiting their relevance when evaluating compatibility with the surrounding area. The approved plan also included buffering and screening measures intended to mitigate impacts to adjacent properties and maintain compatibility with the established character of the Garden Estates District.

The current proposal differs substantially from the approved development pattern. The approximately 15-acre site is located within the existing neighborhood of Tavallo Hills, which is accessed from Lithia Pinecrest Road to the east. Per FLUS Policy 4.4.3, the lot size and density of new or redeveloped residential lots shall reflect the character of the surrounding residential area. The increase from 34 dwelling units to 55 dwelling units and the reduction in minimum lot size from 10,000 square feet to 6,000 square feet results in a development pattern that is significantly more intensive than the previously approved plan, especially when considering the site is located in the middle of an established neighborhood of larger lots, which is inconsistent with the aforementioned policy direction. While the density remains within the maximum allowable density under the Residential-4 designation, the proposed lot sizes are substantially smaller than those previously approved and further depart from the established character envisioned by the Brandon Community Plan.

In addition to the lot size and density concerns, the proposed site plan does not promote the level of neighborhood integration contemplated by the Comprehensive Plan. FLUS Policy 4.4.2 states that neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods. Similarly, Mobility Goal 4 seeks to provide safe and convenient connections within the transportation network, while Mobility Objective 4.1 promotes the design of urban and suburban communities around a grid or modified grid street network that improves interconnections between neighborhoods and surrounding neighborhood-serving uses. Although the subject property is located within the existing Tavallo Hills neighborhood, the proposed development remains largely isolated from the surrounding street network and does not provide meaningful opportunities for connectivity to adjacent residential areas. As a result, the development functions as a self-contained subdivision rather than an integrated component of the surrounding neighborhood structure. This lack of connectivity is inconsistent with the Comprehensive Plan's objectives of promoting interconnected neighborhoods, coordinated residential development patterns, and a connected transportation network.

The Brandon Community Plan identifies the subject property within the Garden Estates District. The Garden Estates District is characterized by detached single-family homes on lots of at least one-half acre and is intended to preserve the area's larger-lot residential character. Although the Community Plan does not prohibit smaller lots, it clearly establishes larger lot development as the preferred pattern within the

district. The previously approved PD, with 10,000-square-foot lots, represented a compromise between the larger-lot vision of the Garden Estates District and the density permitted by the Residential-4 Future Land Use designation. Staff found that proposal compatible due to its larger lot configuration, buffering, and transition to surrounding development. In contrast, the proposed 6,000-square-foot lots substantially reduce that transition and move further away from the development pattern envisioned by the Garden Estates District. FLUS Objective 4.4 and FLUS Policy 4.4.1 require that development be integrated with surrounding neighborhoods through appropriate transitions in density, intensity, lot size, and design. The proposed reduction in lot size erodes the compatibility measures that supported the original approval and diminishes consistency with the established neighborhood character and the vision of the Garden Estates District.

The Brandon Community Plan envisions Brandon as a community of diverse neighborhoods while emphasizing the preservation of established development patterns and neighborhood character. Although residential development is appropriate on the subject property, the proposed increase in lot yield and corresponding reduction in lot size are inconsistent with the Garden Estates District's objective of maintaining a larger-lot residential character. Unlike the previously approved 34-lot development, which incorporated larger lots as a compatibility measure, the proposed 55-lot subdivision would represent a substantial departure from the development pattern that staff previously determined to be compatible with the surrounding area.

Therefore, while the proposed residential use and overall density remain generally consistent with the Residential-4 Future Land Use designation, the reduction in lot size from 10,000 square feet to 6,000 square feet and the increase in unit count from 34 to 55 dwelling units are inconsistent with FLUS Policy 3.1.3, FLUS Objective 4.4, FLUS Policy 4.4.1, and the goals and policies of the Brandon Community Plan related to preserving the character of the Garden Estates District. Accordingly, staff finds the proposed Major Modification inconsistent with the Comprehensive Plan.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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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.*

### **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.*

### **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

**Policy 4.4.2:** *Neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods.*

**Policy 4.4.3:** *Lot size and density of new or redeveloped residential projects shall reflect the character of the surrounding residential area and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.*

## **Mobility**

### **Promote Connectivity**

**Goal 4:** *Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.*

**Objective 4.1:** *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

## **Livable Communities Element: Brandon Community Plan**

*Vision Statement:*

*Brandon, the Heart of Hillsborough, is a vibrant community of diverse neighborhoods. While preserving its small town atmosphere, the community embraces a rich blend of comprehensive economic opportunities and sustainable growth. Future development will seek to balance Brandon's natural, business and cultural environments.*

**Goal 6:** *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

*3. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.*

*5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

e. **Garden Estates** – Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

