

Rezoning Application: PD 26-0303

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Rural
Site Acreage: 0.46 MOL
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The applicant requests a rezoning of approximately 0.46 acres from CG (Commercial General) to PD (Planned Development) to allow the Road Services use, including open storage of commercial, domestic, and recreational vehicles and equipment associated with a towing and repossession operation. The subject property is located at 10423 Harney Road in Thonotosassa and is currently developed with a single-story structure and existing storage yard conditions that have been in place since at least 2023. The proposal retains the existing building on the site and incorporates an improved site design featuring perimeter opaque fencing, designated loading and storage areas, and a 15-foot landscape buffer along Harney Road.

	Existing	Proposed
District(s)	CG	PD 26-0303
Typical General Use(s)	Commercial General	Road Services with Accessory Open Storage
Acreage	0.46 MOL	0.46 MOL
Density/Intensity	0.27 F.A.R.	0.19 F.A.R. (3,807 sf)
Mathematical Maximum*	5,410 sf	0.27 FAR (5,410 sf)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	PD 26-0303
Lot Size / Lot Width	10,000 sf / 75'	n/a
Setbacks/Buffering and Screening	30' Front Buffer Rear Buffer Sides	North: 30 feet South: Buffer East: Buffer West: Buffer
Max Height	50'	50'

Additional Information:

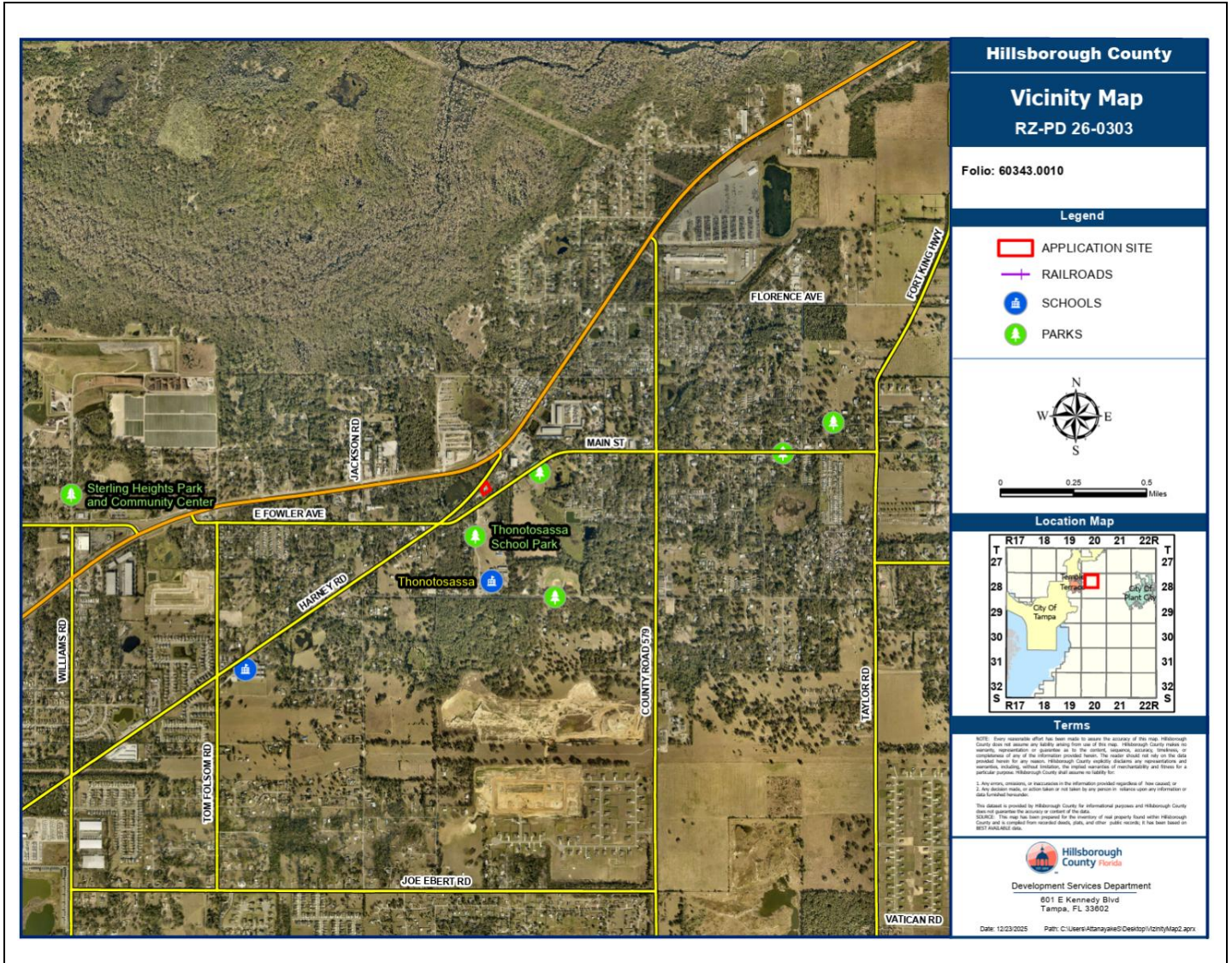
PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)
	LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

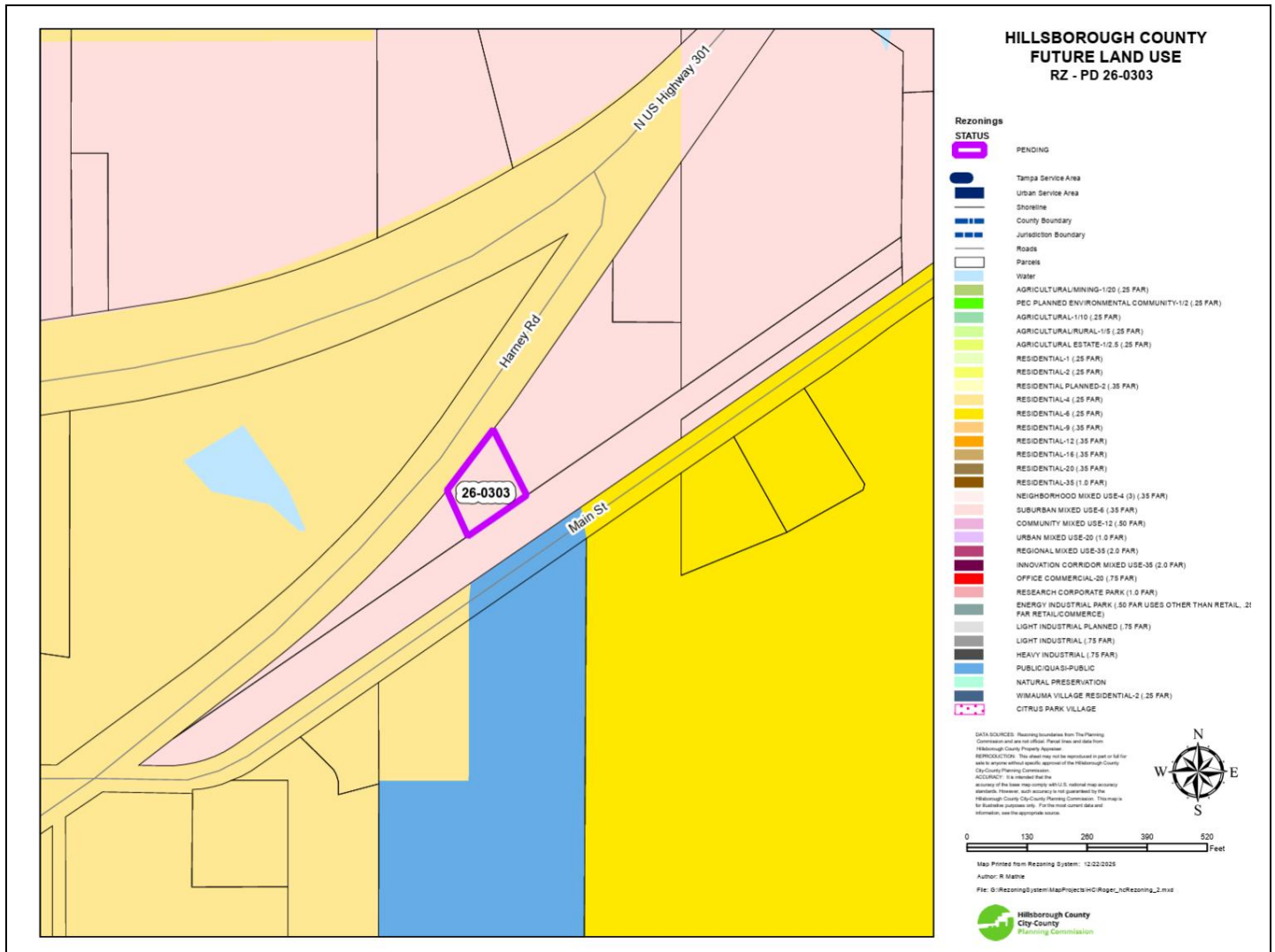


Context of Surrounding Area:

The area consists primarily of low-density single-family residential and commercial uses. To the north across Harney Road is single-family residential and commercial. To the south is vacant commercial zoned PD 07-1630. Adjacent to the east is commercial zoned CG. Adjacent to the west is vacant commercial zoned CG.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 - 0.50 F.A.R.
Typical Uses:	Agricultural, Residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects. Office uses are not subject to locational criteria.

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	AR	1 du/ 5 ga	Single-Family Residential/Agricultural	Single-Family Residential/ Commercial
South	PD 07-1630	0.27 F.A.R.	Mini-Storage	Vacant
East	CG	0.27 F.A.R.	General Commercial	Commercial
West	CG	0.27 F.A.R.	General Commercial	Vacant

APPLICATION NUMBER: PD 26-0303**ZHM HEARING DATE: May 26, 2026****3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)****Adjoining Roadways**

Road Name	Classification	Current Conditions	Select Future Improvements
Harney Road	County Arterial - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,241	166	158
Proposed	24	4	5
Difference (+/-)	-2,217	-162	-153

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
Northeast		None	Vehicular & Pedestrian	Meets LDC
Southwest		None	Vehicular & Pedestrian	Meets LDC
Southeast		None	None	Meets LDC
Northwest	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Harney Road/Access Spacing	Administrative Variance Requested	Approvable
Harney Road/Cross-Access (southwest)	Administrative Variance Requested	Denied

Notes:

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Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Airport Incompatible Use Area ☒ Other: 170' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Report
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☒ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Outdoor Storage (uses warehouse rate) (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use for towing-related vehicle and equipment storage includes development features intended to address compatibility with adjacent properties. The site plan retains the existing 1,997-square-foot structure and organizes the storage areas within the central portion of the parcel. A 6-foot high opaque metal fence is located along the site perimeter, and a 15-foot landscape buffer is provided along Harney Road, establishing visual separation between the project and surrounding parcels.

Building height, building coverage, and overall intensity remain low, with the existing one-story structure at approximately 14 feet in height and development confined to a 0.46-acre site. Storage areas and circulation routes are limited to designated portions of the property, and existing vegetation on the southern, eastern, and western sides of the site contributes to additional screening.

The site is bordered primarily by CG-zoned parcels with commercial or operational uses, and the development layout reflects separation between the proposed storage areas and nearby properties through fencing, buffering, and the placement of storage areas toward the interior.

Based on the arrangement of site features, the scale of the existing building, and the presence of perimeter screening and buffering, the Planned Development provides defined transitions between the project area and surrounding parcels in a manner consistent with the development pattern in this portion of Harney Road.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 20, 2026.

1. Development on the site shall be limited to a road services operation with accessory open storage of commercial, domestic, and recreational vehicles and equipment associated with towing and repossession activities, as generally depicted on the approved site plan. The existing 1,997-square-foot building shall function as the administrative and operational office. No additional enclosed buildings shall be permitted.
2. Development Standards (building shall be located where generally shown on the site plan):

Setbacks:
Front (North – Harney Road): 30 feet
Side (East): 0 feet
Side (West): 0 feet
Rear (South): 0 feet

Maximum Building Height: 50 feet
Maximum Floor Area Ratio (F.A.R.): 0.19
Maximum Building Coverage: 30%
Maximum Impervious Area as depicted on the site plan
Buffers & Screening as depicted on the site plan.
3. All accessory open storage areas shall be located within the designated storage areas shown on the approved site plan.
4. A six foot high metal fence shall be permitted along Harney Road to meet LDC Section 6.06.06.C.7.b(1). The extension of fencing from the front property line into the site shall not be required.
5. A 15-foot wide buffer along Harney Road shall be provided. Screening within this buffer shall consist of Type B landscaping.
6. The project shall be served by one (1) access connection to Harney Rd.
7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
8. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.

9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, vehicular and pedestrian cross access shall provide to folio 60343.0000, with a stub out to the PD's southwest and northeast boundary.
10. If PD 26-0303 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated May 12, 2026) which was found approvable by the County Engineer (on May 14, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Harney Rd. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Harney Rd as follows:
 - a) A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
 - b) A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.
11. 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.
12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.1 ADDITIONAL INFORMATION

1. Variation to Screening Material Requirements (LDC Section 6.07.02)

The applicant requests approval to retain the existing 6-foot high opaque metal fence that encloses the perimeter of the site. Under standard LDC screening requirements, metal fencing is not identified as an allowable material for required opaque screening. However, the fence currently provides full opacity, a continuous visual barrier, and reflects the established physical condition of the property.

The applicant indicates that maintaining the existing fence avoids unnecessary demolition and replacement while continuing to provide a functional level of screening for adjacent properties. Given the small size of the parcel, the presence of existing commercial uses nearby, and the fence's ability to meet the purpose of the screening requirement, staff finds this variation supportable.

2. Variation to the 100-Foot Extended Screening Requirement for Accessory Open Storage (LDC Section 6.06.06.C.7.b.1)

The applicant seeks relief from the code requirement for a 100-foot extended screening setback along Harney Road for accessory open storage areas. Due to the limited 0.46-acre parcel size and the shallow depth from the roadway to the existing building and storage areas, compliance with a full 100-foot setback is not feasible.

To address the reduced setback, the applicant proposes a 15-foot landscape buffer along the Harney Road frontage, which provides a defined separation and incorporates new plantings consistent with the project's perimeter screening approach. The combination of this buffer and the opaque perimeter fencing provides a comparable level of visual separation to mitigate views into the open storage areas. Based on these factors and the physical constraints of the site, staff considers this variation approvable.

7.2 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	CE 25012148	Improper Use of Zone	Open
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

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Case Reviewer: Chris Grandlienard, AICP



HILLSBOROUGH COUNTY CODE ENFORCEMENT
3629 QUEEN PALM DR.
TAMPA FL 33619-1309

Print Date: 04-01-2026

CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-012148

CRM SR NUMBER:

CASE STATUS: In Review

CURRENTLY ASSIGNED TO: Michael Gallway

START DATE:	09/10/2025	END DATE:	NEXT INSPECTION DATE:
STRUCTURE TYPE:	Frame	OCCUPANCY:	Commercial
ADDRESS:	10423 Harney Rd Thonotosassa FL 33592		
ZONED:	CG	PARCEL #	060343.0010
ORIGINAL COMPLAINT DESCRIPTION:			
Improper Use of Zone			
PEOPLE ASSOCIATED WITH THIS CASE			
Owner	RICE WILLIAM R 10423 Harney Rd Thonotosassa, FL 33592 Phone: 813-267-9544		
	Phone:		
VIOLATIONS CITED			
Z IMPROPER USE OF ZONE			
HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTIONS 2.02.01/2.02.02/5.02.01- LAND DEVELOPMENT CODE			
ACTION REQUIRED: CEASE OR Please note: When the use violation is corrected, most cases also must comply with Section 5.02.00 of the Hillsborough County Land Development Code which requires site development review to assess the impact on public utilities, facilities, roadways and adjacent land and their use. No property in violation for Improper Use of Zone will be released from violation until these requirements have been met and all site improvements are completed to the satisfaction of Hillsborough County, or it is determined that site development review is not necessary. ACQUIRE APPROVALS			
09/10/2025 Your property is zoned CG which does not permit outside open storage of equipment, vehicles, or materials, to include construction/commercial vehicles on your property. Please remove all openly stored materials from this parcel or acquire the appropriate zoning. Contact Hillsborough County Development Services.			
CASE COMMENTS			
09/10/2025 By: RACKIR			

Racki, 09/10/25, 1330 hrs.

While investigating a nearby property, I observed the property located at 10423 Harney Rd., Thonotosassa, FL 33592 to have several commercial trailers on it along with a commercial boom truck, several forklifts and other equipment being stored outside. I also noted a RV camper on the property. I researched the property and learned it is zoned CG, which does not allow outside open storage. The property has a sign on the front fence that states Target R/T with two telephone numbers. I called one of the numbers and received a recording for Target Recovery. The property is not homesteaded and not under foreclosure. Photographs were taken of the property and observable violations. The photographs were added to the case file. I was able to contact the owner and explain the violation. He stated he will begin exploring the requirements for re-zoning as soon as he can. Mr. Rice called me back and informed me that Attorney Todd Pressman would be representing him for the re-zoning process. He also informed me to contact him at any time if need be. He was pleasant and understanding throughout the conversation. I request a 30 day NOV on this case.

I was contacted by Aramis Hernandez 954-504-5907 who owner of the SLB Concrete Services who lease the property from the trucking company. I supplied him with a business card and the case number.

09/11/2025 By: RACKIR

Racki, 09/11/25 1325 hrs.

Email; From: Racki, Richard <RackiR@hcfl.gov>

Sent: Thursday, September 11, 2025 1:26 PM

To: Todd Pressman <todd@pressmaninc.com>

Cc: PRESSMAN TODD <todd@pressmaninc.com>; rice william <billyrice@live.com>

Subject: Re: Pressman: 10423 Harney rd Thonotosassa FL

Mr. Pressman,

Thank you for the email update. I would appreciate being kept up to date on the rezoning process. Please forward a copy of the rezoning application when applied for. I am more than willing to work with you on this process as long as I can see effort and progress. Feel free to contact me with any questions.

Best,

Rick Racki

Code Enforcement Officer

Code Enforcement Department

M: (813) 521-5176

E: rackir@hcfl.gov

W: <https://hcfl.gov>

Hillsborough County

3629 Queen Palm Dr., Tampa, FL 33619

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From: Todd Pressman <todd@pressmaninc.com>

Sent: Thursday, September 11, 2025 1:10:05 PM

To: Racki, Richard <RackiR@hcfl.gov>

Cc: PRESSMAN TODD <todd@pressmaninc.com>; rice william <billyrice@live.com>

Subject: Pressman: 10423 Harney rd Thonotosassa FL

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

Good afternoon, I am reaching out regarding the code enforcement issues you touched base with Mr. Rice regarding his site at the above address. It appears the issue would be a use not permitted on the site under current zoning.

The purpose of this email is to communicate and coordinate with you that Mr. Rice has hired myself to initiate, handle and manage a rezoning of this property. I have a track record with the County for over 20 years of handling and processing rezoning applications, many similar to this site.

My review of the site will require a PD site plan process. It will take approximately 2 months to get a detailed civil engineered site plan to county standards, from scratch, and I will file that application as soon as that is ready. We are already seeking quotes from several civil engineers for that work product.

I wanted to make you aware that Mr. Rice is fully committed to moving forward with the work and costs involved and we will work arduously on the required application. I will keep you updated as we move thru the process.

We appreciate your patience and attention. Please let me know if you have any questions or concerns.

Thank you.

PS may I please ask you to confirm you received this email?

TODD PRESSMAN

President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner. FURTHER any preliminary report or review of land uses or zoning DOES NOT constitute in ANY manner a due diligence for a property and cannot be relied upon as any kind of due diligence analysis.

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09/12/2025 By: DANIELL

Daniell, 09/12/2025 6:42 AM - On 09/12/2025, a Notice of Violation for this case was printed, mailed, and added to the Documents section of this case.

10/10/2025 By: RACKIR

Racki, 10/10/25, 1050 hrs.

I responded to the located reference a follow-up inspection. Prior contact with the owners indicate they are researching a re-zoning possibility. This case will be extended an additional 30 days.

11/10/2025 By: GALLWAYM

Gallway 11/10/2025 1528hrs I responded to 10423 Harney Rd in reference to a follow up inspection. Upon arrival I saw violations remain. 3-day extension to review case with Supervisor Andujar.

12/08/2025 By: VASQUEZJA

Jone/Vasquez 12/08/2025 1057 hrs.

We arrived at 10423 Harney Rd and observed that the property is still in violation of improper zoning usage. Spoke to owner who stated that he is going through the zoning process. 30 day extension.

01/10/2026 By: GALLWAYM

Gallway 01/10/2026 0742hrs I responded to 10423 Harney Rd in reference to a follow up inspection. Upon arrival I saw violations remain. I sent an email to Mr. Pressman asking, what stage of the process they are for re-zoning. 60-day extension.

From: Gallway, Michael <GallwayM@hcfl.gov>

Sent: Saturday, January 10, 2026 7:54 AM

To: todd@pressmaninc.com <todd@pressmaninc.com>

Cc: billyrice@live.com <billyrice@live.com>

Subject: Case# HC-CE-25-012148; 10423 Harney Rd, Thonotosassa, FL 33592

Good Morning Mr. Pressman,

This is Officer Gallway, I was reaching out to see how far along you are in the process of rezoning, I have taken over the case from Officer Racki, if you could email me any updates I would appreciate it.

Respectfully,

Michael Gallway

Code Enforcement Officer

Code Enforcement Department

M: (813) 459-1241

E: Gallwaym@hcfl.gov

W: <https://hcfl.gov/>

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01/10/2026 By: GALLWAYM

Gallway 01/10/2026 1118hrs **Email** I received an email from Mr Pressman saying they officially filed for rezoning # RZ-PD26-0303 and will not have an appointment with the zoning hearing master until March 23rd. I will reschedule my follow up for April 1st, 2026.

From: Todd Pressman <todd@pressmaninc.com>
Sent: Saturday, January 10, 2026 11:18:37 AM
To: Gallway, Michael <GallwayM@hcfi.gov>
Cc: Todd Pressman <todd@pressmaninc.com>; billyrice@live.com <billyrice@live.com>
Subject: Re: Case# HC-CE-25-012148; 10423 Harney Rd, Thonotosassa, FL 33592

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

Good morn. ,thanks for reaching out.

We are officially filed with the county for rezoning. The official file # is RZ-PD26-0303, so fully accepted by the county and filing fees paid.

We have 'sufficiency' meeting this week with the county staff, that is a status quo meeting with several departments as the application is scheduled.

By the county calendar, this would get to the Zoning Hearing Master on 3/23, but virtually the PD site plan application process is notoriously delayed and continued for likely at least 2 months.

I will keep you updated.

Thanks again.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

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CASE ACTIONS

Initial Inspection	09/10/2025	By: Racki	Action: NOV Requested	Time Exp:
Follow-up Inspection	10/10/2025	By: Racki	Action: Extension	Time Exp:

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Follow-up Inspection	11/10/2025	By: Gallway	Action: Extension	Time Exp:
Follow-up Inspection	12/08/2025	By: Jones	Action: Extension	Time Exp:
Follow-up Inspection	01/10/2026	By: Gallway	Action: Extension	Time Exp:
Follow-up Inspection	01/10/2026	By: Gallway	Action: Scheduled	Time Exp:
Admin Send Letter	09/12/2025	By: Cooper	Action: Action Status Complete	
Case Intake	09/10/2025	By: Racki	Action: Assigned	
Closed on Submission				
Initial Investigation	09/10/2025	By: Racki	Action: NOV Requested	
Updated by IRSA Inspection				
Supervisor Approval	09/10/2025	By: Fernandes	Action: Approval of NOV	

BOARD/MAGISTRATE INFORMATION

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

PRINCIPAL LIEN RECORDING INFORMATION

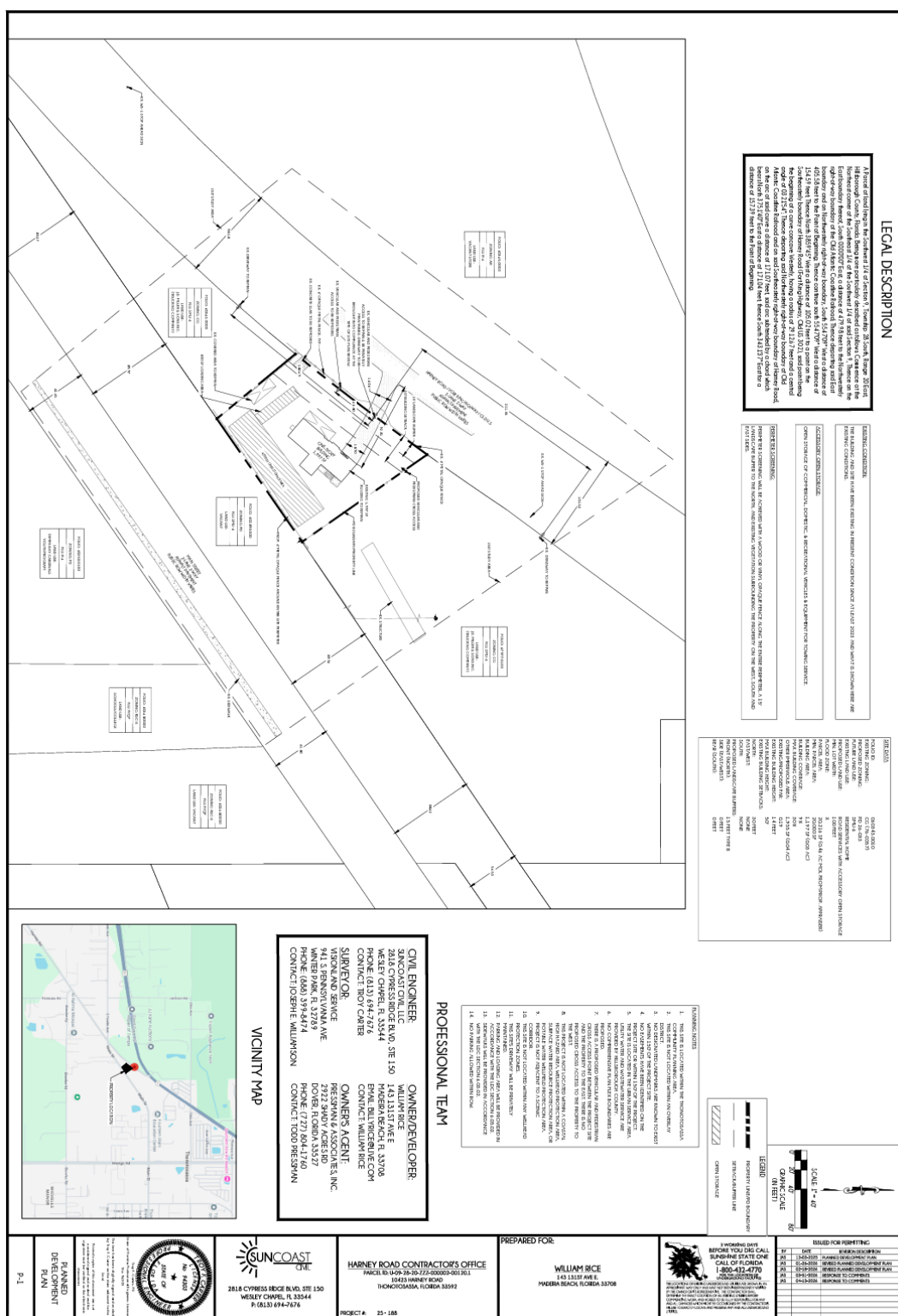
REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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8.0 PROPOSED SITE PLAN (FULL)

8.1 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 05/15/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Thonotosassa

PETITION NO: PD 26-0303

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

CONDITIONS OF APPROVAL

- The project shall be served by one (1) access connection to Harney Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, vehicular and pedestrian cross access shall provide to folio 60343.0000, with a stub out to the PD's southwest and northeast boundary.
- If PD 26-0303 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated May 12, 2026) which was found approvable by the County Engineer (on May 14, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Harney Rd. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Harney Rd as follows:
 - A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
 - A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.46-acre site from Commercial, General (CG) to Planned Development (PD). The applicant is proposing to use the existing building and use the site for a towing service. The site's Future Land Use designation is Suburban Mixed-Use – 6 (SMU-6).

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project. Staff prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Existing Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,009 SF Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,241	166	158

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,388 SF Specialty Trade Contractor (ITE LUC 180)	24	4	5

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	- 2,217	- 162	- 153

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Harney Rd.

Harney Rd is a 2-lane, substandard arterial rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway and lies within a +/- 100-foot-wide right of way.

Harney Rd is considered a substandard roadway as it does not comply with the Hillsborough County Transportation Technical Manual a TS-4 typical section which has 11-foot lanes with curb and gutter, 7-foot buffered bike lanes and sidewalks on both sides within a minimum of 64 feet of right of way. Due to the low trip generation of the proposed use, the developer is not subject to substandard road improvements.

SITE ACCESS

The site currently has one full access connection to Harney Rd which the PD proposes to retain, improving the driveway to county standards.

REQUEST ADMINISTRATIVE VARIANCE – ACCESS SPACING: Robertson St

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated May 12, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Harney Rd is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking the following variances relative to its project's existing-to-remain access connection on Harney Rd:

- A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
- A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on May 14, 2026). If PD 26-0303 is approved, the County Engineer will approve the above referenced Administrative Variance request.

REQUEST ADMINISTRATIVE VARIANCE – CROSS-ACCESS (SOUTHWEST)

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated April 19, 2026) from the Section 6.04.03.Q.5(c) LDC requirement governing cross-access. Per the LDC, vehicular

and pedestrian cross access is required the abutting property northeast and southwest of the site. The applicant is seeking relief from providing the cross-access on the southwest side of the site.

Section 6.04.02.B.3 of the LDC provides the criteria that shall be met when an Administrative Variance is requested which are: (1) "there is an unreasonable burden on the applicant," (2) "the variance would not be detrimental to the public health, safety, and welfare," and (c) without the variance, reasonable access cannot be provided.

The applicant's submitted Administrative Variance request addressed the variance criteria shown below in italics:

- 1) There is an unreasonable burden on the applicant.
"...the small triangular piece of the property to the west is small and irregularly shaped and has very low development potential."

The applicant failed to demonstrate an unreasonable burden imposed on the subject site.

- 2) The variance would not be detrimental to the public health, safety, and welfare.
"...there have been zero (0) crashes adjacent to this existing development over the past five (5) years. The purpose of cross access is to allow vehicles to travel between parcels without going out onto the adjacent roadway. And, as there is not a pattern of crashes in the area, the variance would not be detrimental to the public health, safety, and welfare."

The applicant addressed public health, safety, and welfare with the use of crash data only.

- 3) Without the variance, reasonable access cannot be provided.
"It would not be reasonable to require cross access to the west, as the subject property is a secure tow yard, and cross access to the west could compromise the security of the tow yard and cause hardship to the business."

The applicant failed to demonstrate that the cross-access requirement would prevent reasonable access.

For the reasons noted above, the County Engineer (on May 14., 2026) denied the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The Level of Service (LOS) information for Harney Rd is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Harney Rd	Tom Folsom Rd	US Hwy 301	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

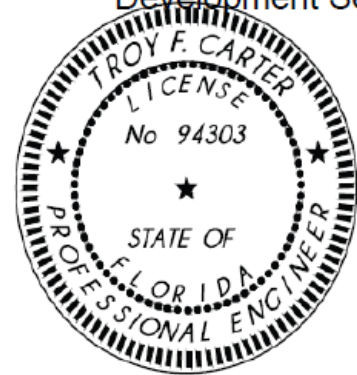
Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. AV Driveway Spacing - Harney Rd. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Harney - Road Services
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	060343.0010
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	CG
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0303
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Development Service

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*



May 12, 2026

Digitally signed by Troy
Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.05.13
13:54:09-04'00'

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

Dear Mr. Williams:

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

**RE: Administrative Variance for Driveway Spacing (Harney Road) - FOLIO # 060343.0010
PD 26-0303**

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Harney Road, Class 6 is the most appropriate access class. - "Sec. 6.04.07. - Table:
Minimum Spacing –

CLASS 6

Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft
--	----------------------------------

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing. A rezoning has been filed to bring this existing "Road Services" (towing) business into zoning conformance. Note that no new structures are proposed to be constructed, and the purpose of the project is to bring the site into conformance.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 060343.0010*
2. Associated Application Numbers: *PD 26-0303*

3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 6 roadway, Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways because the posted speed is 35 mph. As the attached Site Plan shows, there are (2) driveways less than 245 feet away from the subject driveway. The subject driveway is 204.97 feet away from the driveway to the north. The subject driveway is 171.68 feet from the driveway to the south. These driveways are on the east side of Harney Road.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is a two-lane roadway with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 10- foot lanes. (b) Approximately 57 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Harney Road does not have bike lanes. (e) This is a rural (ditches) section, as opposed to an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *There is only one other driveway (212 feet to the north) with which the subject driveway does not meet spacing, and since the posted speed on Harney Road is 35 mph, there is low potential for conflict with this one other driveway.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *As the attached exhibit illustrates, there have been zero (0) crashes associated with this existing driveway over the past five (5) years. The variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It would not be reasonable to close the access to this existing business. As shown on the Site Plan, the developer has agreed to close the southernmost of his two existing driveways, and removing the associated gate. Further improvements are included in Planning Notes 13 and 14 of the Site Plan, which state: "13. Sidewalks will be provided in accordance with the LDC Section 6.03.02. 14. No parking allowed within ROW."*

8. Documentation/other attachments: *Attached are site plan, location map, lane and right-of-way width exhibits, and crash data polygon.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

Troy Carter, P.E.

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,

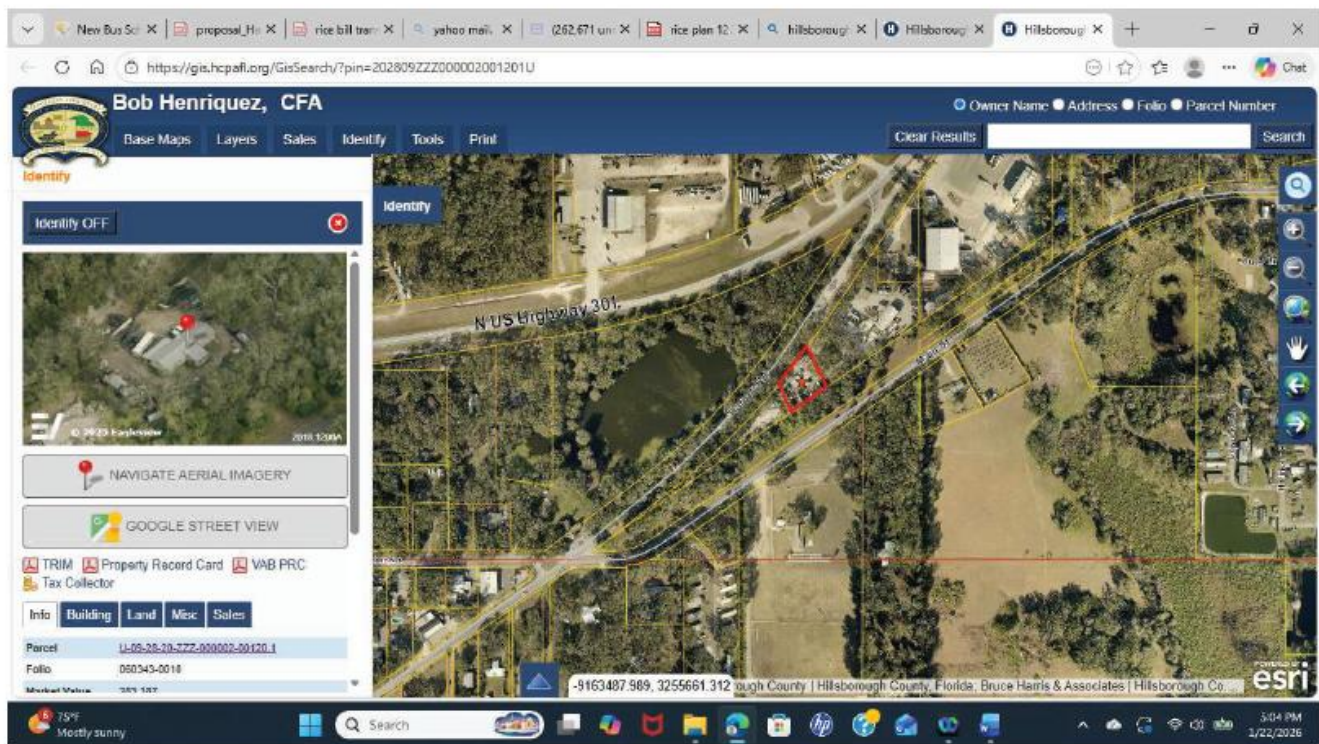
Michael J. Williams, P.E.
Hillsborough County Engineer

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



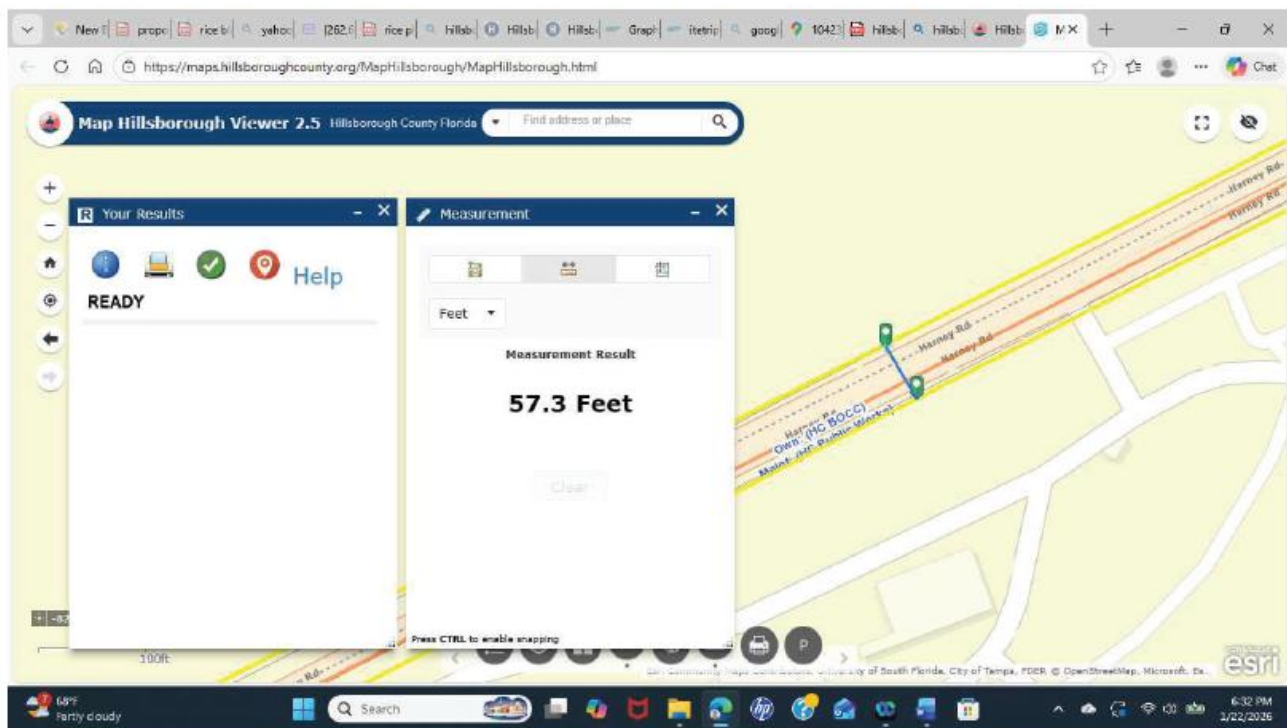
LOCATION MAP

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

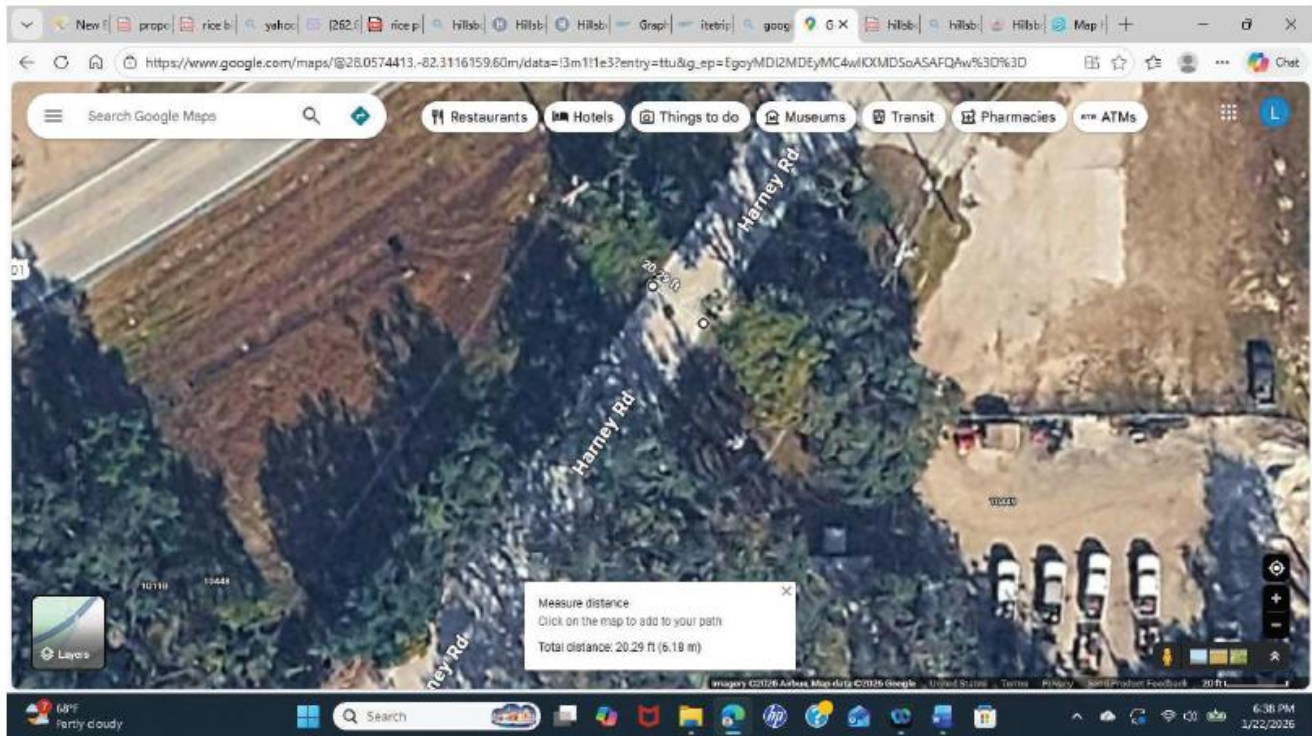
Case Reviewer: Chris Grandlienard, AICP



57 foot Right-of-way

APPLICATION NUMBER: PD 26-0303
ZHM HEARING DATE: May 26, 2026
BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



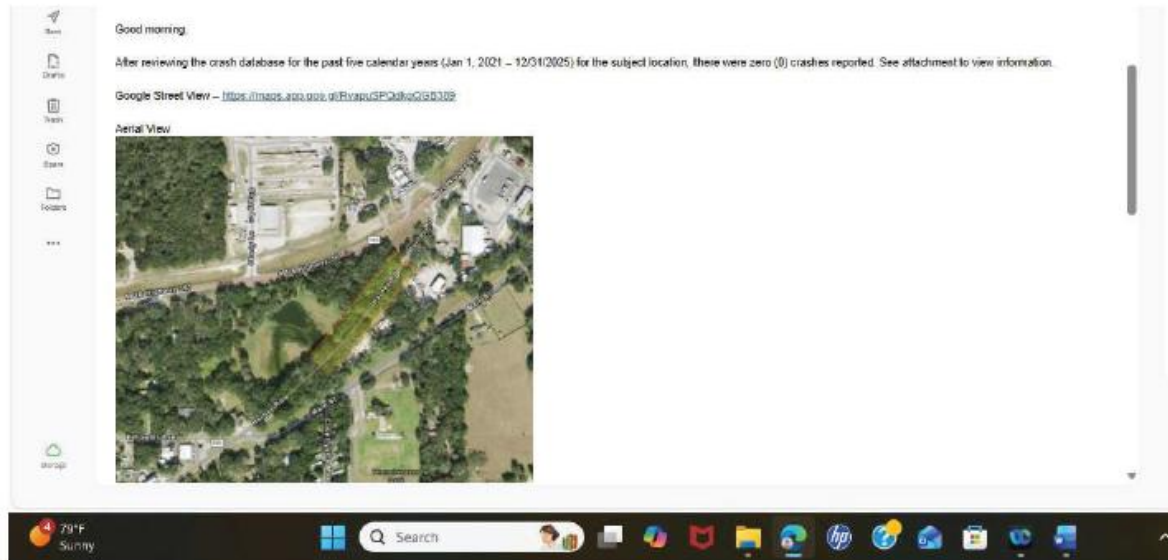
20 feet of pavement/10 foot lanes

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



Zero (0) crashes on this segment of Harney Road during the past five (5) years.



**Hillsborough
County Florida**
Development Services

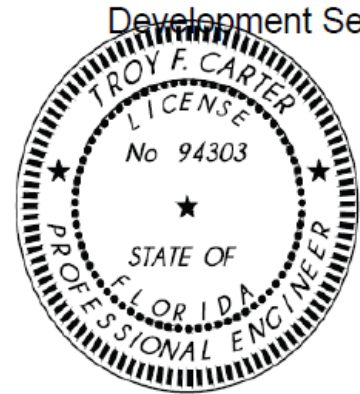
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☒ New Request ☒ Revised Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV Cross Access ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Harney - Road Services			
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	060343.0010		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	CG		
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD 26-0303		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	NA		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*



April 19, 2026

Digitally signed by Troy Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.05.11
15:18:22-04'00'

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

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

Dear Mr. Williams:

RE: Administrative Variance for Cross Access - FOLIO # 060343.0010 PD 26-0303

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.Q.5(c) of the Hillsborough County Land Development Code (LDC), which states:

"If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed."

A rezoning has been filed for the subject property to bring the existing tow yard on the site into zoning conformance, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet all LDC cross access requirements.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 060343.0010*
2. Associated Application Numbers: *PD 26-0303*
3. Type of Request: *Administrative variance to LDC Section 6.04.03.Q.5(c)*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.Q.5(c) is sought.*
5. Description of what the LDC/zoning conditions requires: *"If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed." The parcel is bound by Harney Road to the north and Main Street to the south. Thus, cross access is required to the east and to the west. Cross access is proposed to be provided to the east, but not to the west.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is a two-lane roadway with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 10- foot lanes. (b) Approximately 57 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Harney Road does not have bike lanes. (e) This is a rural (ditches) section, as opposed to an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *The parcel to the east and the parcel to the west of the subject parcel actually share one folio number. (See exhibit showing folio number 060343.0000.) Cross access is being provided to the east. But, the small triangular piece of the property to the west is small and irregularly shaped and has very low development potential. So it would be an unreasonable burden on the applicant to require cross access.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *As the attached exhibit illustrates, there have been zero (0) crashes adjacent to this existing development over the past five (5) years. The purpose of cross access is to allow vehicles to travel between parcels without going out onto the adjacent roadway. And, as there is not a pattern of crashes in the area, the variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It would not be reasonable to require cross access to the west, as the subject property is a secure tow yard, and cross access to the west could compromise the security of the tow yard and cause hardship to the business.*

8. Documentation/other attachments: *Attached are site plan, location map, lane and right-of-way width exhibits, crash data polygon, and exhibit showing adjacent property.*

If you have any questions/comments regarding this letter, please call (813) 545-3316.

Sincerely,

Troy Carter, P.E.

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,

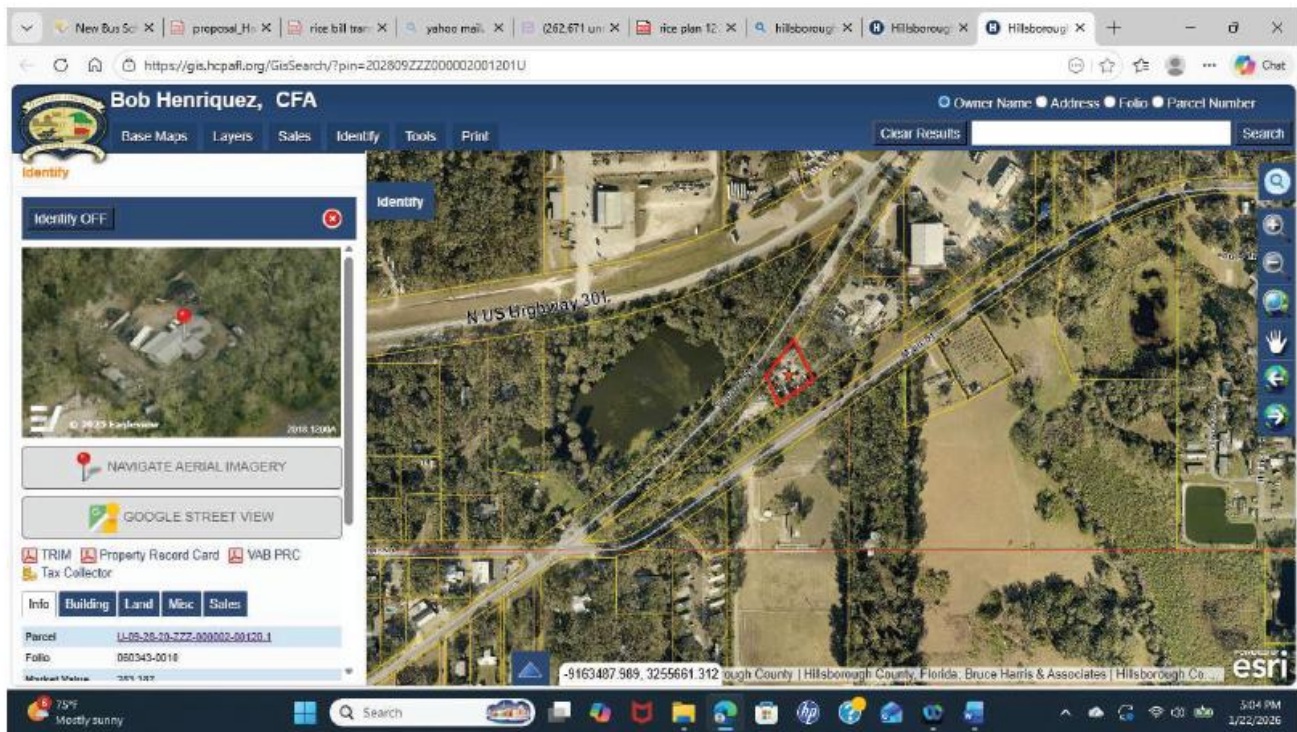
Michael J. Williams, P.E.
Hillsborough County Engineer

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



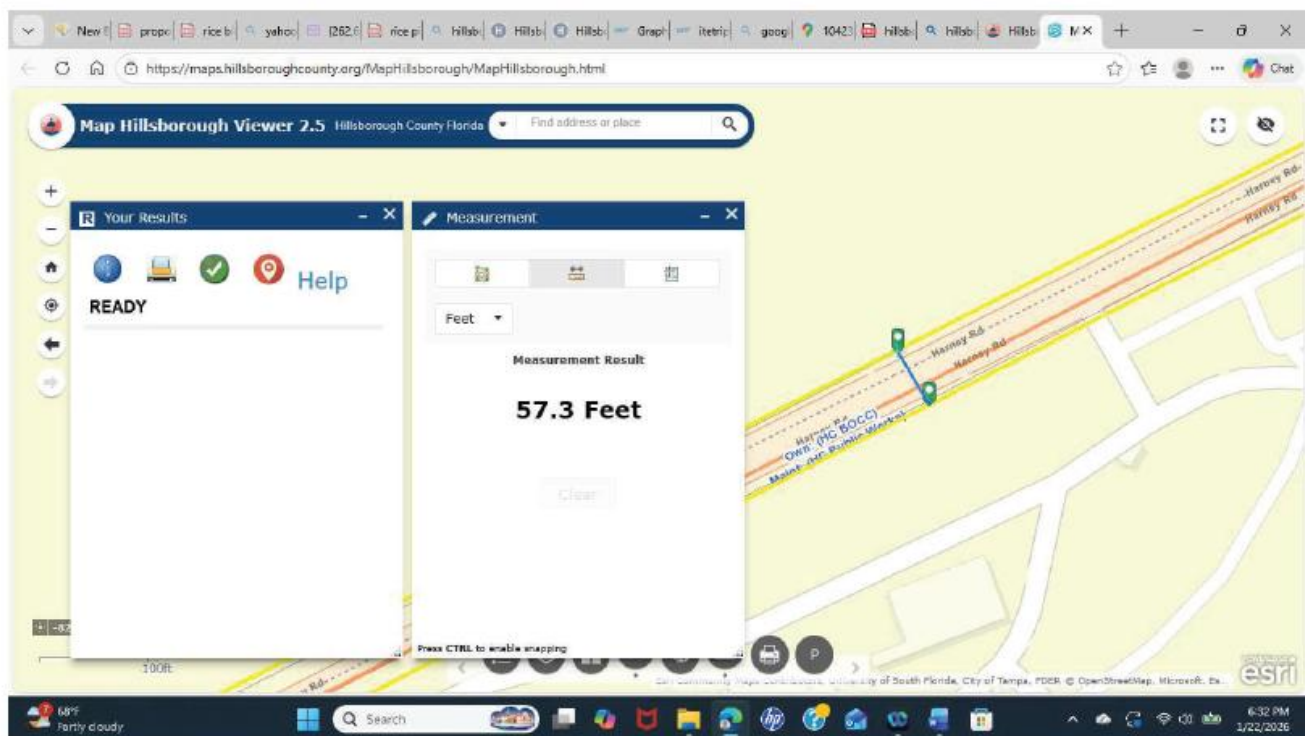
LOCATION MAP

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



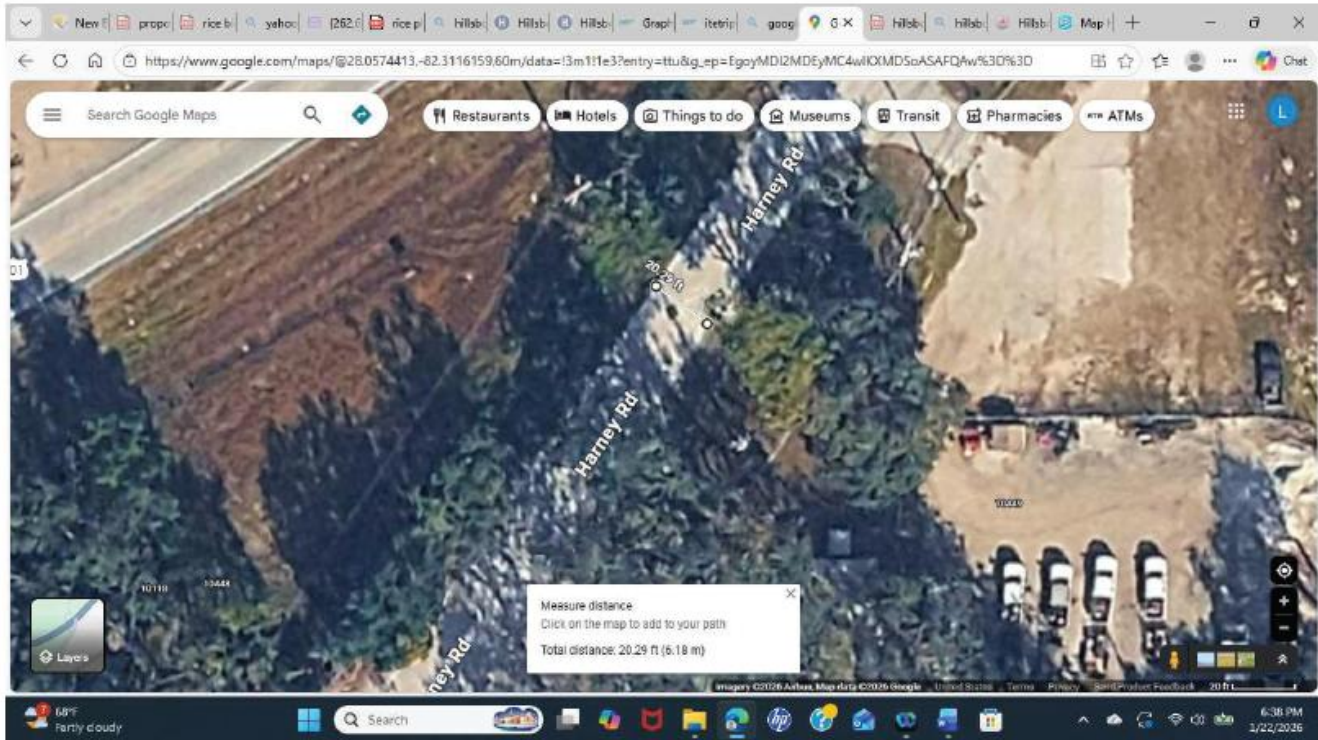
57 foot Right-of-way

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



20 feet of pavement/10 foot lanes

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



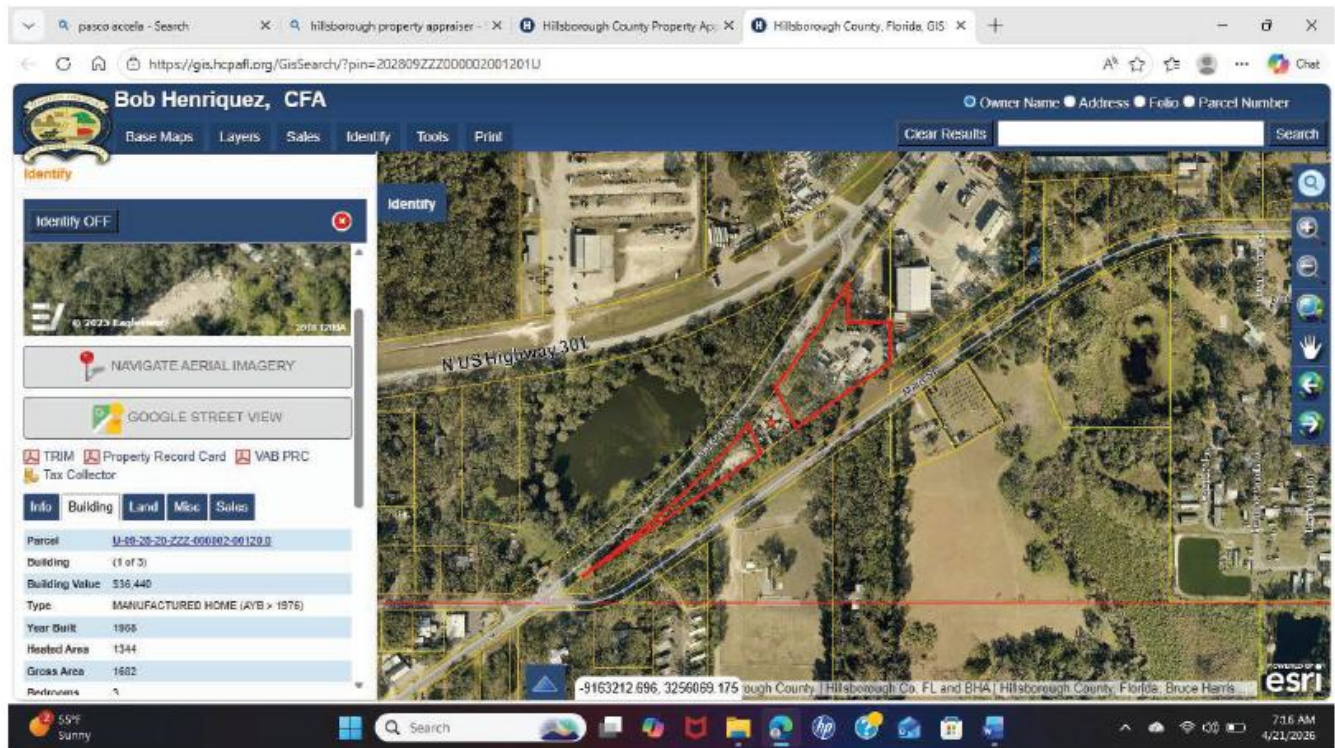
Zero (0) crashes on this segment of Harney Road during the past five (5) years.

APPLICATION NUMBER: PD 26-0303

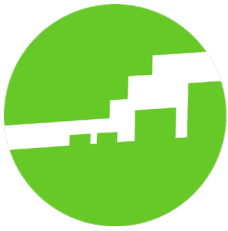
ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



Folio number
060343-0000
To the east and west of the site



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0303 Folio(s): 60343.0010 General Location: North of Main Street and south of Harney Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25,0.35,0.50 FAR)
Service Area	Urban
Community Plan(s)	Thonotosassa
Rezoning Request	Planned Development (PD) to allow open storage of commercial, domestic, and recreational vehicles, equipment, and an operating office in relation to a towing and repossession yard
Parcel Size	0.46 ± acres
Street Functional Classification	Main Street – County Collector Harney Road – County Arterial
Commercial Locational Criteria	Does not meet; waiver submitted
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	CG	Single Family
North	Residential-4 + Suburban Mixed Use-6	AR + PD + CG	Light Commercial + Single Family + Heavy Commercial
South	Suburban Mixed Use-6 + Residential-4 + Public/Quasi-Public	PD + RSC-3 + AR	Vacant Land + Educational + Public/Quasi-Public/Institutions
East	Suburban Mixed Use-6 + Residential-6	CG + PD + ASC-1	Light Industrial + Vacant Land + Single Family
West	Suburban Mixed Use-6 + Residential-4	CG + PD + AR	Light Industrial + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 0.46 ± acre subject site is located north of Main Street and south of Harney Road. The subject site is in the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting a Planned Development (PD) to allow open storage of passenger, commercial, recreational vehicles, equipment and an operating office in relation to a towing and repossession yard.

The subject site is located within the Urban Service Area, where, pursuant to Objective 1.1 of the Future Land Use Section (FLUS), approximately 80 percent of the County's anticipated population growth and development activity is intended to be directed. This growth management strategy is designed to promote efficient land use patterns, maximize the use of existing infrastructure and public facilities, and encourage development within areas capable of supporting urban-scale services. FLUS Policy 3.1.3 further requires that all new development demonstrate compatibility with the surrounding area. The Comprehensive Plan specifically clarifies that compatibility does not require development to be identical to surrounding uses; rather, compatibility is determined by the degree to which a proposed development exhibits sensitivity toward maintaining the established character, scale, and development pattern of the surrounding community. Consideration is given to factors such as land use relationships, intensity, site design, buffering, transitions between uses, and the overall integration of the proposed development into the existing built environment. The subject site is currently developed with single-family residential uses. The broader surrounding area reflects a diverse but integrated pattern of land uses. Additional single-family residential uses are located further west along East Fowler Avenue, to the east along Main Street, and north across U.S. Highway 301. Light industrial uses extend eastward along Main Street, while educational

and public/quasi-public or institutional uses are located south of the site across Main Street. Light commercial uses are also present to the east, contributing to a mixed-use development pattern. When evaluated collectively, the surrounding development pattern demonstrates a transition of residential, commercial, institutional, and light industrial uses that supports the proposed development and establishes an appropriate context for the request. The site's location within an area containing a mixture of residential and non-residential uses, particularly along major roadway corridors, such as East Fowler Avenue, Main Street, and U.S. Highway 301, indicates that the proposed development can be integrated into the surrounding area without creating a land use conflict or disrupting the established character of the community. Furthermore, the proposal represents a logical extension and continuation of the mixed-use development pattern already present in the surrounding area and is consistent with the Comprehensive Plan's intent to direct growth toward the Urban Service Area in a manner that supports compatibility and efficient land use transitions. Based on the existing land use context, surrounding development pattern, and the site's relationship to nearby commercial, institutional, and light industrial uses, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

Pursuant to Objective 2.2 of the Future Land Use Section (FLUS), Future Land Use categories are intended to establish the maximum allowable density, intensity, and range of land uses permitted within each designation. Table 2.2 of the Comprehensive Plan further defines the character, purpose, and development expectations associated with each Future Land Use category in order to ensure that development occurs in a manner consistent with the County's long-range planning framework. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The SMU-6 category is intended to accommodate a broad mix of uses, including agricultural, residential, neighborhood commercial, office, research/corporate park, light industrial multi-purpose, clustered residential, and mixed-use development. The purpose of the SMU-6 designation is to provide flexibility in development patterns while encouraging a balanced integration of employment-generating uses and residential development within suburban growth areas. Within the SMU-6 category, neighborhood commercial uses may be approved up to 175,000 square feet or a maximum Floor Area Ratio (FAR) of 0.25, whichever is less intense, or up to 20 percent of the project's land area when incorporated into a larger planned research or corporate park development. Office, research/corporate park, light industrial multi-purpose, and mixed-use developments may be approved up to a 0.35 FAR. In addition, standalone light industrial uses may achieve a maximum FAR of 0.50. The Comprehensive Plan also specifies that office uses within the SMU-6 category are not subject to Commercial Locational Criteria, thereby providing additional flexibility in site planning and development configuration. The subject site contains approximately 0.46 ± acres. Based on the maximum allowable FAR for light industrial uses within the SMU-6 designation, the site could accommodate up to approximately 10,018.8 square feet of development, as calculated below:

- $0.46 \text{ acres} \times 43,560 \text{ square feet per acre} = 20,037.6 \text{ square feet of gross site area}$
- $20,037.6 \text{ square feet} \times 0.50 \text{ FAR} = 10,018.8 \text{ square feet maximum allowable development intensity}$

According to the revised site plan uploaded into Optix on April 20, 2026, the proposed Planned Development would result in a FAR of 0.19. This proposed intensity is substantially below the maximum allowable 0.50 FAR permitted for light industrial uses within the SMU-6 Future Land Use category. As outlined above, light industrial uses are expressly contemplated and permitted within the SMU-6 designation, subject to the applicable intensity limitations established by the Comprehensive Plan. Because the proposed development includes a permitted use type and remains well below the maximum allowable FAR threshold, the request is consistent with the intent and development parameters

established under FLUS Objective 2.2 and Table 2.2 of the Comprehensive Plan. Furthermore, the proposed FAR of 0.19 reflects a relatively moderate level of development intensity within the context of the SMU-6 category, thereby supporting compatibility with the surrounding mixed-use development pattern while remaining within the Comprehensive Plan's adopted framework for suburban mixed-use growth and employment-oriented land uses.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed development is consistent with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, both of which require that new development and redevelopment be compatible with the character and development pattern of surrounding neighborhoods and adjacent land uses. The Comprehensive Plan emphasizes that compatibility is achieved through thoughtful integration of land uses, appropriate transitions in intensity, and the mitigation of potential adverse impacts associated with new development. In this instance, the surrounding area is characterized by a mixed-use development pattern that includes residential, commercial, public/quasi-public, institutional, and light industrial uses. Notably, light industrial uses already exist within the immediate vicinity of the subject site, establishing a land use context that supports the consideration of similar employment-oriented and industrial activities. The presence of these existing uses demonstrates that the area has evolved as a transitional mixed-use corridor where a variety of land uses coexist in close proximity to one another. FLUS Policy 4.4.1 specifically provides that increases in density or intensity must be compatible with existing, proposed, or planned surrounding development. The policy further states that development and redevelopment should be integrated with adjacent uses through the incorporation of similar or complementary uses, mitigation of adverse impacts, transportation and pedestrian connectivity, and the establishment of gradual transitions between differing land use intensities. FLUS Objective 7.1 states that the County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population. The proposed development satisfies these compatibility criteria because the requested use is consistent with the established mixed-use character of the area and complements the existing pattern of light industrial and commercial development nearby. The proposal does not introduce a land use type that is foreign or incompatible with the surrounding area; rather, it represents a logical continuation of the development pattern already present within the corridor.

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The closest qualifying intersection to the subject site is Main Street, a county collector roadway and Harney Road, a county

arterial roadway, which is a little over 1,000 feet away from the subject site. Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The applicant submitted a waiver for the CLC criteria; based upon the existing light commercial uses, Planning Commission staff recommends the Board approve the waiver request. With the inclusion of the submitted waiver for the Commercial Locational Criteria and the associated justifications listed, the proposal meets the intent of Objective 4.7 and its associated policies.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The site is located within the limits of the Thonotosassa Community Plan. However, the Plan does not contain any specific goals, objectives, or policies that are applicable to the proposed request.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Compatibility

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

Community Planning

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

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will*

emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

Commercial-Locational Criteria

Objective 4.7: To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

Policy 4.7.2: In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant

Policy 4.7.4: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.

Policy 4.7.9: The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives

and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - PD 26-0303

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



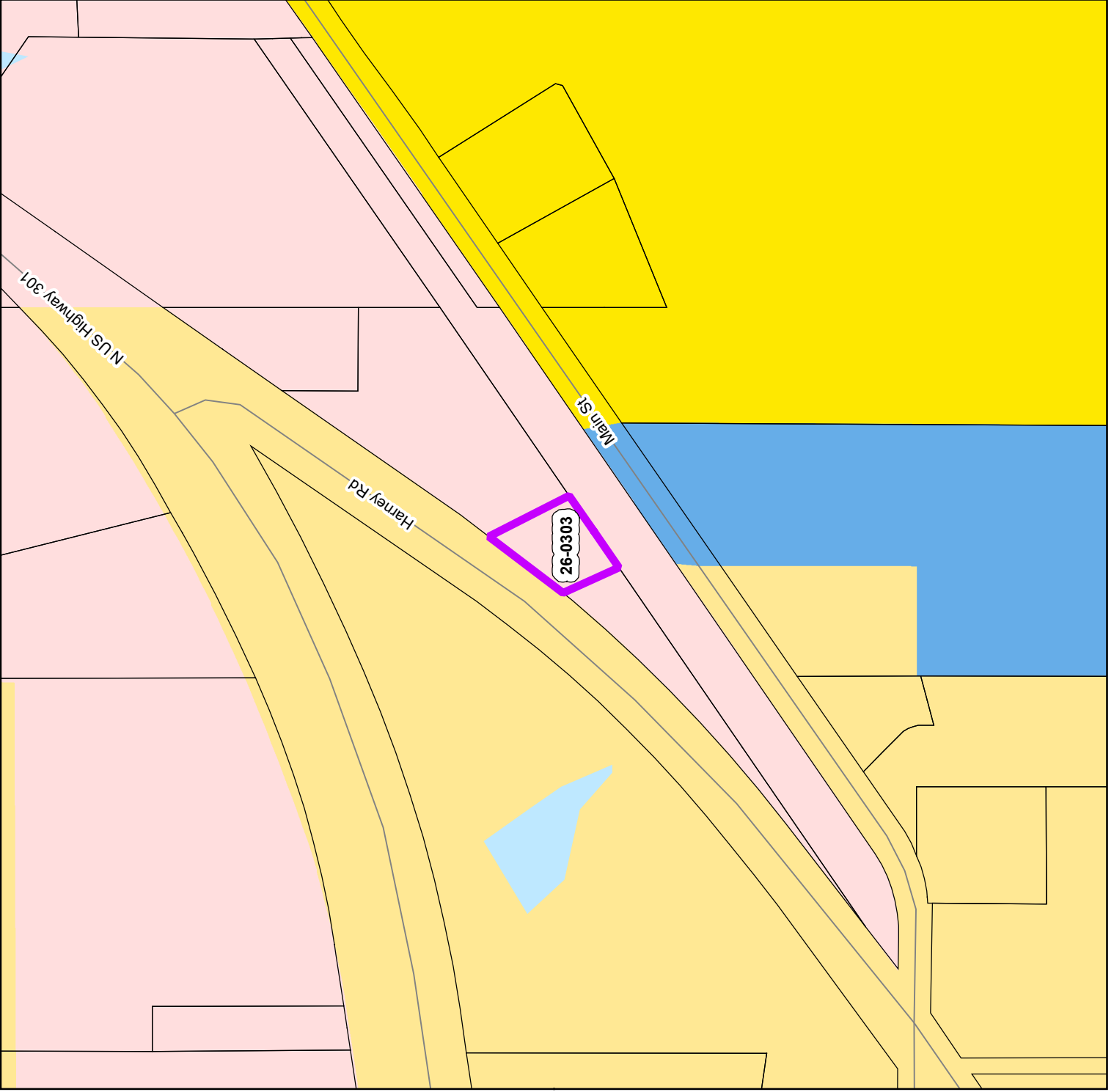
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 12/22/2025

Author: R. Mathie

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