

Rezoning Application: PD 26-0651
Zoning Hearing Master Date: June 22, 2026
BOCC CPA Meeting Date: August 11, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Souad Mansour, Trustee
FLU Category: RES-1
Service Area: Rural
Site Acreage: 14.6 AC
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The applicant requests to rezone two parcels zoned AR (Agriculture Rural) to PD (Planned Development) for development of an 11 lot single-family detached project.

Zoning:	Existing	Proposed
District(s)	AR	PD 26-0651
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	14.6	14.6
Density/Intensity	1 unit per 5 acres	0.75 units per acre (11 lots)
Mathematical Maximum*	2 units	1 unit per acre (14 lots)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 25-0500
Lot Size / Lot Width	5 acres / 150'	1 acre / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

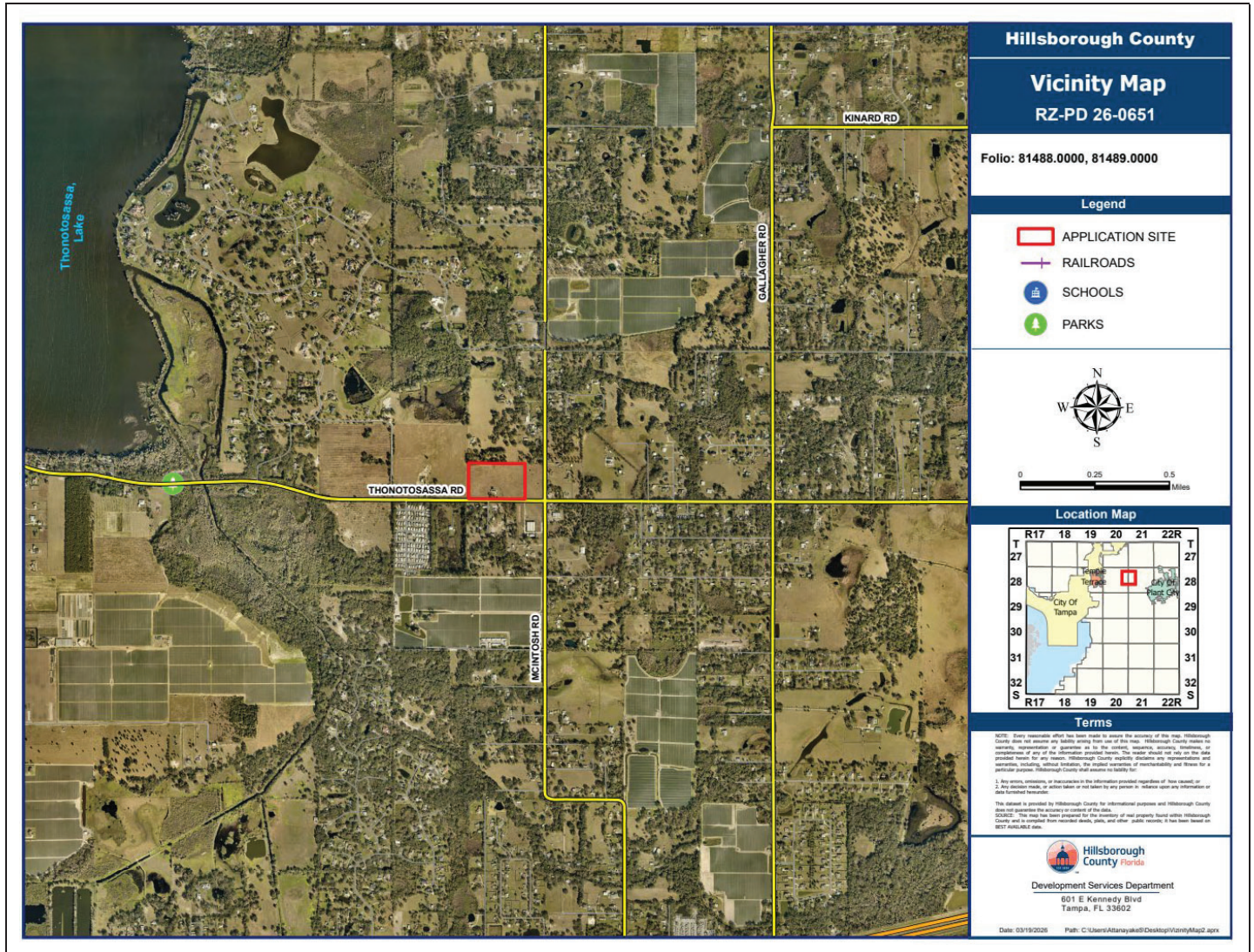
Additional Information:

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

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

2.1 Vicinity Map

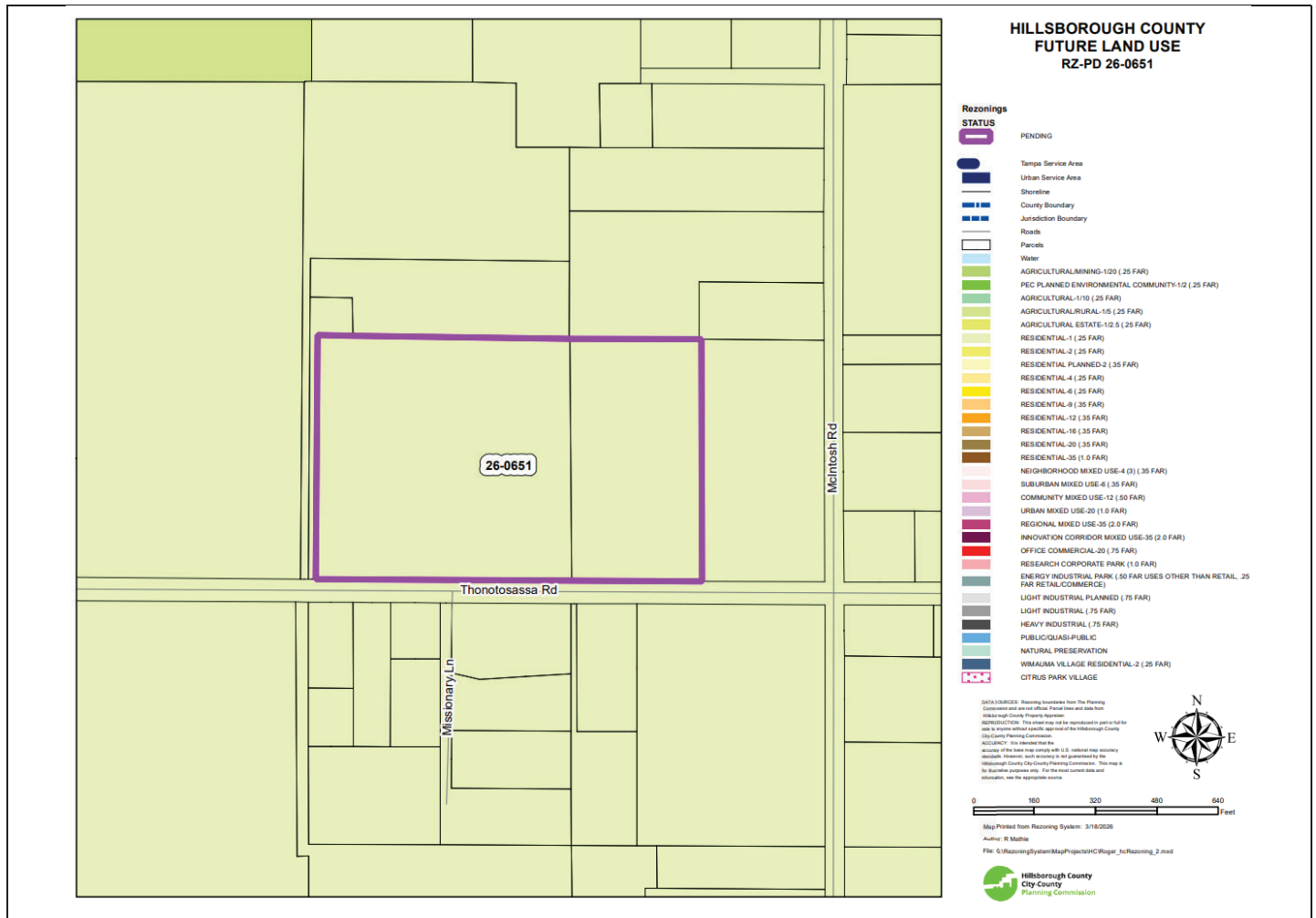


Context of Surrounding Area:

The site is located near the northwest corner of the Thonotosassa and McIntosh Roads intersection within the Thonotosassa community. The area is developed with agricultural uses and residential at a rural level of density. Few commercial uses are found within the general area. Thonotosassa Lake is found to the northwest of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA

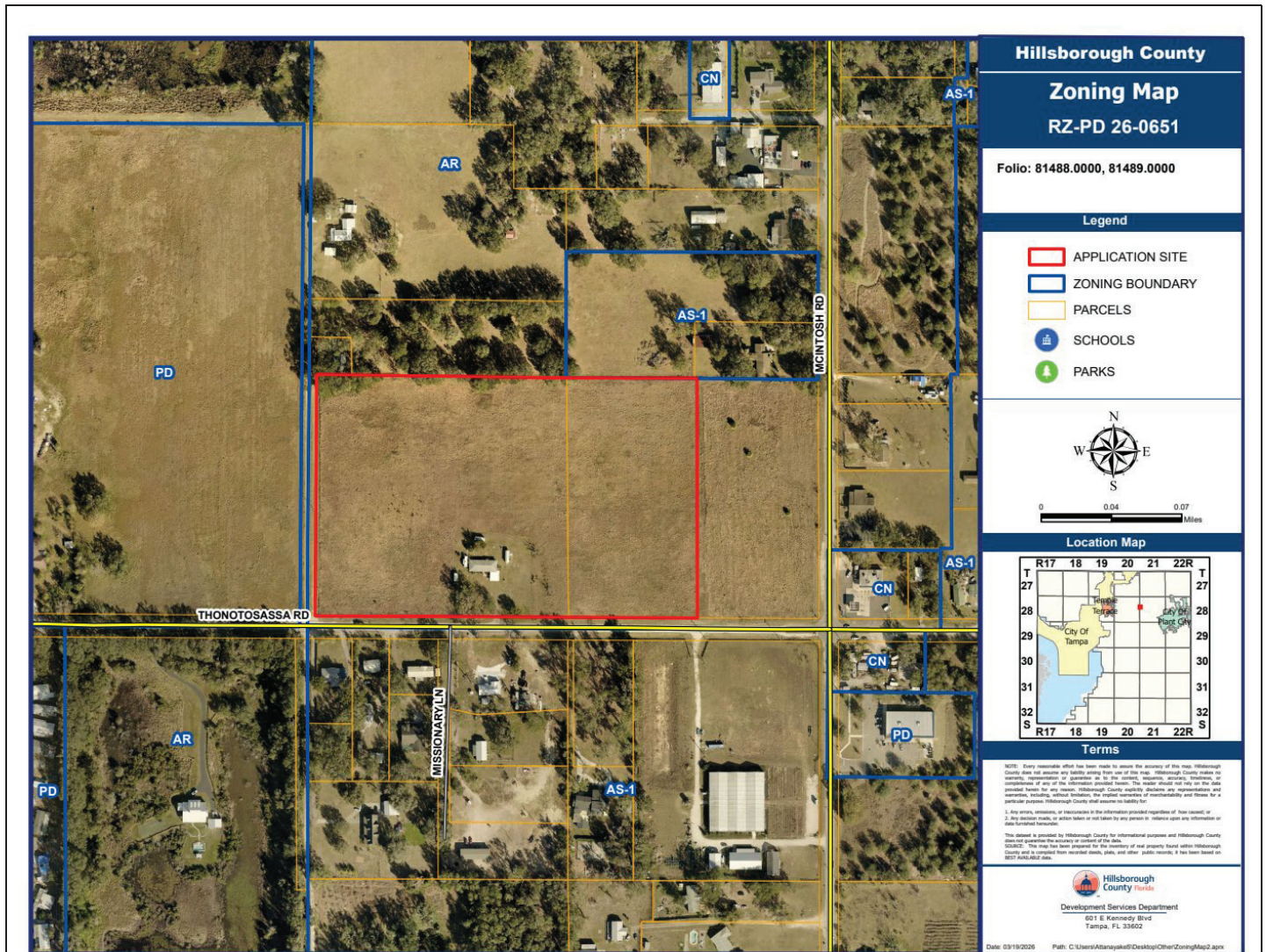
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-1
Maximum Density/F.A.R.:	1 du/ga / 0.25 FAR
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

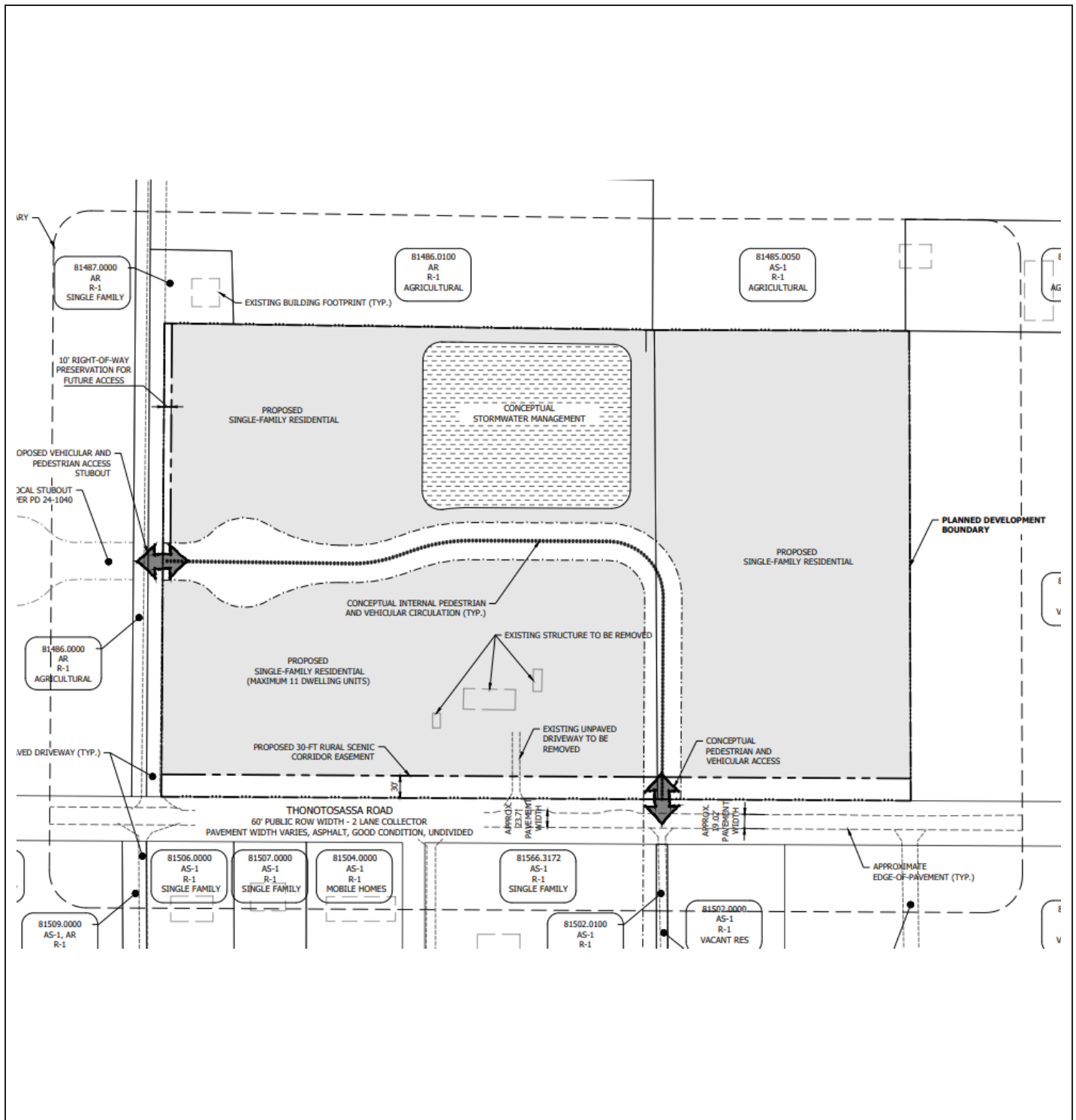
2.0 LAND USE MAP SET AND SUMMARY DATA

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	AR AS-1	1 DU / 5 AC 1 DU / 1 AC	Single-Family Residential/Agricultural	Single Family Residential
South	AS-1	1 DU / 1 AC	Single-Family Residential/Agricultural	Single-Family Residential
East	AR	1 DU / 5 AC	Single-Family Residential/Agricultural	Agriculture
West	AR	1 DU / 5 AC	Single-Family Residential/Agricultural	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Thonotosassa Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	354	12	13
Difference (+/-)	(+) 336	(+) 11	(+) 11

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Thonotosassa Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☒ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☐ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☒ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees				
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 ☐ Density Bonus Requested	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is proposed to be developed with an 11 lot single-family residential subdivision. The proposed lot size and lot width is found within the area – specifically in those zoned PD and AS-1. The proposed development standards are comparable to the RSC-3 zoning district development standards, which require a minimum front and rear yard setback of 25 feet and minimum side yard setbacks of 7.5 feet. Height is limited to a maximum of 35 feet, which is less than those required in the surrounding zonings (50 feet). No relief from the required 30-foot wide Rural Scenic Corridor along Thonotosassa Road is requested.

Staff finds the proposed development compatible with the surrounding area.

5.2 Recommendation

Staff recommends approval subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 1, 2026.

1.

The project shall permit a maximum of 11 single-family detached lots.
2.

Project development standards for the project shall be as follows:

Minimum Lot Size:1 acre

Minimum Lot Width:150 feet

Minimum Front Yard Setback:25 feet

Minimum Front Yard functioning as a Side Yard Setback:25 feet

Minimum Rear Yard Setback:25 feet

Minimum Side Yard Setback:7.5 feet

Maximum Building Height:35 feet
3.

The 30-foot wide Rural Scenic Corridor shall be provided along Thonotosassa Road. This corridor shall not be included in any minimum lot size or minimum setbacks.
4.

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.
5.

Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
6.

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.
7.

The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
8.

The project shall be served by and limited to one (1) vehicular access connection to Thonotosassa Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the western project boundary, as well as preserve 10 feet of right-of-way along the western PD boundary (north of the western stubout) to accommodate a potential future access to the north.
9.

Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

10. Internal project roadways shall be privately owned and maintained. Project access connection(s) may be gated. All gated access shall comply with Typical Detail - 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
11. Construction access shall be restricted to the access connection to/from Thonotosassa Rd. shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.
12. If PD 26-0651 is approved, the County Engineer will approve a Design Exception request (dated June 15, 2026) which was found approvable by the County Engineer (on June 16, 2026) for the Thonotosassa Rd. substandard roadway improvements, and which permits deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) standards. As Thonotosassa Rd. is a substandard collector roadway, the developer will be required to improve the roadway (between the project access and McIntosh Rd.) prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall widen the roadway such that there are 10-foot-wide travel lanes (to include milling and resurfacing where appropriate).
13. 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.
14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

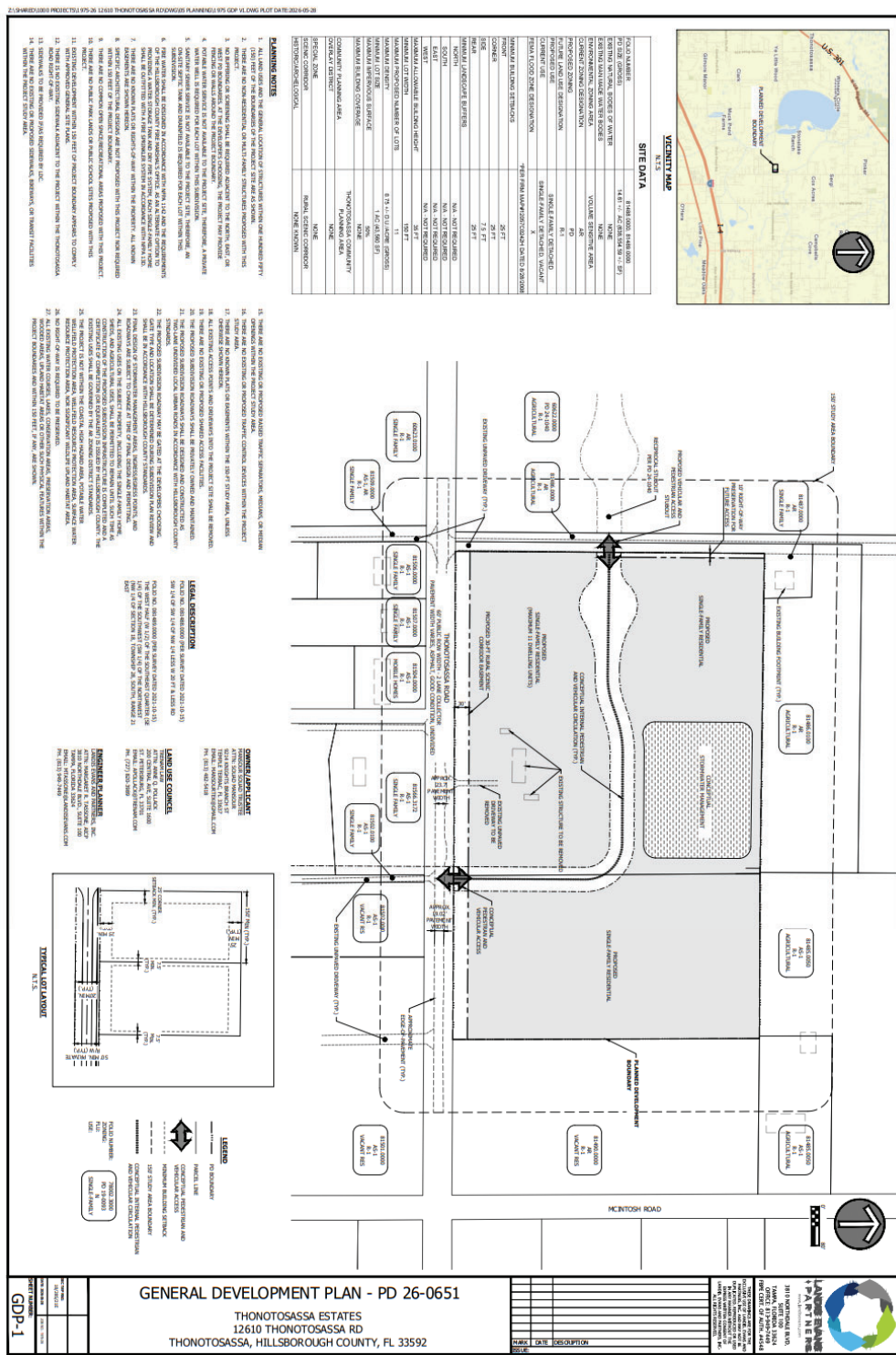
Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/16/2026

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PD 26-0651

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

1. The project shall be served by and limited to one (1) vehicular access connection to Thonotosassa Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the western project boundary, as well as preserve 10 feet of right-of-way along the western PD boundary (north of the western stubout) to accommodate a potential future access to the north.
2. Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Internal project roadways shall be privately owned and maintained. Project access connection(s) may be gated. All gated access shall comply with Typical Detail - 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
4. Construction access shall be restricted to the access connection to/from Thonotosassa Rd. shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.
5. If PD 26-0651 is approved, the County Engineer will approve a Design Exception request (dated June 15, 2026) which was found approvable by the County Engineer (on June 16, 2026) for the Thonotosassa Rd. substandard roadway improvements, and which permits deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) standards. As Thonotosassa Rd. is a substandard collector roadway, the developer will be required to improve the roadway (between the project access and McIntosh Rd.) prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall widen the roadway such that there are 10-foot-wide travel lanes (to include milling and resurfacing where appropriate).

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone multiple parcels, totaling +/- 14.61 ac., from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing up to 11 single-family detached dwelling units.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which indicates that, due to the number of peak hour trip generated, no site access analysis is required to process this application. Staff has prepared a comparison of the potential number of gross peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the 12th Edition of the ITE Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single-Family Detached Dwelling Units (ITE Code 210)	18	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 11 Single-Family Detached Dwelling Units (ITE Code 210)	354	12	13

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 336	(+) 11	(+) 11

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Thonotosassa Rd. is a 2-lane, substandard, collector road, characterized by +/- 9-foot-wide to 10-foot-wide travel lanes in below average condition. The existing right-of-way width on Thonotosassa Rd. in the vicinity of the project is +/- 60 feet. There are no bicycle facilities along the roadway in the vicinity of the proposed project. There are no sidewalks in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Project access is to/from Thonotosassa Rd. The developer is proposing one (1) vehicular and pedestrian stubout along the western project boundary, as well as proposing to preserve 10 feet of right-of-way along the western PD boundary (north of the western stubout) to accommodate a potential future access to the north. This 10-foot preservation area and western stubout, when combined with the two (2) flag lots to the west, would create a 50-foot-wide right-of-way that could permit those properties to the north obtain (as a matter between the private parties) TTM compliant access to Thonotosassa Rd. through the subject PD, and facilitates compliance with LDC requirements including Sec. 6.02.01.A.

No turn lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC.

REQUESTED DESIGN EXCPETION – THONOTOSASSA RD. – SUBSTANDARD ROAD

As Thonotosassa Rd. is a substandard collector roadway, the developer is required to improve the public roadway network (between the project access and nearest roadway meeting an applicable standard) to current Hillsborough County standards. The applicant's Engineer of Record (EOR) submitted a Design Exception request (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 request approvable (on June 16, 2026). The deviations from the Transportation Technical Manual (TTM) Typical Section - 7 (TS – 7) (for 2-lane, Rural, Local and Collector Roadways) include the following:

1. The developer shall be permitted to widen the road such that there are 10-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to TS-7; and,
2. The developer shall be permitted to maintain unpaved shoulders of unspecified width in lieu of the 8-foot-wide shoulders, of which 5 feet are paved, pursuant to TS-7.

If PD 26-0217 is approved by the BOCC, the County Engineer will approve the Design Exception Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent segment(s) are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Thonotosassa Rd.	Taylor Rd.	McIntosh Rd.	D	C

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, June 16, 2026 8:32 AM
To: Victor Huggins
Cc: Margaret Perez; Anne Q. Pollack; Baker, James; Heinrich, Michelle; Ratliff, James; Phillips, Charles; De Leon, Eleonor; Tirado, Sheida; PW-CEIntake
Subject: FW: RZ-PD 26-0651 - Design Exception Review
Attachments: 26-0651 DEAdd 06-15-26_1.pdf

Victor,

I have found the attached Design Exception (DE) for PD 26-0651 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, June 15, 2026 5:47 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>
Subject: RZ-PD 26-0651 - Design Exception Review

Hello Mike,

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

vhuggins@landisevans.com
mperez@landisevans.com
apollack@trenam.com
bakerje@hcfl.gov
heinrichm@hcfl.gov
ratliffja@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

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

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road - Thonotosassa 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	Thonotosassa Estates
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)	81488.0000, 81489.0000
☐ 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	ANNE Q. POLLACK
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	AR
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 26-0651
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)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



June 15, 2026

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

Re: PD 26-0651
Design Exception – Substandard Road
Thonotosassa Rd
Folio No. 81488.0000, 81489.0000

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), pursuant to Section 1.7.2, to address the requirements of Hillsborough County Land Development Code (LDC) Section 6.04.03.L – Existing Facilities.

This request applies to Thonotosassa Road from McIntosh Road to the future project access located approximately 650 feet west of McIntosh Road.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 11 single-family detached dwelling units. Trip generation for the proposed development was estimated using the ITE Trip Generation Manual, 12th Edition, Land Use Code (LUC) 210 – Single-Family Detached Housing, and is presented in Table 1 below.

Table 1. Trip Generation for 11 Single-Family Detached Housing Dwelling Units

Land Use	Size	AM Peak Hour Trips (Entering / Exiting)	PM Peak Hour Trips (Entering / Exiting)
Single-Family Detached Housing (LUC 210, <i>ITE 12th Edition</i>)	11 Dwelling Units	13 (3 / 10)	13 (8 / 5)

June 15, 2026
PD 26-0651
Design Exception

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Design Exception Request

Per the Hillsborough County Roadway Functional Classification Map, the segment of Thonotosassa Road along the project frontage is classified as a Collector roadway, with 45 mph posted speed. Typical Section 07 (TS-07) – Local Rural Roads, 2-Lane Undivided Typical Section, non-residential – provided in the Hillsborough County Transportation Technical Manual (TTM) 2023 (see Figure 1) is recommended as the comparison criteria for the existing conditions of Thonotosassa Road.

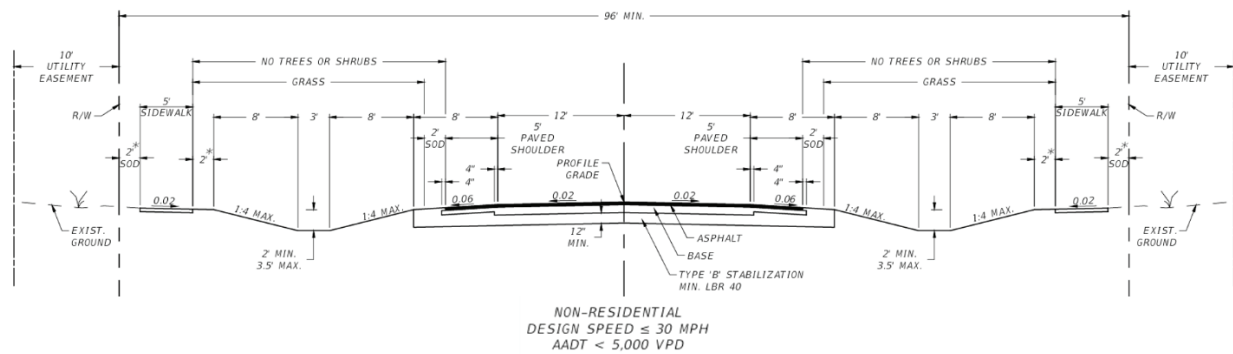


Figure 1. TS-07 from Hillsborough County TTM 2023

The segment of Thonotosassa Road currently has the following characteristics:

- Two-lane rural roadway
- Nine-to-ten-foot lanes
- 60 feet right of way
- No established drainage system along the segment of roadway

The request is for a Design Exception to the minimum typical section design elements specified as criteria in TS-07. The following exceptions are requested to accommodate the proposed development.

1. Lane Width – The minimum lane width is 12 feet. The existing roadway consists of 9- to 10-foot lanes.
2. Shoulders – An 8-foot graded shoulder with a 5-foot paved shoulder is required. The existing roadway currently has unpaved shoulders.
3. Sidewalk – Requires sidewalks on both sides of the street. The subject parcel is in the rural service area, over 1 mile from the urban service area limits and not within 2 miles walking distance of a school; external sidewalks are not required.

4. Drainage/Roadside Ditches - TS-07 requires grassed roadside ditches/swales with 1:4 maximum side slopes, a 3-foot ditch bottom, and a depth ranging from 2 feet minimum to 3.5 feet maximum. The existing roadway has open roadside drainage with grassed/unpaved shoulders.
5. Right-of-Way – Minimum right-of-way requirement is 96 feet. The existing right-of-way is 60 feet.

The justification for this Design Exception is as follows:

1. The Developer proposes to widen Thonotosassa Road to provide 10-foot travel lanes from the project access to McIntosh Road. The proposed improvements also include milling and resurfacing of the roadway.

The proposed improvement will meet the intent of the Transportation Technical Manual to the extent feasible.

Refer to **Figure 2** for the proposed limits of the improvements and **Figure 3** for the proposed typical section.



Figure 2. Proposed Limits of the Improvements

June 15, 2026
PD 26-0651
Design Exception

Page 4 of 4

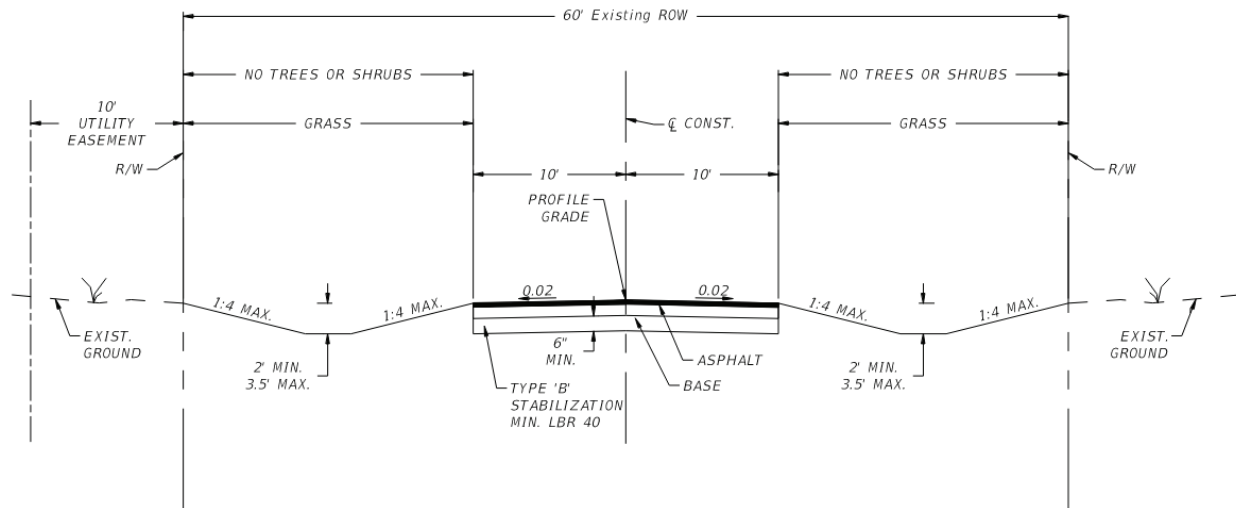
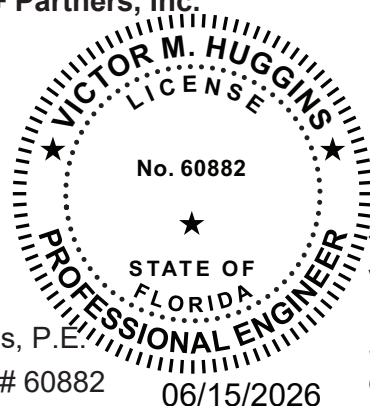


Figure 3. Proposed Typical Section

Sincerely,

Landis Evans + Partners, Inc.

Victor M Huggins 2026.06.15
13:40:52-04'00'



This item has been digitally signed and sealed by
Victor M Huggins on the date adjacent to the seal.

Victor M Huggins, P.E.
Florida License # 60882

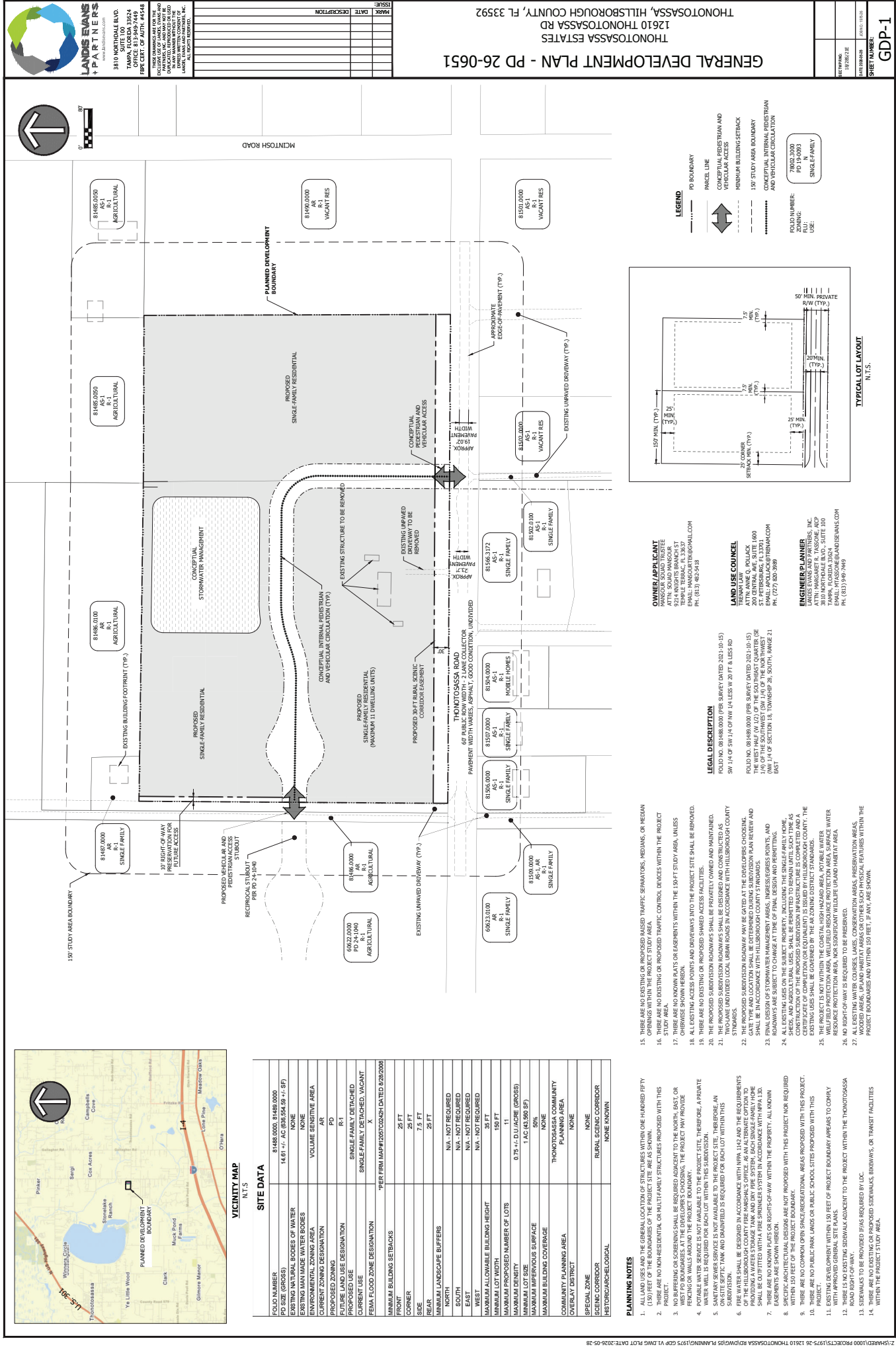
06/15/2026

Signature must be verified on any electronic
copies.

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

_____ Disapproved
_____ Approved with Conditions
_____ Approved

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



HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0651
DATE OF HEARING:	June 22, 2026
APPLICANT:	Souad Mansour, Trustee
PETITION REQUEST:	PD
LOCATION:	North side of Thonotosassa Road, 300 ft. west of the Thonotosassa Rd./McIntosh Rd. intersection
SIZE OF PROPERTY:	14.6 acres
EXISTING ZONING:	AR
FUTURE LAND USE CATEGORY:	R-1
SERVICE AREA:	Rural
COMMUNITY PLANNING AREA:	Thonotosassa

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 14.6-acre parcel located on the north side of Thonotosassa Road, approximately 300 ft. west of the Thonotosassa Road/McIntosh Road intersection in the Thonotosassa area of northcentral Hillsborough County.

The request is a Planned Development for a maximum of 11 single family lots with a maximum lot size of 1 acre.

The subject site has a FLUE Map designation of RES-1.

The property is located within the Rural Service Area.

SUMMARY OF HEARING

The applicant representative, Anne Pollack, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum of 11 single family lots. The minimum lot size is 1 acre.

Evidence was presented of numerous existing one acre lots located throughout the Thonotosassa area.

It was stated that the proposed rezoning complies with the Thonotosassa Community Plan which calls for minimum 1 acre lots.

There is an approved PD that allows for a maximum of 30 one acre lots located directly to the west of the subject site. This PD to the west has not yet been developed.

The site plan for the proposed project main entrance will be to Thonotosassa Road. A stub-out is proposed to the west which matches up with a planned stub-out to the PD to the west.

The developer will be improving an approximate 700 ft. segment of Thonotosassa Road from the project driveway to the McIntosh Road Intersection. This improvement will include repaving and providing for 10 ft. wide travel lanes.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan FLUE Map designation of RES-1. Staff found the proposed rezoning supports the vision of the Thonotosassa Community Plan.

No one spoke in support at the hearing.

The following people spoke in opposition to the application at the hearing:

Danielle Kimbrell, 1215 W. Risks Street

Darrel Meyer, 12130 McIntosh Road

Joseph Wallauer, 12601 Thonotosassa Road

Lorie Walker, 13016 Countryview Road

Jolie Gaviola, 10730 Skewlee Road

It was stated that there is traffic congestion on Thonotosassa Road. There is excessive traffic, in particular, on days traffic is congested on I-4.

Thonotosassa Road acts as an alternative route to I-4.

It was stated that the Thonotosassa Road pavement is narrow and there are no shoulders. The road is dangerous. There are no bike lanes or sidewalks. The road is substandard.

It was stated there is significant flooding in this area. Pemberton Creek and Baker Creek overflow during heavy rains.

Roadway improvements and flooding/stormwater improvements are needed in this area.

It was stated that private wells are drying up. The proposed 11 new homes will cause more stress on existing wells.

Existing farmland needs to be preserved.

EVIDENCE SUBMITTED

The applicant representative, Anne Pollack, provided oral testimony and graphics supplementing the file on record.

The opposition testimony supplements the file on record.

A petition in opposition signed by 5 residents was submitted at the hearing.

FINDINGS OF FACT

The subject 14.6-acre site is located on the north side of Thonotosassa Road, approximately 300 ft. west of the Thonotosassa Road/McIntosh Road intersection. The site is located in the Thonotosassa area of northcentral Hillsborough County.

The rezoning request is a Planned Development for a maximum of 11 single family lots. The proposed maximum lot size is one acre.

The site plan design shows the main project access point is to Thonotosassa Road. The site plan shows a stub-out to the west. The land to the west is undeveloped. However, the land to the west is zoned PD and is approved for 30 one acre lots. The proposed stub-out to the west aligns with a stub-out shown on the adjacent PD site plan.

The subject site has a FLUE Map designation of RES-1.

The subject site is located within the Thonotosassa Community Plan area. The plan calls for minimum 1 acre lots.

The subject site is surrounded by AR (minimum 5 acre lots), AS-1 (minimum 1 acre lots) and PD zoning. The PD zoning to the west as stated above allows for 1 acre lots. AS-1 zoning is located along approximately 30% of the northern property boundary of the subject site. AS-1 zoning is located to the south of

the subject site, on the south side of Thonotosassa Road. AR zoning parcels are located to the north and east.

There are a mix of lots sizes in the area ranging in size between 1 acre and 5 acres and larger.

There are 1 acre lots located along McIntosh Road to the east and north of the subject site. There are other one acre lot subdivisions found within the Thonotosassa Community Planning Area.

The proposed development will be on well and septic.

There are no wetlands on the site. The project is not located within a flood zone (not within Flood Zone A). The subject site is located within a volume sensitive area and will need to comply with all volume sensitive stormwater management requirements at the time of design and permitting.

Testimony was presented at the hearing that substantial flooding has occurred in this general area in the past. The stormwater master plan for the site will need to be designed at a minimum to meet and accommodate 100-year rain events. The stormwater design for the proposed project will be reviewed by County and regional review agency staff.

Substantial testimony was presented at the hearing that Thonotosassa Road is substandard. The developer of the subject site will be required to repave a segment of Thonotosassa Road and provide for 10 ft. wide travel lanes, from the project driveway to McIntosh Road, a distance of approximately 700 ft.

It is found that the proposed development will be compatible with the surrounding zoning pattern and residential uses in the area.

It is found that the proposed development is consistent with the R-1 FLUE designation on the property.

June 22, 2026

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning as conditioned is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

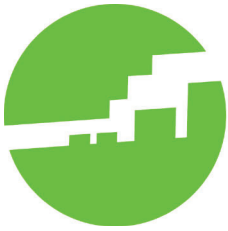
Steven K. Luce

7/13/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: PD 26-0651 Folio(s): 81488.0000 & 81489.0000 General Location: North of Thonotosassa Road and west of McIntosh Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Thonotosassa
Rezoning Request	Rezone from Agricultural Rural (AR) to Planned Development (PD) to develop 11 single family detached homes
Parcel Size	+/- 14.6 acres
Street Functional Classification	Thonotosassa Road – County Collector McIntosh Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	AR	Single-Family + Vacant
North	Residential-1	AR + AS-1 + CN	Agricultural + Light Commercial + Public/Quasi-Public/Institutional
South	Residential-1	AS-1	Single-Family + Vacant
East	Residential-1	AR + AS-1 + CN	Single-Family + Vacant + Light Commercial + Public Utilities/Communications + Public/Quasi-Public/Institutional
West	Residential-1 + Agricultural/Rural-1/5	PD	Agricultural

Staff Analysis of Goals, Objectives and Policies:

The ±14.6-acre subject site is located north of Thonotosassa Road and west of McIntosh Road. The site is located within the Rural Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone the property from Agricultural Rural (AR) to Planned Development (PD) to develop 11 single family residential homes.

The subject site is located within the Rural Area, which is intended to preserve long-term agricultural uses, large-lot rural residential development, and undeveloped natural areas pursuant to Future Land Use Section (FLUS) Objective 1.2. FLUS Objective 3.1 states that all new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The surrounding uses are mainly agricultural and single family residential. There are some light commercial uses located along McIntosh Road. Additionally, there are some public/quasi-public/institutional uses to the north and east of the site. The development pattern is rural residential in nature. The proposed rezoning to add additional large-lot, single family residential units compliments the existing land use pattern; therefore, the request is consistent with Rural Area standards under FLUS Objective 1.2 and compatibility policies under FLUS Objective 3.1 and Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The Residential-1 (RES-1) category allows for the consideration of agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. The site is surrounded by the Residential-1 Future Land Use category on all sides with Agricultural/Rural-1/5 (AR-1/5) being located further west of the site. The site consists of approximately 14.6 acres, which allows for a maximum of 14 dwelling units (14.6 ac x 1 dwelling unit/acre = 14.6 or 14 dwelling units). The proposed development on the site consists of 11 total single-family units. The proposed use and density are consistent with the Residential-1 Future Land Use category; therefore, the request is consistent with FLUS Objective 2.2 and Policy 2.2.1.

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, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of residential and agricultural uses with some light commercial scattered throughout the area at major intersections. Specifically, FLUS Policy 4.4.1 states that development shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections, and gradual transitions of intensity. Additionally, FLUS Policy 4.4.3 states that 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. The addition of single-family units to a residential area is sensitive to the existing development patterns and is a compatible use. Additionally, the one-acre lot size proposed aligns with the existing lot sizes in the surrounding area and complies with lot size requirements found within the Thonotosassa Community Plan; therefore, the proposed Planned Development is consistent with FLUS Objective 4.4 and all associated policies.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is within the limits of the Thonotosassa Community Plan. Goal 3 of the Community Plan states to provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. Additionally, some strategies listed under this goal include requiring minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate-1/2.5 (AE-1/2.5), and Agricultural Rural-1/5 Future Land Use categories. The proposed Planned Development is within the Residential-1 Future Land Use category and proposes lot sizes of 1 acre; therefore, it is consistent with Goal 3 of the Thonotosassa Community Plan.

Overall, staff finds that the proposed use is an allowable use in the Residential-1 (RES-1) Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the Thonotosassa Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

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

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

Compatibility

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

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

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development*

within the entire County. Strategies shall be developed that ensure the longrange viability of its communities through a community and special area studies planning effort.

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

Development

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

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

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

Neighborhood/Community Development

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

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

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

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.*

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goal 3: Rural Character, Open Space and Agriculture – *Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.*

Comprehensive Plan Strategies

- *Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 26-0651

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

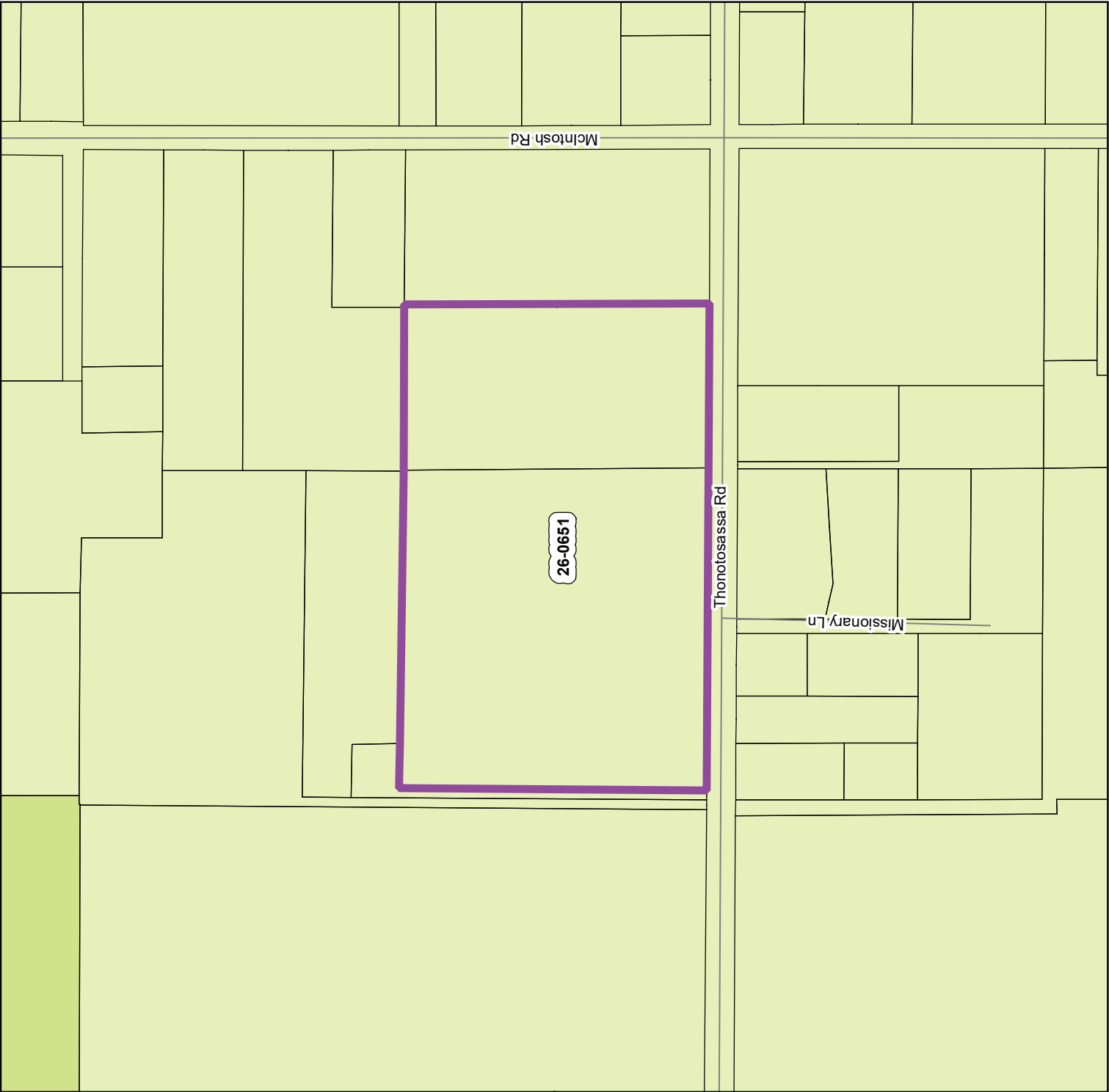
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used to anyone without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information presented on this map is accurate to the best of the City-County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, use the appropriate data source.



Map Printed from Rezoning System: 3/18/2026

Author: R. Mathie

File: G:\Rezoning\System\MapProject\HCP\Rego_16\Rezoning_2.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: PD 26-0651 Modification: NONE

Atlas Page: NONE Submitted: 7/21/26

To Planner for Review: 7/21/26 Date Due: ASAP

Contact Person: Anne Pollack Phone: 727-820-3989/apollack@trenam.com

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

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

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

Reviewed by: James E Baker, AICP Date: 07/21/2026

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/16/2026

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PD 26-0651

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

1. The project shall be served by and limited to one (1) vehicular access connection to Thonotosassa Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the western project boundary, as well as preserve 10 feet of right-of-way along the western PD boundary (north of the western stubout) to accommodate a potential future access to the north.
2. Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Internal project roadways shall be privately owned and maintained. Project access connection(s) may be gated. All gated access shall comply with Typical Detail - 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
4. Construction access shall be restricted to the access connection to/from Thonotosassa Rd. shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.
5. If PD 26-0651 is approved, the County Engineer will approve a Design Exception request (dated June 15, 2026) which was found approvable by the County Engineer (on June 16, 2026) for the Thonotosassa Rd. substandard roadway improvements, and which permits deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) standards. As Thonotosassa Rd. is a substandard collector roadway, the developer will be required to improve the roadway (between the project access and McIntosh Rd.) prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall widen the roadway such that there are 10-foot-wide travel lanes (to include milling and resurfacing where appropriate).

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone multiple parcels, totaling +/- 14.61 ac., from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing up to 11 single-family detached dwelling units.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which indicates that, due to the number of peak hour trip generated, no site access analysis is required to process this application. Staff has prepared a comparison of the potential number of gross peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the 12th Edition of the ITE Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single-Family Detached Dwelling Units (ITE Code 210)	18	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 11 Single-Family Detached Dwelling Units (ITE Code 210)	354	12	13

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 336	(+) 11	(+) 11

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Thonotosassa Rd. is a 2-lane, substandard, collector road, characterized by +/- 9-foot-wide to 10-foot-wide travel lanes in below average condition. The existing right-of-way width on Thonotosassa Rd. in the vicinity of the project is +/- 60 feet. There are no bicycle facilities along the roadway in the vicinity of the proposed project. There are no sidewalks in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Project access is to/from Thonotosassa Rd. The developer is proposing one (1) vehicular and pedestrian stubout along the western project boundary, as well as proposing to preserve 10 feet of right-of-way along the western PD boundary (north of the western stubout) to accommodate a potential future access to the north. This 10-foot preservation area and western stubout, when combined with the two (2) flag lots to the west, would create a 50-foot-wide right-of-way that could permit those properties to the north obtain (as a matter between the private parties) TTM compliant access to Thonotosassa Rd. through the subject PD, and facilitates compliance with LDC requirements including Sec. 6.02.01.A.

No turn lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC.

REQUESTED DESIGN EXCPETION – THONOTOSASSA RD. – SUBSTANDARD ROAD

As Thonotosassa Rd. is a substandard collector roadway, the developer is required to improve the public roadway network (between the project access and nearest roadway meeting an applicable standard) to current Hillsborough County standards. The applicant's Engineer of Record (EOR) submitted a Design Exception request (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 request approvable (on June 16, 2026). The deviations from the Transportation Technical Manual (TTM) Typical Section - 7 (TS – 7) (for 2-lane, Rural, Local and Collector Roadways) include the following:

1. The developer shall be permitted to widen the road such that there are 10-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to TS-7; and,
2. The developer shall be permitted to maintain unpaved shoulders of unspecified width in lieu of the 8-foot-wide shoulders, of which 5 feet are paved, pursuant to TS-7.

If PD 26-0217 is approved by the BOCC, the County Engineer will approve the Design Exception Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent segment(s) are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Thonotosassa Rd.	Taylor Rd.	McIntosh Rd.	D	C

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, June 16, 2026 8:32 AM
To: Victor Huggins
Cc: Margaret Perez; Anne Q. Pollack; Baker, James; Heinrich, Michelle; Ratliff, James; Phillips, Charles; De Leon, Eleonor; Tirado, Sheida; PW-CEIntake
Subject: FW: RZ-PD 26-0651 - Design Exception Review
Attachments: 26-0651 DEAdd 06-15-26_1.pdf

Victor,

I have found the attached Design Exception (DE) for PD 26-0651 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, June 15, 2026 5:47 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>
Subject: RZ-PD 26-0651 - Design Exception Review

Hello Mike,

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

vhuggins@landisevans.com
mperez@landisevans.com
apollack@trenam.com
bakerje@hcfl.gov
heinrichm@hcfl.gov
ratliffja@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

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

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road - Thonotosassa 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	Thonotosassa Estates
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)	81488.0000, 81489.0000
☐ 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	ANNE Q. POLLACK
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	AR
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 26-0651
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)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



June 15, 2026

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

Re: PD 26-0651
Design Exception – Substandard Road
Thonotosassa Rd
Folio No. 81488.0000, 81489.0000

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), pursuant to Section 1.7.2, to address the requirements of Hillsborough County Land Development Code (LDC) Section 6.04.03.L – Existing Facilities.

This request applies to Thonotosassa Road from McIntosh Road to the future project access located approximately 650 feet west of McIntosh Road.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 11 single-family detached dwelling units. Trip generation for the proposed development was estimated using the ITE Trip Generation Manual, 12th Edition, Land Use Code (LUC) 210 – Single-Family Detached Housing, and is presented in Table 1 below.

Table 1. Trip Generation for 11 Single-Family Detached Housing Dwelling Units

Land Use	Size	AM Peak Hour Trips (Entering / Exiting)	PM Peak Hour Trips (Entering / Exiting)
Single-Family Detached Housing (LUC 210, <i>ITE 12th Edition</i>)	11 Dwelling Units	13 (3 / 10)	13 (8 / 5)

June 15, 2026
PD 26-0651
Design Exception

Page 2 of 4

Design Exception Request

Per the Hillsborough County Roadway Functional Classification Map, the segment of Thonotosassa Road along the project frontage is classified as a Collector roadway, with 45 mph posted speed. Typical Section 07 (TS-07) – Local Rural Roads, 2-Lane Undivided Typical Section, non-residential – provided in the Hillsborough County Transportation Technical Manual (TTM) 2023 (see Figure 1) is recommended as the comparison criteria for the existing conditions of Thonotosassa Road.

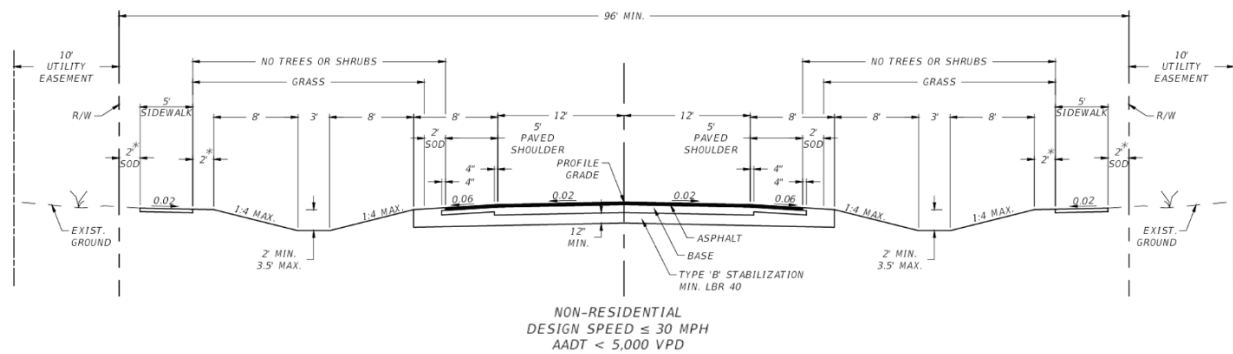


Figure 1. TS-07 from Hillsborough County TTM 2023

The segment of Thonotosassa Road currently has the following characteristics:

- Two-lane rural roadway
- Nine-to-ten-foot lanes
- 60 feet right of way
- No established drainage system along the segment of roadway

The request is for a Design Exception to the minimum typical section design elements specified as criteria in TS-07. The following exceptions are requested to accommodate the proposed development.

1. Lane Width – The minimum lane width is 12 feet. The existing roadway consists of 9- to 10-foot lanes.
2. Shoulders – An 8-foot graded shoulder with a 5-foot paved shoulder is required. The existing roadway currently has unpaved shoulders.
3. Sidewalk – Requires sidewalks on both sides of the street. The subject parcel is in the rural service area, over 1 mile from the urban service area limits and not within 2 miles walking distance of a school; external sidewalks are not required.

4. Drainage/Roadside Ditches - TS-07 requires grassed roadside ditches/swales with 1:4 maximum side slopes, a 3-foot ditch bottom, and a depth ranging from 2 feet minimum to 3.5 feet maximum. The existing roadway has open roadside drainage with grassed/unpaved shoulders.
5. Right-of-Way – Minimum right-of-way requirement is 96 feet. The existing right-of-way is 60 feet.

The justification for this Design Exception is as follows:

1. The Developer proposes to widen Thonotosassa Road to provide 10-foot travel lanes from the project access to McIntosh Road. The proposed improvements also include milling and resurfacing of the roadway.

The proposed improvement will meet the intent of the Transportation Technical Manual to the extent feasible.

Refer to **Figure 2** for the proposed limits of the improvements and **Figure 3** for the proposed typical section.



Figure 2. Proposed Limits of the Improvements

June 15, 2026
PD 26-0651
Design Exception

Page 4 of 4

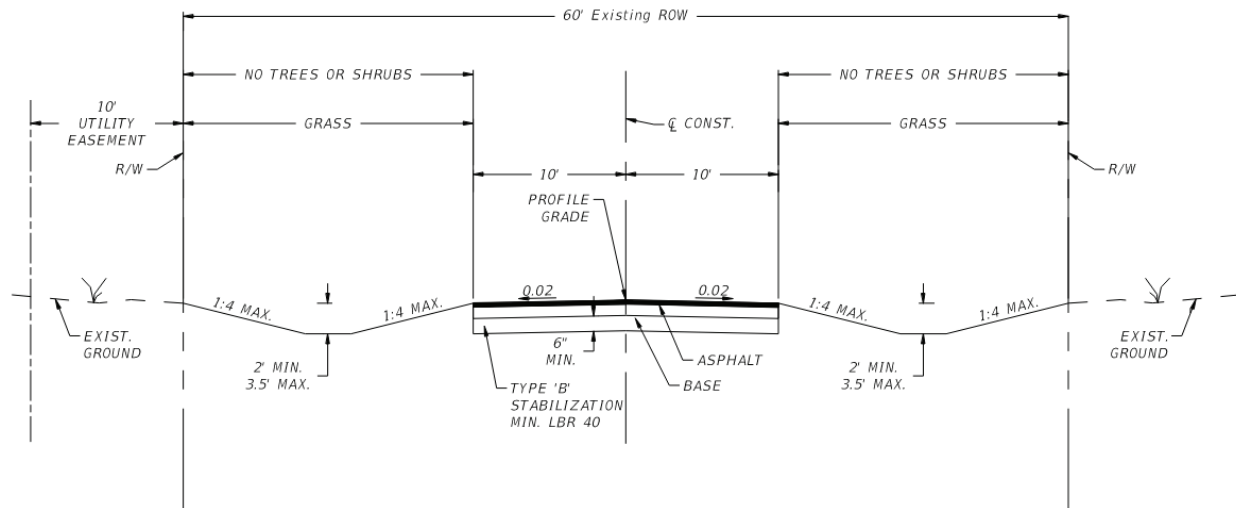
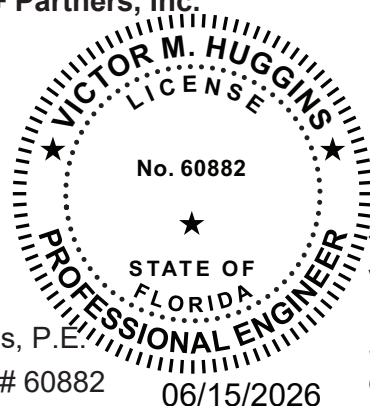


Figure 3. Proposed Typical Section

Sincerely,

Landis Evans + Partners, Inc.

Victor M Huggins 2026.06.15
13:40:52-04'00'



This item has been digitally signed and sealed by
Victor M Huggins on the date adjacent to the seal.

Victor M Huggins, P.E.
Florida License # 60882

06/15/2026

Signature must be verified on any electronic
copies.

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

_____ Disapproved
_____ Approved with Conditions
_____ Approved

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



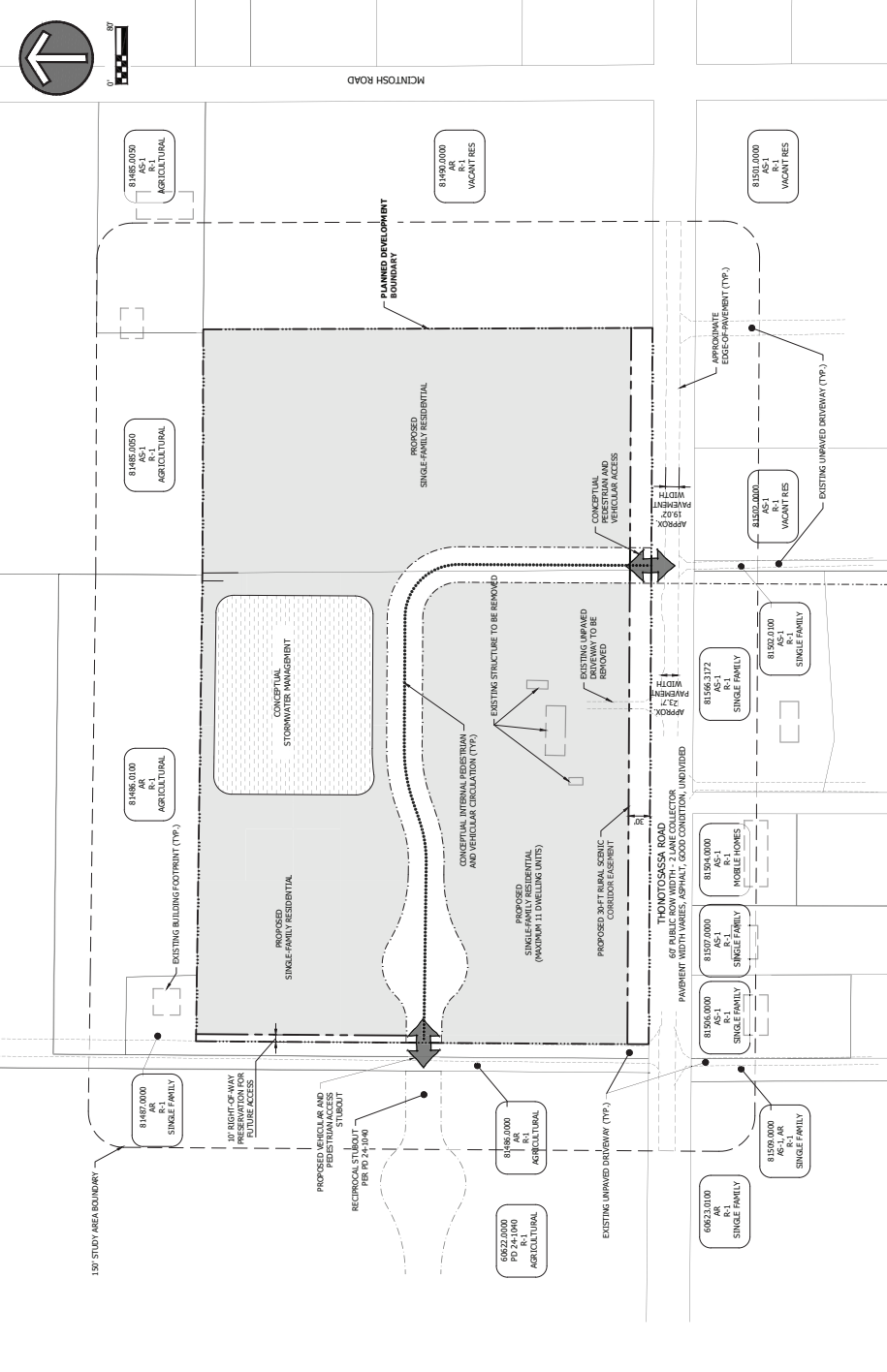
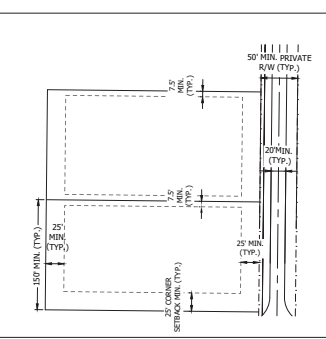
SITE DATA	
SOLID NUMBER	01486-0003, 01486-0009
POC (PERSON)	1401 747-7777, 01486-0003, 01486-0009
EXISTING NATURAL BODIES OF WATER	NONE
EXISTING MAN MADE WATER BODIES	NONE
ENVIRONMENTAL ZONING AREA	VOLUME SENSITIVE AREA
CURRENT ZONING DESIGNATION	AR
PROPOSED ZONING	PD
FUTURE LAND USE DESIGNATION	R-1
PROPOSED USE	SINGLE FAMILY DETACHED
CURRENT USE	SINGLE FAMILY DETACHED, VACANT
FEMA FLOOD ZONE DESIGNATION	X
*PER FIRM MAP#170507020208 DATED 9/26/2008	
MINIMUM BUILDING SETBACKS	
FRONT	25 FT
CORNER	25 FT
SIDE	7.5 FT
REAR	25 FT
MINIMUM LANDSCAPE BUFFERS	
NORTH	NA, NOT REQUIRED
SOUTH	NA, NOT REQUIRED
EAST	NA, NOT REQUIRED
WEST	NA, NOT REQUIRED
MINIMUM ADJACENT BUILDING HEIGHT	15 FT
MINIMUM LOT WIDTH	150 FT
MINIMUM PROPOSED NUMBER OF LOTS	11
MINIMUM ALLOWABLE BUILDING DEPTH	0.75 +/- DU ACRE (GROSS)
MINIMUM LOT SIZE	1 AC (43,560 SF)
MINIMUM LOT DENSITY	50%
MINIMUM INTERVIEW SURFACE	NONE
MINIMUM BUILDING COVERAGE	THONTOSASSA COMMUNITY PLANNING AREA
COMMUNITY PLANNING AREA	
OVERLAY DISTRICT	NONE
SPECIAL ZONE	NONE
SCENIC CORRIDOR	RURAL SCENIC CORRIDOR
HISTORIC/ARCHAEOLOGICAL	NONE KNOWN

1. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
2. THERE ARE NO NON-RESIDENTIAL OR MULTIFAMILY STRUCTURES PROPOSED WITH THIS PROJECT.
3. THERE ARE NO EXISTING OR FOREGOING CANALS BEING ADJACENT TO THE NORTH, EAST, OR WEST OF BOUNDARIES. AT THE DEVELOPER'S CHOICE, THE PROJECT MAY PROVIDE FENCING OR WALLS ALONG THE PROJECT BOUNDARY.
4. POTABLE WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE. THEREFORE, A PRIVATE WATER TREATMENT PLANT SHALL BE REQUIRED TO TREAT WASTEWATER AND PROVIDE WATER TO THE PROJECT SITE.
5. SANITARY SEWERS SERVICE IS NOT AVAILABLE TO THE PROJECT SITE. THEREFORE, AN ON-SITE SEPTIC TANK AND DRAINFIELD IS REQUIRED FOR EACH LOT. THE REQUIREMENTS OF THE HILLSBOROUGH COUNTY FIRE MARSHAL'S OFFICE, AN ALTERNATE OPTION TO PROVIDING A WATER STORAGE TANK AND DRY PIPE SYSTEM, EACH REQUIRE HADLY ONE HUNDRED FIFTY (150) FEET OF SETBACK FROM THE PROJECT BOUNDARY.
6. PROPOSED TRAILS SHALL BE DESIGNED IN ACCORDANCE WITH A-142 AND THE REQUIREMENTS OF THE HILLSBOROUGH COUNTY FIRE MARSHAL'S OFFICE, AN ALTERNATE OPTION TO PROVIDING A WATER STORAGE TANK AND DRY PIPE SYSTEM, EACH REQUIRE HADLY ONE HUNDRED FIFTY (150) FEET OF SETBACK FROM THE PROJECT BOUNDARY.
7. THERE ARE NO KNOWN FAULTS OR RIGHTS-OF-WAY WITHIN THE PROPERTY. ALL KNOWN EASEMENTS ARE SHOWN HEREON.
8. SPECIFIC ARCHITECTURAL DESIGNS ARE NOT PROPOSED WITH THIS PROJECT FOR REQUIRED REVIEW.
9. THERE ARE NO COMMON OFFICE OR PROFESSIONAL AREAS PROPOSED WITH THIS PROJECT.
10. THERE ARE NO PUBLIC PARK LANDS OR PUBLIC SCHOOL SITES PROPOSED WITH THIS PROJECT.
11. EXISTING DEVELOPMENT WITHIN 150 FEET OF PROJECT BOUNDARY APPEARS TO COMPLY WITH THE ZONING ORDINANCE.
12. THERE ARE NO EXISTING SIDEWALKS ADJACENT TO THE PROJECT WITHIN THE THOMAS/OLGA ROAD RIGHT-OF-WAY.
13. SIDEWALKS TO BE PROVIDED BY LOC.
14. THERE ARE NO EXISTING OR PROPOSED SIDEWALKS, BIKEWAYS, OR TRANSIT FACILITIES WITHIN THE PROJECT SITE OR ADJACENT.

OWNER/APPLICANT
WANDER SOUND TRUSTEE
10000 W. 10TH AVE., SUITE 100
TAMPA, FL 33607
TELEPHONE: 813-982-5418
FAX: 813-982-5418
EMAIL: WANDER.ORTR@GMAIL.COM

LAND USE COUNCIL
THERON LAW
ATTN: ANNE Q. POLLOCK
200 CENTRAL AVE., SUITE 1600
TAMPA, FL 33602
TELEPHONE: 813-288-1100
FAX: (727) 800-2989
EMAIL: APPLIC@THERONLAW.COM

ENGINEER/PLANNER
LUNDY EVANS AND PARTNERS, INC.
10000 W. 10TH AVE., SUITE 100
TAMPA, FL 33607
TELEPHONE: 813-982-5418
FAX: (813) 982-5418
EMAIL: MYTHOS@LUNDYEVANS.COM



COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
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Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 6/22/2026	COMMENT DATE: 4/8/2026
PETITION NO.: 26-0651	PROPERTY ADDRESS: 12610 Thonotosassa Rd, Thonotosassa, FL 33592
EPC REVIEWER: Melissa Yañez	FOLIO #: 0814880000 and 0814890000
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 18-29S-21E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: From AR to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

ec: souadreo@gmail.com / apollack@trenam.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



Adequate Facilities Analysis: Rezoning

Date: April 21, 2026

Acreage: ± 14.60 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 26-0651

Future Land Use: RES-1

HCPS #: RZ-764

Maximum Residential Units: 11

Address: 12610 Thonotosassa Road

Residential Type: Single-Family Detached

Parcel Folio Number(s): 081488-0000, 081489-0000

School Data	Bailey Elementary	Burnett Middle	Strawberry Crest High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	920	1,200	2,609
2025/26 Enrollment K-12 enrollment on 2025/26 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	679	580	2417
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	74%	48%	93%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/28/2026	68	187	209
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	1
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	81%	64%	101%

Notes: Adequate capacity exists at Bailey and Burnett for the proposed rezoning. Although Strawberry Crest is projected to be over capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently, additional capacity exists in adjacent concurrency service area at the elementary and middle school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Lori Belangia

Lori Belangia, Manager, Planning & Siting
Growth Management Department, Operations
E: glorimar.belangia@hcps.net
P: 813-272-4228

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 06/01/2026

Agency: Natural Resources **Petition #:** 26-0651

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. 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. **This statement should be identified as a condition of the rezoning.**
2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	REQUEST DATE:	3/18/2026
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	4/1/2026
PROPERTY OWNER:	Souad Mansour /Trustee	PID:	26-0651
APPLICANT:	Souad Mansour /Trustee		
LOCATION:	12610 Thonotosassa Rd. Thonotosassa, FL 33592		
FOLIO NO.:	81488.0000, 81489.0000		

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of Non-Transient Non-Community and/or Community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 03-23-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Anne Pollack

PETITION NO: 26-0651

LOCATION: Thonotosassa

FOLIO NO: 81488.0000

SEC: 18 **TWN:** 28 **RNG:** 21

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-PD 26-0651 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/23/2026

FOLIO NO.: 81488.0000, 81489.0000

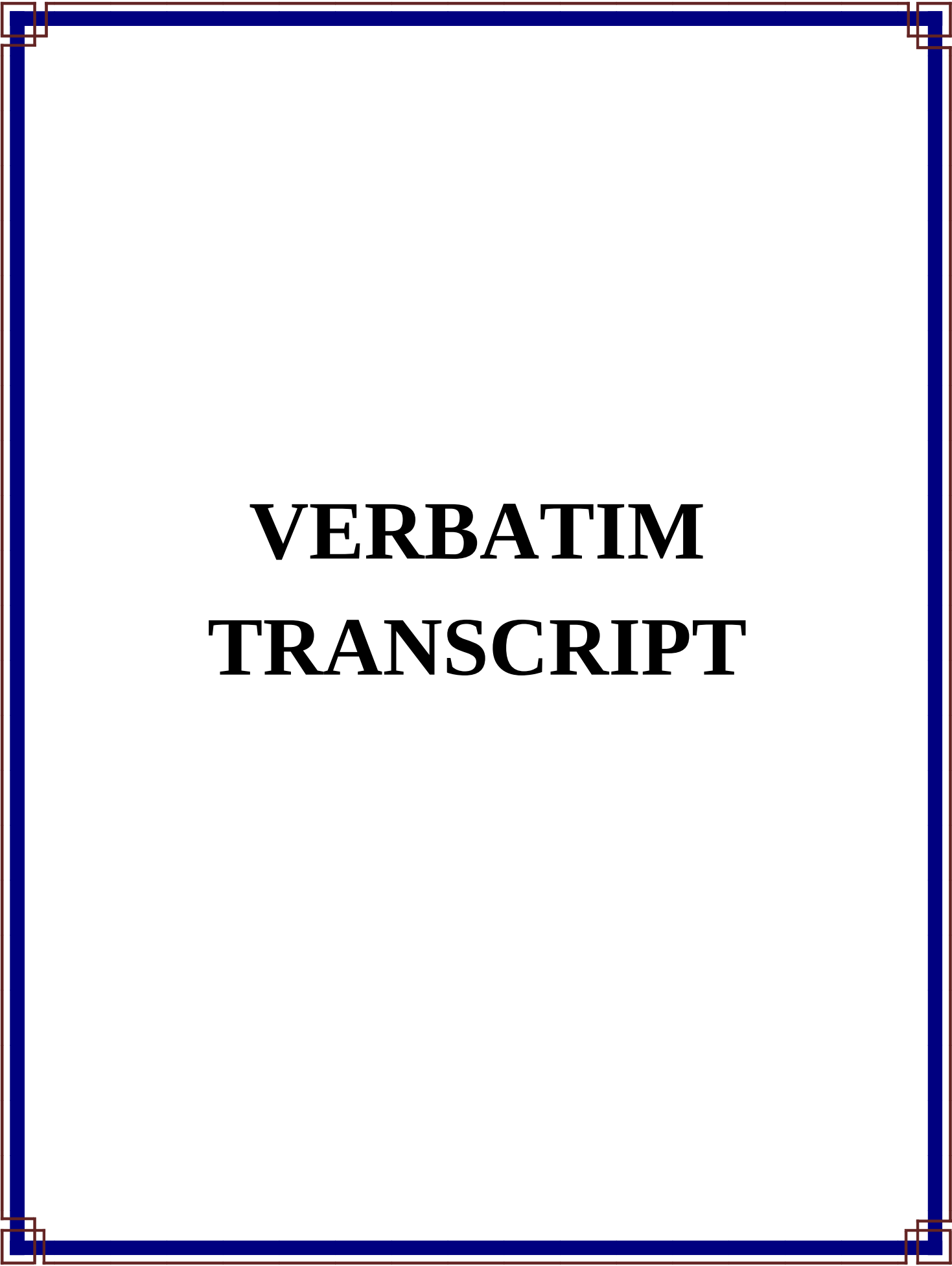
WATER

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

WASTEWATER

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

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

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TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce and Susan Finch
Zoning Hearing Masters

DATE: June 22, 2026

TIME: Commencing at 6:00 p.m.

TIME: Concluded at 10:15 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next application is Item D.7. PD
2 26-0651.

3 The applicant is requesting a rezone property from
4 AR to Planned Development.

5 James Baker with Development Services has reviewed
6 this, and I'll present his staff findings after the
7 applicant's presentation.

8 HEARING OFFICER LUCE: Okay. The applicant,
9 please.

10 MS. POLLACK: Good evening. Anne Pollack with
11 Trenam Law, 200 Central Avenue in St. Pete. I represent the
12 applicant and owner, and with me tonight are Margaret Perez
13 and Theo Petritsch with Landis Evans.

14 So generally, this property is located along the
15 Thonotosassa Road, just east of the lake and just west of
16 McIntosh Road. It's 14.6 acres. It's in the Rural Service
17 Area, and it's in the Thonotosassa Community Plan area.

18 The Future Land Use is RES-1, and it is surrounded
19 by RES-1. To the west is pastureland, which was approved for
20 a 30-unit single-family subdivision with one-acre lots.

21 To the south is single-family residential zoned AS
22 1. To the east is agriculture, and then further down is AS-1
23 and CN. There's a Circle K, I think, down there.

24 To the north is rural residential and pastureland,
25 a mix of AR and AS-1.

1 We are requesting, on this 14-acre property, an
2 11-unit single-family subdivision. The property will have
3 access directly onto the Thonotosassa Road, there on the
4 bottom.

5 And we are providing a stubout to the west in
6 compliance with code that requires connections to like every
7 direction.

8 But the area to the west is actually privately
9 owned, so we cannot actually connect until, you know,
10 something happens in the future.

11 Similarly, rather than putting another driveway and
12 a big cul-de-sac going north, we've provided 10 feet on the
13 west side that could be used to expand that driveway later
14 and create a better connection if the property to the north
15 ever were to be developed, but for now, we can't.

16 We are also providing 30 feet of scenic road
17 preservation along the Thonotosassa, and widening, and
18 repaving McIntosh Road in accordance with the substandard
19 road design exception.

20 This property is consistent with the Comprehensive
21 Plan and the RES-1 category and rural area policies.

22 The Planning Commission provided a detailed report
23 on how it's consistent, but I'm going to briefly go through
24 that.

25 The RES-1 intent is to designate areas for rural

1 residential uses compatible with short-term agricultural
2 uses, which is exactly what we're doing here.

3 The max density allowed is 14. We're only
4 providing 11 units, which is about 0.75 units per acre.

5 RES-1 and rural residential uses are found on all
6 sides of the property and throughout the Thonotosassa area,
7 and comparable densities nearby, which I'll get into in just
8 a minute.

9 Private well and septic tank will be provided, so
10 there will be no extension of county utilities.

11 And again, the Planning Commission found the
12 project consistent and complementary to the land use pattern
13 in the area.

14 Importantly, the project is consistent with the
15 Thonotosassa Community Plan. It provides minimum one-acre
16 lots, which is what's required by the plan.

17 And I think what's important is Goal 3, which gets
18 really at what the Thonotosassa plan is looking for, a
19 balance of a variety of uses, including residential. It
20 encourages agriculture, protection of property rights, and
21 rural residential, which is what we're providing here, and
22 can be provided throughout this area.

23 The Planning Commission also confirmed that the
24 request meets the intent of Goal 3 and is otherwise
25 consistent with the Thonotosassa Community Plan.

1 We also meet the neighborhood protection policies
2 of the Comprehensive Plan, particularly Objective 4.1 and
3 4.4. We meet all the Land Development regulations. We are
4 not requesting any variances.

5 We continue the transition of intensity along the
6 Thonotosassa Road. We are creating like uses, similar to the
7 large lots in the family residential that's all around this
8 area. We are mitigating adverse impacts through our plan,
9 our design, our transportation improvements.

10 And again, the Planning Commission found that the
11 addition of the single-family units to this residential area
12 is sensitive to existing development patterns and compatible
13 use, and the one-acre lot size aligns with the existing lot
14 sizes in the area and complies with the requirements of the
15 Thonotosassa Plan.

16 So to get into the compatibility, if you can see
17 here, our site is in pink.

18 To the west, those two in blue are developments
19 that have been approved for one-acre single- family
20 residential.

21 The green, surrounded by yellow, that is Stone Lake
22 Ranch, which has been approved and developed with 1.5 and
23 2-acre lots.

24 And then to the south, in red, is a mobile home
25 park and also single-family residential down there.

1 If we zoom in on that purple box, along the
2 Thonotosassa Road to the east, you can see that there's a
3 significant amount of rural residential here in this area,
4 particularly lots that are less than an acre and a half in
5 size.

6 The pink, again, is the subject properties. Light
7 blue to the west, again, is that 30-unit subdivision.

8 The parcels in blue on this map are less than two
9 acres, and the parcels in red are less than an acre and a
10 half, and in green is between those two.

11 So you can clearly see that the project is
12 compatible with the surrounding development in the area.

13 We are also compatible with the nearby zoning. As
14 you can see, and as in the county and the Planning Commission
15 report, you've got, again, the PD with the one-acre lots to
16 the left, similar to an AS-1 zoning. You've got AS-1 to the
17 north, to the south, and a little bit further to the east.
18 And then, in light green, is the AR.

19 But you also see we've got CN here, so this is just
20 becoming a little more intensified area. And yet what we're
21 bringing in is rural residential that is directly compatible
22 with all the other development that's going on here in this
23 area.

24 So for Transportation, we received a -- the
25 Thonotosassa, like all roads practically in the county, is a

1 substandard road. However, we did receive a design exception
2 deemed approvable by the county engineer to widen and repave
3 Thonotosassa Road to McIntosh Road.

4 The project will create less than 50 trips. It's,
5 you know, practically a lemon. Thonotosassa Road is Level of
6 Service B. And I'm sorry. This project segment is Level of
7 Service B, but the standard is C, so we're above that. And
8 widening and repaving Thonotosassa should be a good
9 improvement to the community.

10 Other projects in the area are also being required
11 to do the same further down, so Thonotosassa will be able to
12 be improved significantly. And we've heard from neighbors
13 that they're really interested in Thonotosassa being
14 improved.

15 Again, we're providing the stubout to the west and
16 the 10 feet to the north. The driveway to the west is
17 privately owned, so until that becomes developed, these would
18 not be used. However, though, they're for future
19 development.

20 And we are providing the scenic road preservation
21 30 feet on Thonotosassa Road, and that is consistent with the
22 other developments that have recently been approved along
23 Thonotosassa as well.

24 This just gives you a little idea of how we are
25 designed to be compatible with the development that was

1 approved to the west of us.

2 Again, we've got this driveway there that creates
3 the disconnect, but we designed it in a way that if this ever
4 happened, that all these projects would sort of work
5 together, and take the traffic off of Thonotosassa, and be a
6 nice, rural residential neighborhood.

7 The project is planned to meet local, state, and
8 federal environmental regulations. It is not in a designated
9 environmentally sensitive area. No wetlands on the site.

10 Environmental Services and Natural Resources
11 mentioned that there are trees on the site, and that we
12 should protect them, and that would be the goal as part of
13 this single-family development to do as much as we can.

14 So in conclusion, the project is consistent with
15 the Comprehensive Plan, both the RES-1, category and with the
16 Thonotosassa Community Plan. It's consistent with the rural
17 area and the neighborhood protection policies. It meets,
18 again, the Thonotosassa community plan.

19 It is compatible with the established surrounding
20 area and with the existing development that's there, and
21 that's been approved.

22 The Planning Commission found the project
23 consistent and compatible. County staff have recommended
24 approval, and we've received no objections from any reviewing
25 agencies, and the design exception was deemed approvable.

1 So with that, I'm here to answer any questions.

2 HEARING OFFICER LUCE: Okay. No questions. Thank
3 you.

4 Development Services staff.

5 MS. HEINRICH: Michelle Heinrich, Development,
6 Services Staff.

7 THE CLERK: Excuse me, ma'am. Can you sign in?

8 MS. HEINRICH: Staff reviewed a rezoning request
9 for properties zoned AR to PD to allow for an 11-lot
10 single-family subdivision.

11 The site is located on the north side of
12 Thonotosassa Road, east of McIntosh Road, which is located in
13 the Rural Service Area and RES-1 Future Land Use category.

14 The surrounding area is developed with residential
15 at a density of one home per one acre and one home per five
16 acres. Lot size and lot width will be keeping with the AS-1
17 zoning areas.

18 Development standards for the homes are comparable
19 to the RSC-3 zoning district, allowing a 25-foot rear and
20 front yard and 7.5 side yards at a maximum height of 35 feet.

21 Density will be under one unit per acre, and no PD
22 variations have been requested.

23 Staff received no objections from reviewing
24 agencies and finds the request approvable, subject to
25 proposed conditions.

1 I'm available if you have any questions.

2 HEARING OFFICER LUCE: No questions.

3 Planning Commission staff.

4 MS. MICHIE: Willow Michie, Planning Commission
5 staff.

6 The site is in the Residential-1 Future Land Use
7 category. It's in the rural area and within the limits of
8 the Thonotosassa Community Plan. The development pattern is
9 rural residential in nature.

10 The proposed rezoning to add additional large-lot,
11 single-family residential units complements the existing land
12 use pattern. Therefore, the request is consistent with Rural
13 Area standards under Future Land Use Section Objective 1.2
14 and compatibility policies.

15 The site is surrounded by the Residential-1 Future
16 Land Use category on all sides, with Agricultural/Rural-1 to
17 5 being located further west of the site.

18 The 14.6-acre site allows for a maximum of 14
19 dwelling units with the proposed development on the site
20 being 11 total single-family units.

21 The proposed use and density are consistent with
22 the Residential-1 category.

23 The Future Land Use Section Objective 4.4 requires
24 new development to be compatible to the surrounding
25 neighborhood. The addition of single-family units to a

1 residential area is sensitive to the existing development
2 patterns and is a compatible use.

3 Goal 3 of the Thonotosassa Community Plan states to
4 provide improved yet affordable infrastructure and a balance
5 of residential, commercial, and other land uses while
6 maintaining the rural nature of the Thonotosassa area.

7 Additionally, some strategies listed under this
8 goal include requiring minimum lot sizes of one acre for
9 residential development within the RES-1 category.

10 The proposed Planned Development proposes lot sizes
11 of one acre. Therefore, it is consistent with this goal.

12 Based upon the above considerations and the
13 following goals, objectives, and policies, Planning
14 Commission staff finds the proposed Plan Development
15 consistent with the Unincorporated Hillsborough County
16 Comprehensive Plan, subject to the conditions proposed by the
17 Development Services Department.

18 HEARING OFFICER LUCE: Thank you.

19 At this point in time, is there anyone in the
20 audience who wishes to speak in support of the application?
21 I see no one responding.

22 Anyone in the audience wish to speak in opposition
23 to the application?

24 Yes, ma'am.

25 MS. KIMBRELL: Danielle Kimbrell, 1215 West Risk

1 Street.

2 Any development in this area is irresponsible, at
3 minimum. The Hillsborough County has received millions of
4 dollars in federal funding for flood recovery, and they
5 started less than a mile away from this location at Pemberton
6 and Baker Creek.

7 The traffic is beyond substandard. Not only does
8 it not have a shoulder, the street itself is falling into the
9 lake. This is I-4 West Alternative. I live one house away
10 from 92 that is the South I-4 Alternative, and traffic backs
11 up multiple times throughout the day. And tractor-trailer
12 trucks use this beyond substandard road.

13 You can go to the HCC property in Plant City right
14 now and go to see a study that was done over a decade ago to
15 show the water flow that runs through the city, goes from
16 Lake Thonotosassa to the Gulf of Mexico, and it lists all of
17 the spots that have been studied, and proves that the water
18 flows in Florida.

19 Just imagine all of those locations have been
20 covered up. We're going to continue to flood, and we're
21 going to continue to have to spend more millions of our
22 tax-paying dollars to clean up your messes. Thank you.

23 HEARING OFFICER LUCE: Thank you, ma'am.

24 THE CLERK: Excuse me, ma'am. I need you to sign
25 in. Thank you.

1 HEARING OFFICER LUCE: Good evening.

2 MR. MEYER: Darrell Meyer, 12130 McIntosh Road,
3 Thonotosassa, Florida.

4 Lived in this area pretty much all my life. As she
5 was saying, the traffic out there is horrible enough the way
6 it is. The roads are substandard.

7 Thonotosassa Road has been horrible since I've been
8 driving, you know, since I was 16. Not sure if there's ever
9 going to be anything in the planning for resurfacing the
10 road, or redoing the roads, widening the roads.

11 If you drive down the road -- I work for the phone
12 company, and going down that road, the speed limit is 40, 45.
13 If you're in an oversized vehicle, like I drive a bucket
14 truck, I was actually hit by another car swerving in my lane.

15 HEARING OFFICER LUCE: Uh-huh.

16 MR. MEYER: All you're doing is adding more
17 traffic. And as she was explaining earlier, too, Pemberton
18 Creek flooded. All that whole area.

19 I mean, we can't afford to keep covering up our
20 messes. You know, all it's doing is costing taxpayers more
21 and more every year.

22 So that's my recommendation that we -- to deny it.

23 HEARING OFFICER LUCE: Thank you, sir. Please sign
24 in.

25 MR. WALLAUER: Good evening. Sorry, we have to be

1 here so late. My name is Joseph Wallauer. I live at 12601
2 Thonotosassa Road. I've lived there since '82. Before that,
3 my grandparents owned the property.

4 On the traffic, it's really bad out there. Half a
5 mile from Thonotosassa Road to the end of Woodward Mill
6 Mobile Home Park is bumper to bumper whenever I-4 is backed
7 up. Google Maps and Apple Maps have made it a freeway
8 parking lot at our intersection right in front of this
9 development.

10 They're talking about doing a little widening.
11 They need to go all the way down to the other end of the
12 creek, actually, to Taylor Road. But that's not the only
13 road that's insufficient down there. It's also McIntosh.
14 It's way overdue for paving.

15 I do not drive anymore. I ride my bicycle or walk.
16 It is dangerous. It is very dangerous. There are six and
17 eight-foot holes on the side of the shoulder just inches from
18 that white line, if not in the white line. I have reported
19 it many times, every two -- too often.

20 Anyway, when the water comes down the -- from
21 McIntosh to the -- towards the lake, it washes out the sides
22 of the road. They come and patch it up. Three months later,
23 water comes down the road and washes it away.

24 I hope -- anyway that's -- I did write a statement
25 here that I'm loosely following.

1 I have some petitions five of my neighbors have
2 signed that are in agreement with me that our road traffic is
3 problem number one.

4 Our water -- the wells there are in danger of being
5 contaminated, drying up. We have a water shortage pretty
6 much year-round now.

7 If you guys are going to throw in all these wells,
8 it's not going to help our problem. It's going to increase
9 our problems exponentially. That's drastic.

10 The water is very critical to us, and the biggest
11 thing that we're losing is our farmland. We're not going to
12 get this back. It's not going to just pop up all of a
13 sudden.

14 When this farmland is gone -- that property she
15 showed you was a very productive hay field, and it fed
16 livestock. It fed horses. It fed cows, and it's not going
17 to do that anymore. So I'm very disappointed to see that
18 we're losing so much of the county farmland.

19 Affordable housing -- this isn't it. This is
20 high-end housing, and there's plenty of that on the market.
21 Just pull up the MLS and see how much high-end housing is
22 available.

23 It's not affordable for the people who live around
24 there. It's for New Yorkers, Chicago, whatever. I'm not
25 going to beat that bush.

1 But my next thing would be my complaint about the
2 zoning notification. The sign was not very well displayed.
3 I have video of this. I had video of the traffic on this
4 little drive. I wasn't allowed to do it.

5 I didn't see the sign until Thursday, and of
6 course, Friday was a federal holiday, so I can't enter this
7 video into this live session here, which is very
8 disappointing. But I do have video of this little drive, and
9 I also have some links.

10 I have a couple extra statements that I've been
11 working off of, along with some of my neighbors' petitions
12 for you to put the brakes on this, slow it down. Let us get
13 some improvements out there.

14 Let's get some -- you know what they need out
15 there? They're going to need firefighting hoses because
16 there's no water lines out there to put these million-dollar
17 houses out when they start on fire. I think there's 124
18 million-dollar houses actually right now on the other side of
19 the lake, and then there's a \$24,000,000 house on the other
20 side of the lake. They're vacant.

21 And with the issues that we have there with the
22 water quality, the traffic, I just think that you should
23 delay this, if not postpone it, or modify it, to get us some
24 more services out there because we really need improvements
25 on McIntosh and Thonotosassa Road.

1 We need sidewalks. We need bike lanes. There are
2 bicyclists that come around that lake for -- I don't know,
3 40, 50 years, and they get injured, if not killed. And it's
4 not safe. I am very scared when I ride a bike on those
5 roads, but I have no option. It's either that or nothing,
6 and I have been hit several times. I've curbed my cycling
7 and -- anyway, I just want you to realize that it is
8 dangerous on the roads there.

9 Our water quality is very susceptible to intrusion
10 and drying up. I think that, you know, 20 years ago we had a
11 problem with having to drop the well deeper because it would
12 dry, and that's not going to get any better.

13 So with that, gentlemen, I'm going to let you wrap
14 up this meeting. But realize that I do have video here, if
15 you ever get a chance to see it. I have some video links.

16 I have a couple extra basically notifications that
17 I didn't know about this meeting until Thursday, when I got
18 out of the hospital. I had a melanoma. I've got my chest
19 taped up. I've got tape underneath both my arms. I'm glued
20 together like Superman.

21 But I didn't know about this until Thursday, and I
22 work quickly. And I gathered petitions from all my neighbors
23 that aren't able to be here tonight to --

24 HEARING OFFICER LUCE: Right.

25 MR. WALLAUER: -- give their two cents.

1 HEARING OFFICER LUCE: All right. Thank you, sir.

2 If you could turn in --

3 MR. WALLAUER: Thank you.

4 HEARING OFFICER LUCE: -- turn in the petitions

5 that you have.

6 Yes, ma'am.

7 THE CLERK: Sir, I also have somebody online as

8 well.

9 HEARING OFFICER LUCE: All right. We'll get to the

10 person online in a minute. There's a person that just walked

11 up to the podium.

12 MS. WALKER: Hi. My name's Lorie Walker. I live

13 at 13016 Countryview Road in Dover, which is just about three

14 miles east of the site.

15 Just to reiterate what everybody said, traffic

16 terrible. Just to get to the Circle K in the morning,

17 sometimes it takes 15 minutes. The shoulders of the road,

18 the curves in the road, any time that it rains, they come to

19 fill a hole. The next time it's worse than it was.

20 I would rather see less homes, but I mean, it's

21 just something that really needs to be looked at a little bit

22 more because there is a lot of wells that have run dry around

23 that area.

24 The 100-year floodplain -- this area was completely

25 underwater in certain areas. I know somebody a mile away

1 from there that lives off of Pemberton Creek and Baker Creek,
2 and they had full-blown out rivers for days, and there are
3 still roads that are just completely gutted out from all the
4 water that was everywhere.

5 I mean, nobody had ever seen this before, and we
6 might not ever see it again in our lives, but our kids might,
7 and their kids might, and that's what's important to me.

8 HEARING OFFICER LUCE: All right. Thank you,
9 ma'am.

10 MS. WALKER: Thank you.

11 HEARING OFFICER LUCE: All right. If you could,
12 sign in.

13 All right. And there's somebody online. Go ahead.

14 MS. GAVIOLA: Yes. Good evening.

15 HEARING OFFICER LUCE: Good evening.

16 MS. GAVIOLA: Good evening. I'm Jolie Gaviola at
17 10730 Skewlee Road. I'm part of the divers --

18 THE CLERK: Ma'am, I'll need you to state your full
19 name.

20 HEARING OFFICER LUCE: Hold on, ma'am. Need you to
21 state your name, your full name, please.

22 MS. GAVIOLA: Yes. Jolie Gaviola.

23 HEARING OFFICER LUCE: Okay. Go ahead. You may
24 proceed.

25 MS. GAVIOLA: I'm from North --

1 HEARING OFFICER LUCE: Did you get her address?

2 THE CLERK: I did not.

3 HEARING OFFICER LUCE: Ma'am, can you repeat your
4 address? You're cutting in and out kind of --

5 MS. GAVIOLA: I'm sorry.

6 HEARING OFFICER LUCE: -- you're a little choppy.
7 Go ahead and repeat.

8 MS. GAVIOLA: Okay.

9 HEARING OFFICER LUCE: Repeat your address.

10 MS. GAVIOLA: It's 10730 Skewlee Road,
11 Thonotosassa.

12 HEARING OFFICER LUCE: Okay. Go ahead. You may
13 proceed.

14 MS. GAVIOLA: Did you hear that?

15 HEARING OFFICER LUCE: No.

16 MS. GAVIOLA: Okay. Yes, I'm part of the -- are
17 you having trouble hearing me?

18 HEARING OFFICER LUCE: Yeah. Your -- your
19 connection is not that good, apparently. You're -- you're
20 very chopped up.

21 MS. GAVIOLA: If I could say -- if I could tell who
22 the -- okay --

23 HEARING OFFICER LUCE: It's -- just go ahead and
24 keep talking. I'll try my best to understand your -- your
25 testimony along with the clerk's office. Go ahead.

1 MS. GAVIOLA: Okay. I'm a part of the diversity
2 team and president of (indiscernible) -- and I'm here for the
3 application (indiscernible) -- okay.

4 HEARING OFFICER LUCE: Ma'am, you got to speak into
5 the microphone. I think we can't even hear you either.
6 You're chopping up, and you're very low.

7 MS. GAVIOLA: Okay. Let me get (indiscernible).
8 Headphones. Is that better?

9 HEARING OFFICER LUCE: Yes. One hundred percent
10 better.

11 MS. GAVIOLA: Okay. Oh, my gosh. Okay.

12 If you're from here, it should be self-explanatory
13 why we want to build these construction plans in the
14 (indiscernible) that are public interface and that are safer.

15 If you want to know why we're up in arms about this
16 idea, let's just go one by one and see what's been lost, to
17 which some might be out of your hands, but there's grounds to
18 why it adds it up.

19 There's (indiscernible) presentation to building
20 results, but the standards are decreasing. The wild span of
21 trees at the corner of 92 and (indiscernible) -- each year a
22 new kid, (indiscernible) middle school called for
23 (indiscernible), getting ready for the day ahead and walking
24 out ready for what's next.

25 The views surrounding it create easy reflect and

1 embracing, plus the key corner store with the views from shop
2 owner and a park before you turn into your neighborhood. For
3 it to be turned down for a storage unit is very
4 objectionable.

5 Big Top Flea Market, named (indiscernible) fellows,
6 a highly respectable place that blended into the tree line.
7 Guess what it's turned into? A humongous building designed
8 to fit as many people as it can. One thing's for sure, it
9 turns all of 301 that used to be dead empty into a circus
10 show, all for one turn need to go into the apartment.

11 Thonotosassa has this beautiful marker that
12 intersects Williams Road into Sumner and Tampa on the other
13 side. Although it does have the fresh trees that make it
14 super hard to see any oncoming cars, we're all well aware of
15 that, and on the same page.

16 What's both on the other side of that corridor now
17 about peaceful and -- is a two-minute proximity solution
18 instead of (indiscernible). I did mention how
19 (indiscernible) is right there, right? (Indiscernible) well,
20 not too far from that lot.

21 But what's very noble is how quick the whole
22 building required after the sold sign, and they're like,
23 "Hey. I have an apartment with an inbox sign that reads Low
24 prices starting at \$1,200."

25 HEARING OFFICER LUCE: Ma'am. Ma'am.

1 MS. GAVIOLA: Eventually --

2 HEARING OFFICER LUCE: Ma'am, please. Please.

3 Please.

4 MS. GAVIOLA: -- employees couldn't stall any

5 longer, and I yelled at them --

6 HEARING OFFICER LUCE: Ma'am.

7 MS. GAVIOLA: I'm sorry?

8 HEARING OFFICER LUCE: You're providing

9 testimony --

10 MS. GAVIOLA: Okay.

11 HEARING OFFICER LUCE: -- about the rezoning for 11

12 single-family home sites? Is that the case that you want to

13 speak to in opposition?

14 MS. GAVIOLA: Yes. I'm talking about the lot

15 that's on 579 Thonotosassa. I'm getting to that, though.

16 Yes.

17 HEARING OFFICER LUCE: Okay.

18 MS. GAVIOLA: The lots on 579.

19 HEARING OFFICER LUCE: Okay.

20 MS. GAVIOLA: Eventually, employees couldn't stall

21 any longer, and I yelled at them coming home from work.

22 Seriously, how many more people can we fit here? Let's just

23 see.

24 When we keep building more apartments, it's going

25 to be (indiscernible). The only housing issue natives have

1 is finding it within our budget. But when I saw this, it
2 shocked me. The Thonotosassa field are priceless. Because
3 (indiscernible) have magical holidays of (indiscernible)
4 without realizing that right behind there was the town where
5 they actually lived and dreamed of living together. He
6 showed me where they used to --

7 HEARING OFFICER LUCE: Ma'am. Ma'am.

8 MS. GAVIOLA: -- where he used to go on his rides.

9 HEARING OFFICER LUCE: I -- your testimony doesn't
10 seem particularly relevant to the application that's before
11 us. So could you try to focus?

12 MS. GAVIOLA: It's 30 seconds.

13 HEARING OFFICER LUCE: Okay.

14 MS. GAVIOLA: Yeah. Thirty seconds, and I'm done.

15 HEARING OFFICER LUCE: Okay. All right.

16 MS. GAVIOLA: And yes, it did grow up. But the
17 fields, it was like all the experiences we had, and all the
18 new second chances were among us as we drove by them onto our
19 first (indiscernible).

20 It's really sad to see now. The house is planted
21 there, standing out like a sore thumb in the middle of those
22 fields with a new ugly (indiscernible) tower and a big
23 (indiscernible). It can't go on.

24 It has to stop, just like how Zephyrhills put their
25 foot down and made it stop. Please take this into

1 consideration.

2 HEARING OFFICER LUCE: Okay. Thank you, ma'am. Is
3 there anyone else in the audience that wishes to speak in
4 opposition? No one responding.

5 Staff, anything further?

6 MS. HEINRICH: I would just add that we did check
7 for the notice, and all notice was done properly in terms of
8 the newspaper, mail notice, and signage.

9 HEARING OFFICER LUCE: Okay. All right. Thank
10 you.

11 And the applicant, an opportunity for rebuttal.

12 MS. POLLACK: Thank you, Mr. Luce.

13 I just wanted to speak to a few of the things that
14 were raised. As part of the road improvement that we are
15 being required to do to Thonotosassa, it does expand the road
16 and completely repave it.

17 So even though it is a particular area that we're
18 requiring to do it, it should expand it pretty well to at
19 least deal with some of the shoulder issues that the
20 residents have suggested are problematic.

21 And hopefully, the repaving itself will create a
22 road that lasts longer than the one that they're currently
23 saying constantly gets potholes and all of that.

24 This property is not in a flood zone, and so we
25 would expect that we would not have some of the flooding

1 issues that the neighbors referenced.

2 The development is also required to retain all the
3 storm water that's put onto it, so that should not go into
4 neighboring yards or onto Thonotosassa.

5 So, presumably, it's incorporating any runoff that
6 might have ordinarily run off from this lot onto
7 Thonotosassa.

8 Now I did want to lastly just mention
9 that --reiterate that this is the right area for this
10 development. You know, I understand that the neighbors are
11 not interested in any further development in this area, but
12 the areas in this part of the county, it's an area where the
13 development pattern is these one-acre developments, one-acre
14 lots, and this is very similar to what's proposed, and what's
15 been there for a long time.

16 And so we would respectfully request your support
17 here.

18 HEARING OFFICER LUCE: Okay. Thank you, ma'am.

19 MS. POLLACK: Thanks.

20 HEARING OFFICER LUCE: That concludes this
21 application.

22 Ms. Heinrich, we're ready to move on to the last
23 item on tonight's agenda.

24

25

1 MS. HEINRICH: Our last item is Item D.8. Major Mod
2 26-0670.

3 The applicant is requesting a Major Modification to
4 PD 92-0195.

5 Carolanne Peddle with Development Services has
6 reviewed this, and I will present her staff findings after
7 the applicant's presentation.

8 HEARING OFFICER LUCE: Yeah. Applicant, please.

9 MS. SPIDELL: Good evening. Cynthia Spidell with
10 Barbas Cremer, 2002 West Cleveland Street, Suite 203, in
11 Tampa, Florida, and I have been sworn.

12 So this property consists of about 2.6 acres along
13 US Highway 301 and Walker Road. It's south of East Fowler
14 Avenue, and it's east of I-75. It's within the Urban Service
15 Area, and it's part of the Thonotosassa Community Plan.

16 This is the current zoning, is PD for a mobile home
17 park. The Comprehensive Plan is -- the Future Land Use is
18 SMU-6. We are in the Urban Service Area and in the
19 Thonotosassa Community Plan.

20 US Highway 301 is designated as a truck route, and
21 it is located within the federally designated Opportunity
22 Zone, which allocates funding and incentives to areas that
23 are designated as in distress.

24 So this is a redevelopment opportunity. Where's my
25 request? Here it is.

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

PAGE 1 OF 8

DATE/TIME: June 22, 2026 6PM

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 260422	PLEASE PRINT NAME <u>Kamila Witkowski</u> MAILING ADDRESS <u>3010 W Azele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-3919</u>
APPLICATION # RZ 24-0563	PLEASE PRINT NAME <u>William J Morley</u> MAILING ADDRESS <u>325 S 3rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32606</u> PHONE _____
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Robert Martin</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Everett</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-843-5511</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Leonardo Colón</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-403-7476</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Scott Hendry</u> MAILING ADDRESS <u>4608 S. 66th Street</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33619</u> PHONE <u>842-2123</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Gordon J. Schiff</u> MAILING ADDRESS <u>4155 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-515-7979</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # <u>RZ 24-0786</u>	PLEASE PRINT NAME <u>Kayla Herrell</u> MAILING ADDRESS <u>2841 Executive Dr</u> CITY <u>Clematis</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # <u>RZ-260892</u>	PLEASE PRINT NAME <u>Arturo Taiboth</u> MAILING ADDRESS <u>15602 Hutchinson road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>813 385 4846</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>ALAN Shoket</u> MAILING ADDRESS <u>15604 Hutchison rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>913-240 8317</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>MERCY VICTOR</u> MAILING ADDRESS <u>5234 RAWLS RD TAMPA 33624</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>630 850 0227</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 7DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Linda Kent</u> MAILING ADDRESS <u>15708 Woodshed Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>717-269-7718</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Anita Kona</u> MAILING ADDRESS <u>15704 Woodshed Pl Tampa</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>646-369-4025</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Stephen Suarez</u> (Restricted) MAILING ADDRESS <u>5224 Rawls Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>83690-5929</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>William J Mally</u> MAILING ADDRESS <u>325 S Riva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-7152</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>MICHAEL YATES PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 226 5016</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St-</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 222 5057</u>
APPLICATION # <u>RZ 26-0095</u>	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>1646 W SWAN AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-455-2184</u>
APPLICATION # <u>mm 26-0270</u> <u>VS</u>	PLEASE PRINT NAME <u>TODD Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u></u> PHONE <u></u>
APPLICATION # <u>mm 26-0270</u>	PLEASE PRINT NAME <u>Lodrey C Fisher</u> MAILING ADDRESS <u>2506 Orient Rd</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>294-4341</u>
APPLICATION #	PLEASE PRINT NAME <u></u> MAILING ADDRESS <u></u> CITY <u></u> STATE <u></u> ZIP <u></u> PHONE <u></u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kerns Blvd Ste 3700 Tampa FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-83 227841</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>STATHENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Jane Baham</u> MAILING ADDRESS <u>737 Main St, Suncys Safety Harbor</u> CITY <u>Safety Har</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727 291 9526</u>
APPLICATION # mm 26-0422 VS	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>3621 South Hesperides St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE _____
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Miles Scott</u> MAILING ADDRESS <u>18505 Dorman Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-203-4400</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Mia Stutzman</u> MAILING ADDRESS <u>18917 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-240-4941</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Lisa Wolfser</u> MAILING ADDRESS <u>18330 Lithia Town Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-431 4001</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 8DATE/TIME: June 22, 2026 6pmHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Erica Taylor</u> MAILING ADDRESS <u>406 Swilley Rd</u> CITY <u>Hunt City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>316-737-6311</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>McKayla McFadden</u> MAILING ADDRESS <u>4502 coconut cove place</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>219-221-1156</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Evan Pormen</u> MAILING ADDRESS <u>3010 W Azeele Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>574 849-0849</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Chris Okuley</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223-3919</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kayla Witkowski</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # <u>RZ 26-0433</u>	PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>1001 Water St. Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 494-8996</u>

DATE/TIME: June 22, 2026

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0433	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUM TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-820-3989</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Danielle Kimbell</u> MAILING ADDRESS <u>1215 W. RISK</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813-759-3677</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Darrell Meyer</u> MAILING ADDRESS <u>12130 McIntosh Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 777 5334</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Joseph WALLAUER</u> MAILING ADDRESS <u>12601 Thonotosassa Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-444-7752</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Lorie Walker</u> MAILING ADDRESS <u>13016 Countryview Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-369-3467</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 7 OF 7DATE/TIME: June 22, 2026HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0651</u>	PLEASE PRINT NAME <u>Jolie Gaviola</u> MAILING ADDRESS <u>10730 Skewlee road</u> CITY <u>Tamotosee</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE _____
APPLICATION # <u>RZ 26-0670</u>	PLEASE PRINT NAME <u>Cynthia Spidell</u> MAILING ADDRESS <u>2002 W. Cleveland St. S-203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3982</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: June 22, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

[illegible]

JUNE 22, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 22, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Steve Luce, ZHM, overview of ZHM process.

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

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1026

Michelle Heinrich, DS, called RZ 25-1026.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1026.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0786

Michelle Heinrich, DS, called RZ 26-0786.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0786.

C.2. RZ 26-0892

Michelle Heinrich, DS, called RZ 26-0892.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0892.

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

D.1. MM 26-0063

MONDAY, JUNE 22, 2026

Michelle Heinrich, DS, called MM 26-0063.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0063.

D.2. RZ 26-0095

Michelle Heinrich, DS, called RZ 26-0095.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0095.

D.3. MM 26-0270

Michelle Heinrich, DS, called MM 26-0270.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0270.

D.4. MM 26-0422

Michelle Heinrich, DS, called RZ 26-0422.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0422.

D.5. RZ 26-0433

Michelle Heinrich, DS, called RZ 26-0433.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0433.

D.6. RZ 26-0553

Michelle Heinrich, DS, called RZ 26-0553.

Testimony provided.

Steve Luce, ZHM, continued RZ 26-0553 to October 19, 2026, ZHM hearing.

D.7. RZ 26-0651

Michelle Heinrich, DS, called RZ 26-0651.

MONDAY, JUNE 22, 2026

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0651.

D.8. RZ 26-0670

Michelle Heinrich, DS, called RZ 26-0670.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0670.

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

ADJOURNMENT

Steve Luce, ZHM, adjourned the meeting at 10:15 p.m.

lack of notification - video of hidden signage

From joseph wallauer <josephwallauer@hotmail.com>
Date Fri 6/19/2026 8:53 AM
To Hearings@HCFLGov.net <Hearings@HCFLGov.net>

Dear Zoning board

In reference to hearing number RZ-PD 26-0651

I include this video Link to sub 8 min video of hidden signage and poor road conditions talk about the well water

https://drive.google.com/file/d/1z0ra6U3eGuku4_hxjHM3zZyctRQQIQh_/view?usp=drive_link I took this this morning 6/19/26 7:25 am .only finding the sign yesterday 6/18/26

I hope to speak at Monday's meeting about my concerns and possibly show some video of the afternoon traffic that backs up , the lack of sidewalks, road shoulders that are a danger, well water sustainability with ongoing drought conditions.

Video link to every weekday traffic jam . Thursday 6/18/26 / 5:01 pm --less than 1 min

<https://drive.google.com/file/d/1CNcUDLcLn4Wstpcj3fOoSkaVIJ1s4cnl/view?usp=sharing>

I copy of what I would say at the hearing/ meeting.

Dear Zoning board:

Please note that we (locals) are against the rezoning as described in hearing number RZ-PD 26-0651 the property north of Missionary lane, Thonotosassa FL for the following reason.

1.Road traffic

The roads can not handle any additional traffic, the roads are in need of resurfacing, widening and improvements for pedestrians and disabled such as myself. With no road improvements such as, resurfacing, widening,adding shoulders, Traffic devices, sidewalks,and or bike lanes, rezoning is just a bad idea. I was told that no improvements are being scheduled this decade. With that, rezoning would only exacerbate the issues that already exist. Kids have no way to walk to the store, park or the school to the south, There is no public transportation planned for the area to develop, Adding to existing congestion, already finding the need for a traffic control device to resolve daily traffic issues on the corner of McIntosh and Thonotosassa Rd. where Traffic blocks missionary Lane most weekdays after work, or if Interstate 4 is backed up. I invite you to stop by at 5 pm have a look for yourself or I can provide a video of the issue so you don't have to wait in traffic. In the morning the traffic is traveling west and it also backs up regularly.

2. Well Water , sewage.

Any new development will need water and wells in the area are already jeopardized with lower water levels and poor water quality intrusion from just east of the location in question. Water restrictions now seem to be a year round situation, so I ask: Will this housing project solve our water issues? And..You

already know the answer. Of course it will not. It will just exacerbate the county's water crisis. How many more septic tanks will there be in the area, where will all the sewage go.

3 Farmland

With farmland disappearing at an alarming rate due to unsustainable growth, I want to remind you that, the hay that grew on the farmland slated for rezoning, will no longer be available to support any livestock, in our food chain, and I ask, how many more acres of farmland will the county allow to be swallowed up by unwanted -unnecessary development. When does it stop?

Again, with farmland disappearing at the alarming rate it is, there will be little chance of reverting any of the land back to farming. I urge you to save what little farmland we have available in the county, as our food supply, may depend on it, one day.

4. Affordable housing/ vacancies

These housing units in question, will not be the "Affordable Housing" that the county needs, the proposed housing will be at the "higher price point" with a low occupancy rate per acre, with that in mind, the high end market could collapse at any time, becoming houses that stand unoccupied as the baby boomer generation dies off.

We need affordable housing, but this is not it. We do not need more high end development on our county farmland. This in my opinion, is the definition of unsustainable growth. Maybe it is good for the private equity firms and construction companies, but it is bad for the county's future at this time. Maybe as infrastructure becomes available, I would change my position on this matter, but I do not see that happening any time soon. Have you any idea of how many high end homes/lots are unsold in the area, take a look at the ones off Spoonbill Run court. East of Kingsway road, south of Thonotosassa road, I believe almost half the lots there are unsold. As well as eight high end MLS listings in Stone Lake Ranch. I feel that there is no need for anymore high end homes in the area. They are just not selling with many facing the high insurance premiums that have become so common.

5. Zoning notification.

I also question the notice of rezoning, the sign on the side of the road has been virtually invisible to passerby with tall grass and the sign setback off the road, against the fence and the existence of the Interstate 4 corridor meeting notices on the corner of McIntosh and Thonotosassa road that have taken center stage. I feel that notification was lacking, if not intentionally hidden from view.

They did not contact anyone by certified mail and many notices may have been lost and or stolen as mail theft has been a long running issue in the area. The notices probably appeared as junk mail, maybe? that may have been their plan all along. I do not know the legal requirements for proper notification but, I feel, the legal requirements may not have been met here. I have to ask how long the sign has been posted as I saw it for the first time on June 18th, leaning against the fence with tall grass, a tree and weeds obscuring it, see how it is hidden from passing motorists in video link. If the board is leaning on passing these zoning changes, I would ask you to reschedule the meeting to a later date, so that opposition can respond to any proposed changes.

Thank you for your time considering these issues

I hope you, the zoning board, will heed my call, to stop this unsustainable growth in the area and urge you to get the county to provide us with some of the overdue improvements needed in this area. We have been at dangerous levels of disrepair and or neglect, for far too long.

Thank you for your time .

Respectfully

Joseph Wallauer

12601 Thonotosassa Rd. Thonotosassa Fl.33592

lack of notification - video of hidden signage

From joseph wallauer <josephwallauer@hotmail.com>

Date Fri 6/19/2026 8:53 AM

To Hearings@HCFLGov.net <Hearings@HCFLGov.net>

Dear Zoning board

In reference to hearing number RZ-PD 26-0651

I include this video Link to sub 8 min video of hidden signage and poor road conditions talk about the well water

https://drive.google.com/file/d/1z0ra6U3eGuku4_hxjHM3zZyctRQQIQh_/view?usp=drive_link I took this this morning 6/19/26 7:25 am .only finding the sign yesterday 6/18/26

I hope to speak at Monday's meeting about my concerns and possibly show some video of the afternoon traffic that backs up , the lack of sidewalks, road shoulders that are a danger, well water sustainability with ongoing drought conditions.

Video link to every weekday traffic jam . Thursday 6/18/26 / 5:01 pm --less than 1 min

<https://drive.google.com/file/d/1CNcUDLcLn4Wstpcj3fOoSkaVIJ1s4cni/view?usp=sharing>

I copy of what I would say at the hearing/ meeting.

Dear Zoning board:

Please note that we (locals) are against the rezoning as described in hearing number RZ-PD 26-0651 the property north of Missionary lane, Thonotosassa FL for the following reason.

1.Road traffic

The roads can not handle any additional traffic, the roads are in need of resurfacing, widening and improvements for pedestrians and disabled such as myself. With no road improvements such as, resurfacing, widening,adding shoulders, Traffic devices, sidewalks,and or bike lanes, rezoning is just a bad idea. I was told that no improvements are being scheduled this decade. With that, rezoning would only exacerbate the issues that already exist. Kids have no way to walk to the store, park or the school to the south, There is no public transportation planned for the area to develop, Adding to existing congestion, already finding the need for a traffic control device to resolve daily traffic issues on the corner of McIntosh and Thonotosassa Rd. where Traffic blocks missionary Lane most weekdays after work, or if Interstate 4 is backed up. I invite you to stop by at 5 pm have a look for yourself or I can provide a video of the issue so you don't have to wait in traffic. In the morning the traffic is traveling west and it also backs up regularly.

2. Well Water , sewage.

Any new development will need water and wells in the area are already jeopardized with lower water levels and poor water quality intrusion from just east of the location in question. Water restrictions now seem to be a year round situation, so I ask: Will this housing project solve our water issues? And..You

already know the answer. Of course it will not. It will just exacerbate the county's water crisis. How many more septic tanks will there be in the area, where will all the sewage go.

3 Farmland

With farmland disappearing at an alarming rate due to unsustainable growth, I want to remind you that the hay that grew on the farmland slated for rezoning, will no longer be available to support any livestock, in our food chain, and I ask, How many more acres of farmland will the county allow to be swallowed up by unwanted -unnecessary development. When does it stop?

Again, With farmland disappearing at the alarming rate it is, there will be little chance of reverting any of the land back to farming. I urge you to save what little farmland we have available in the county, as our food supply, may depend on it, one day.

4. Affordable housing/ vacancies

These Housing units in question, will not be the "Affordable Housing" that the county needs, the proposed Housing will be at the "higher price point" with a low occupancy rate per acre, with that in mind, the high end market could collapse at any time, becoming houses that stand unoccupied as the Baby boomer generation dies off.

We need affordable housing, but this is not it. We do not need more high end development on our county farmland. This in my opinion, is the definition of unsustainable growth. Maybe it is good for the private equity firms and construction companies, but it is bad for the county's future at this time. Maybe as infrastructure becomes available, I would change my position on this matter, but I do not see that happening any time soon. Have you any idea of how many high end homes/lots are unsold in the area, take a look at the ones off Spoonbill Run court. East of Kingsway road, south of Thonotosassa road, I believe almost half the lots there are unsold. As well as eight high end MLS listings in Stone Lake Ranch. I feel that there is no need for anymore high end homes in the area. They are just not selling with many facing the high insurance premiums that have become so common.

5. Zoning notification.

I also question the notice of rezoning, the sign on the side of the road has been virtually invisible to passerby with tall grass and the sign setback off the road, against the fence and the existence of the Interstate 4 corridor meeting notices on the corner of McIntosh and Thonotosassa road that have taken center stage. I feel that notification was lacking, if not intentionally hidden from view.

They did not contact anyone by certified mail and many notices may have been lost and or stolen as mail theft has been a long running issue in the area. The notices probably appeared as junk mail, maybe? that may have been their plan all along. I do not know the legal requirements for proper notification but, I feel, the legal requirements may not have been met here. I have to ask how long the sign has been posted as I saw it for the first time on June 18th. leaning against the fence with tall grass, a tree and weeds obscuring it, see how it is hidden from passing motorists in video link. If the board is leaning on passing these zoning changes, I would ask you to reschedule the meeting to a later date, so that opposition can respond to any proposed changes.

Thank you for your time considering these issues

I hope you, the zoning board, will heed my call, to stop this unsustainable growth in the area and urge you to get the county to provide us with some of the overdue improvements needed in this area. We have been at dangerous levels of disrepair and or neglect, for far too long.

Thank you for your time .

Respectfully

Joseph Wallauer

12601 Thonotosassa Rd. Thonotosassa Fl.33592

Dear Zoning Board.

I am signing this petition because I will not be able to attend your meeting.

I am against the rezoning as described in hearing number RZ-PD 26-0651 the property north of Missionary lane, Thonotosassa FL for the following reason. (Check all that apply)

- ☒ 1. There is Up to ½ mile of Traffic congestion in front of my location regularly.
- ☒ 2. Water restrictions quality availability as well as sewage contamination to the aquifer.
- ☒ 3. affordability of lack of for the working man not met with this development
- ☒ 4. The loss of farmland in the county,
- ☒ 5. Lack of infrastructure, sidewalks, road solders , bike lanes, traffic control devices
- ☒ 6. lack of proper notification. Hidden signage.

Name & address and or a little statement why you can not attend or other statement I would like to present to the board.

Debbie Kirkpatrick
12604 Thonotosassa Rd.
Thonotosassa, FL 33592

Dear Zoning Board.

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Komal Lotul / SHAHID LATIF
12603 THONOTOSASSA RD
THONOTOSASSA, FL 33592

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Evelyn R. Reever 12607 Thono, Rd
Herman R. Reever Thonotosassa, FL, 33592-3903

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Krista Birdwell
12611 Thonotosassa Rd
Thonotosassa, FL 33592

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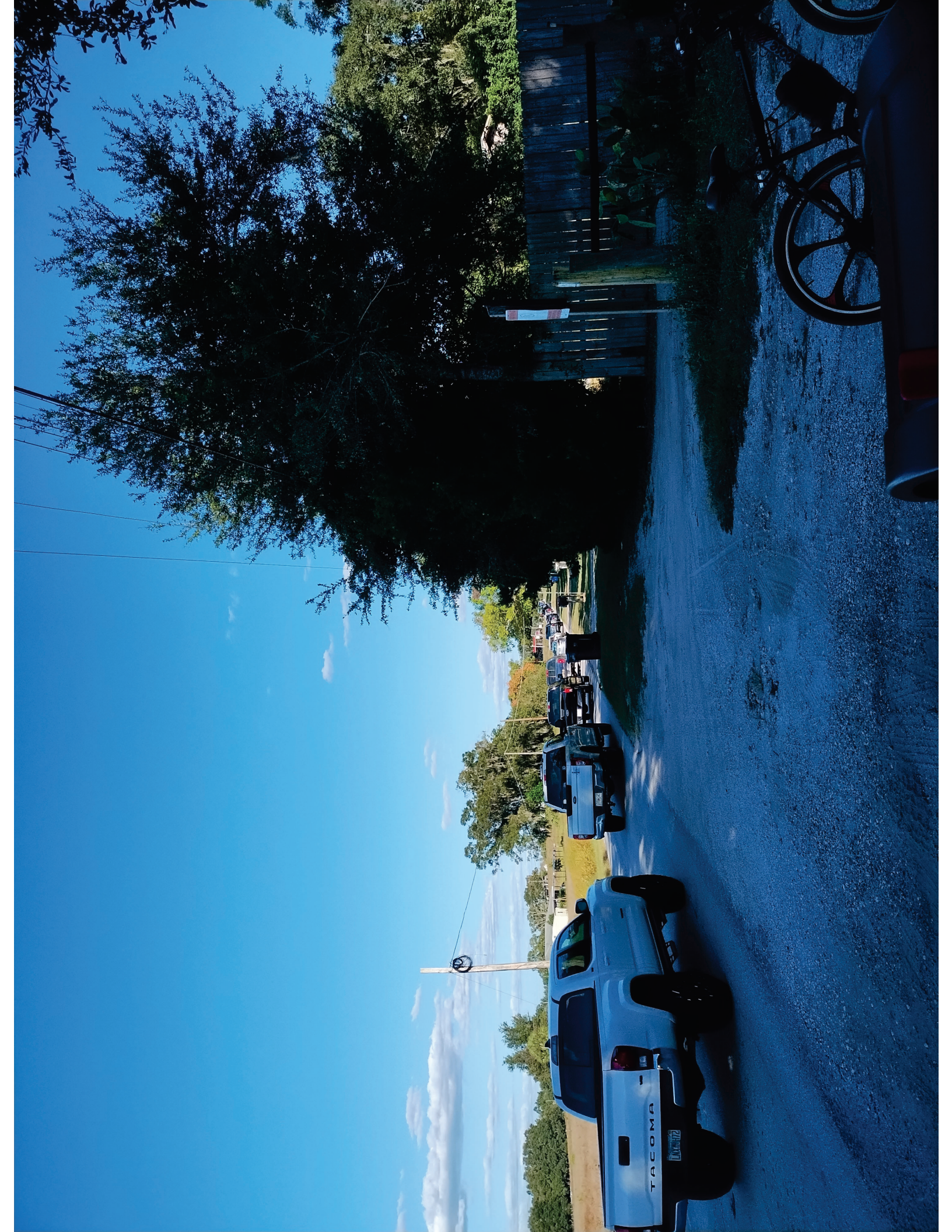
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Joseph Wallauer - ~~Hydrex Lane~~ 8600
12604 Thonotosassa Rd
Thonotosassa FL
813-444-7752







Application No. RZ 26-0651
Name: Joseph Wallauer
Entered at Public Hearing: ZHM
Exhibit # 2
Date: 06/22/2026

Joseph Wallauer
12601 Thonotosassa Rd
Thonotosassa, FL 33592

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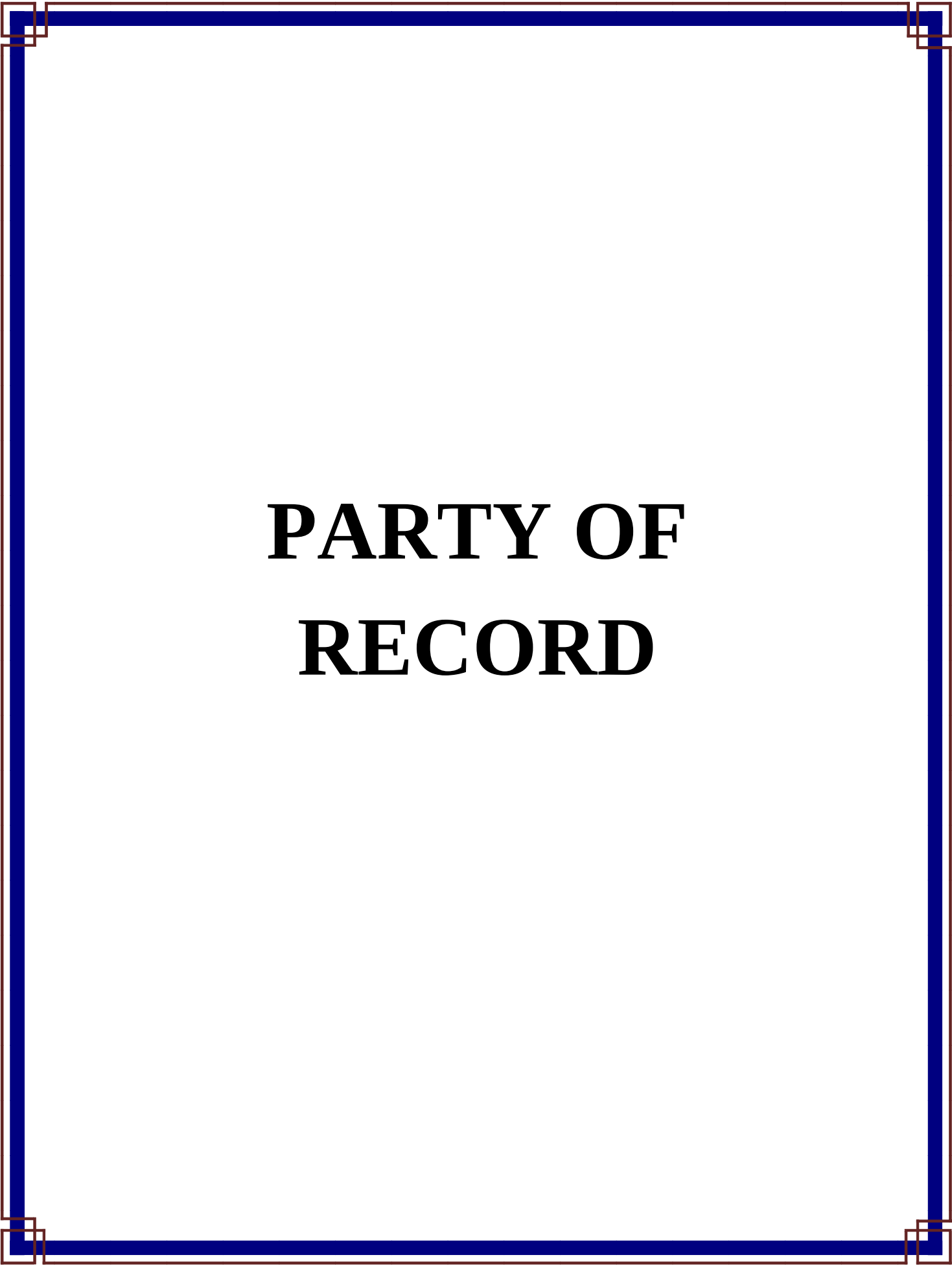
Thank you for your time .

Respectfully

Joseph Wallauer

12601 Thonotosassa Rd. Thonotosassa Fl. 33592

VIDEOS FROM
THUMB DRIVE
RECEIVED AND
AVAILABLE
FOR VIEWING
IN BOCC
RECORDS



PARTY OF RECORD

Rivas, Keshia

From: Brittney L <bllloetscher@gmail.com>
Sent: Monday, June 8, 2026 6:26 PM
To: Hearings
Subject: Opposition to RZ-PD26-0651

You don't often get email from bllloetscher@gmail.com. [Learn why this is important](#)

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

Dear Hillsborough County Commissioners,

I am writing to express my opposition to the proposed land use changes currently under consideration in Hillsborough County.

While I understand the need for responsible growth and development, I am concerned that these changes may negatively impact the character of our communities, increase traffic congestion, place additional strain on public infrastructure, and contribute to the loss of valuable green space and natural resources.

Hillsborough County is growing rapidly, and it is important that development be carefully planned to ensure that roads, schools, emergency services, stormwater systems, and environmental protections can adequately support that growth. Approving land use changes without sufficient infrastructure and environmental safeguards could reduce residents' quality of life and create long-term challenges for our county.

I respectfully urge the Board to prioritize smart growth, protect existing neighborhoods, preserve open spaces, and ensure that any proposed land use amendments are thoroughly evaluated for their impacts on residents, wildlife, transportation, and public services before approval.

Thank you for your time, consideration, and service to the residents of Hillsborough County. I ask that you vote against these proposed land use changes and seek solutions that better balance growth with community needs and environmental stewardship. Can we just stop turning every piece of land into a subdivision! We are running out of land and water. Our infrastructure cannot sustain this way of life. Stop allowing every developer come in and change our way of life for a dollar. One day there will be nothing left but concrete. No life, no wildlife just concrete.

Sincerely,
Brittney Loetscher
6251 w Dormany Rd, Plant City, FL 33565