



Rezoning Application: PD 26-0651

Zoning Hearing Master Date: June 22, 2026

BOCC CPA Meeting Date: August 11, 2026

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'

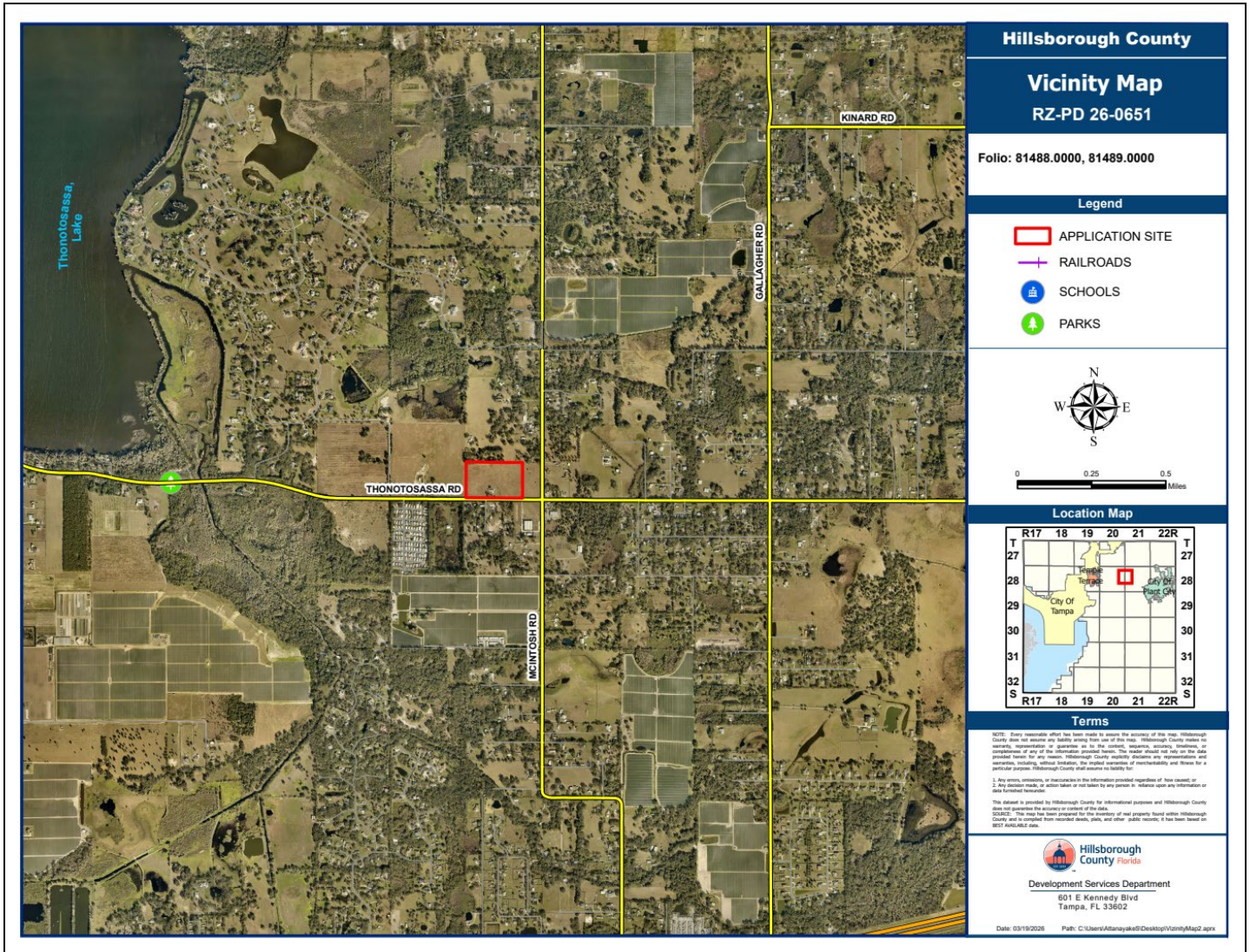
Additional Information:

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

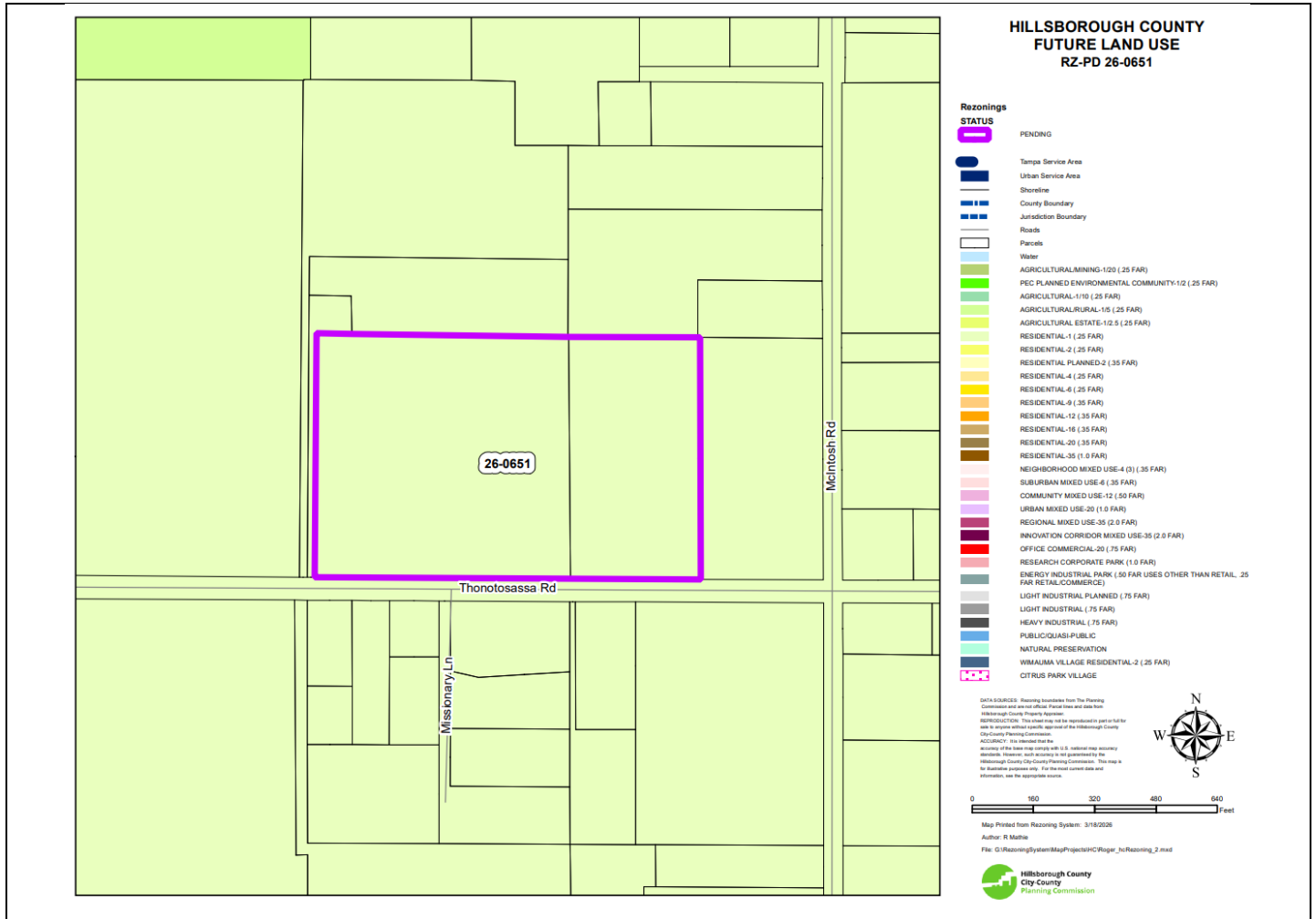


Context of Surrounding Area:

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

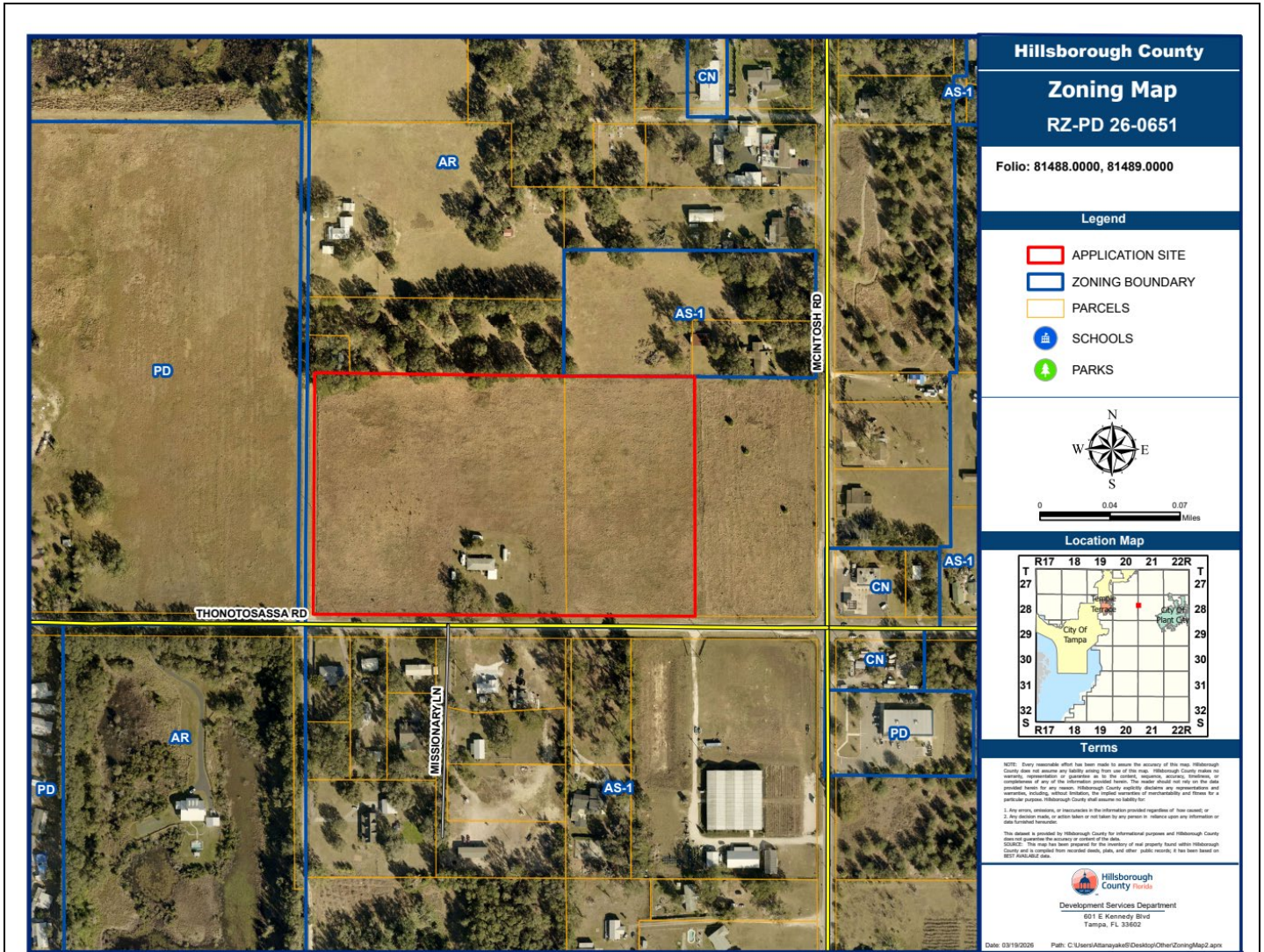
2.2 Future Land Use Map



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

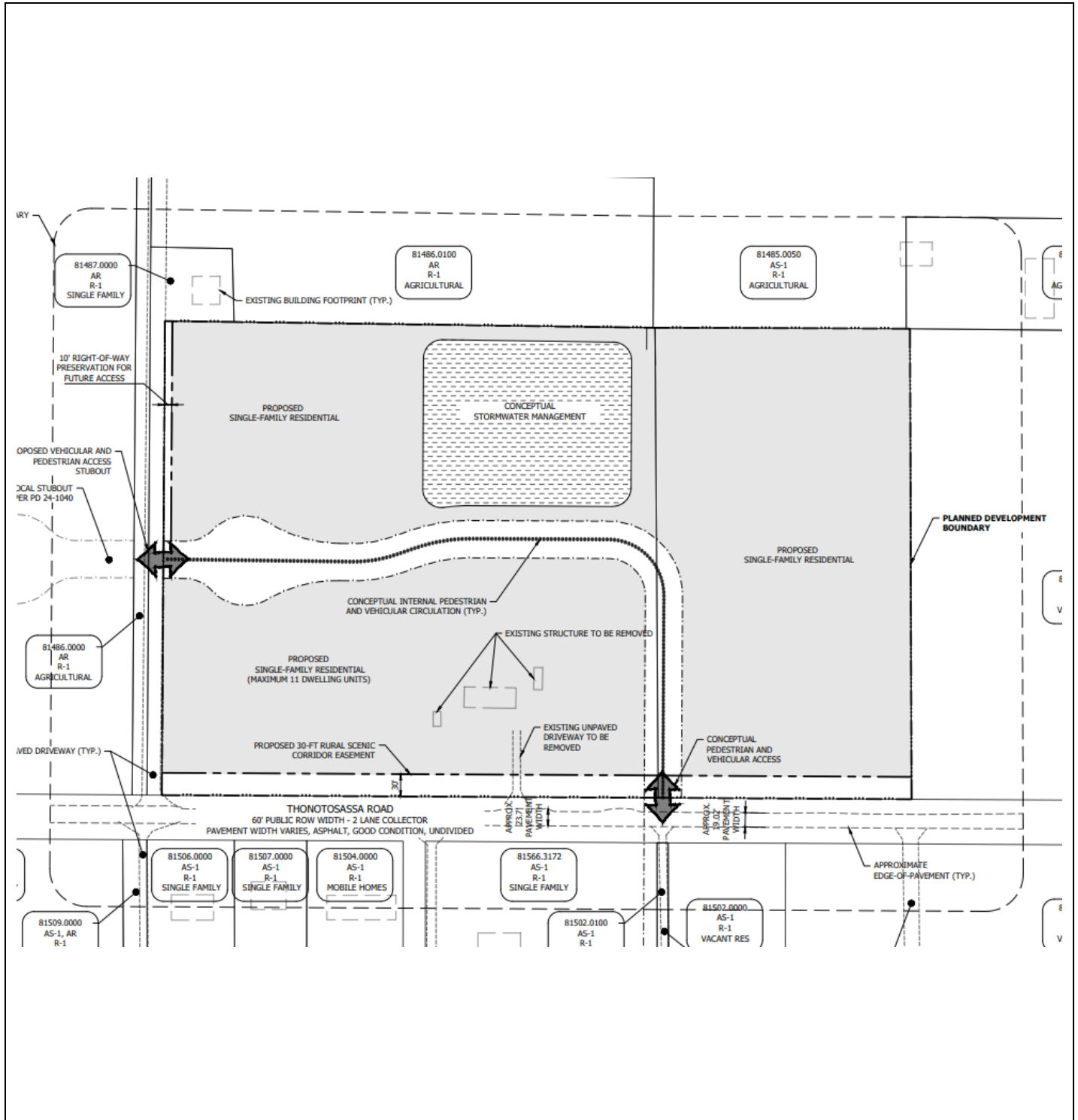


Adjacent Zonings and Uses

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 <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 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:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

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 EXCPEITION – 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

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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)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Thonotosassa Rd. <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>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.</p>	
Project Name/ Phase	Thonotosassa Estates
<p>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.</p>	
Folio Number(s)	81488.0000, 81489.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>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").</p>	
Name of Person Submitting Request	ANNE Q. POLLACK
<p>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.</p>	
Current Property Zoning Designation	AR
<p>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.</p>	
Pending Zoning Application Number	PD 26-0651
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



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, ITE 12 th Edition)	11 Dwelling Units	13 (3 / 10)	13 (8 / 5)

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.

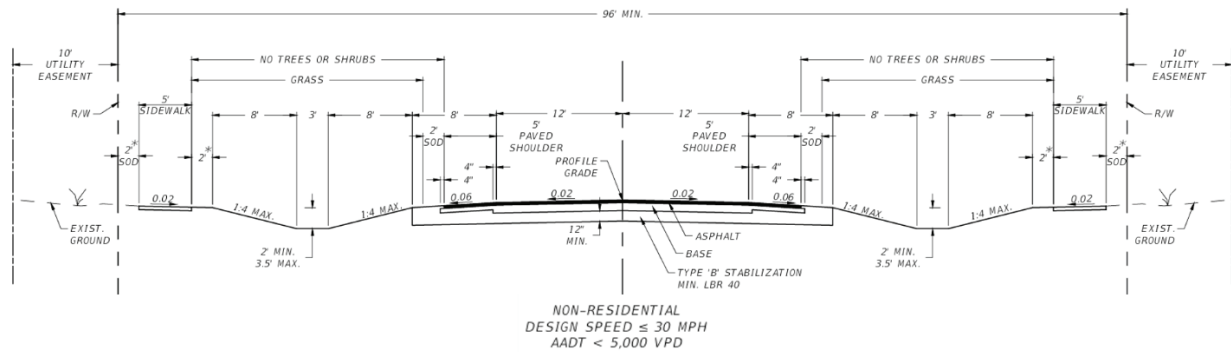


Figure 1. TS-07 from Hillsborough County TTM 2023

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

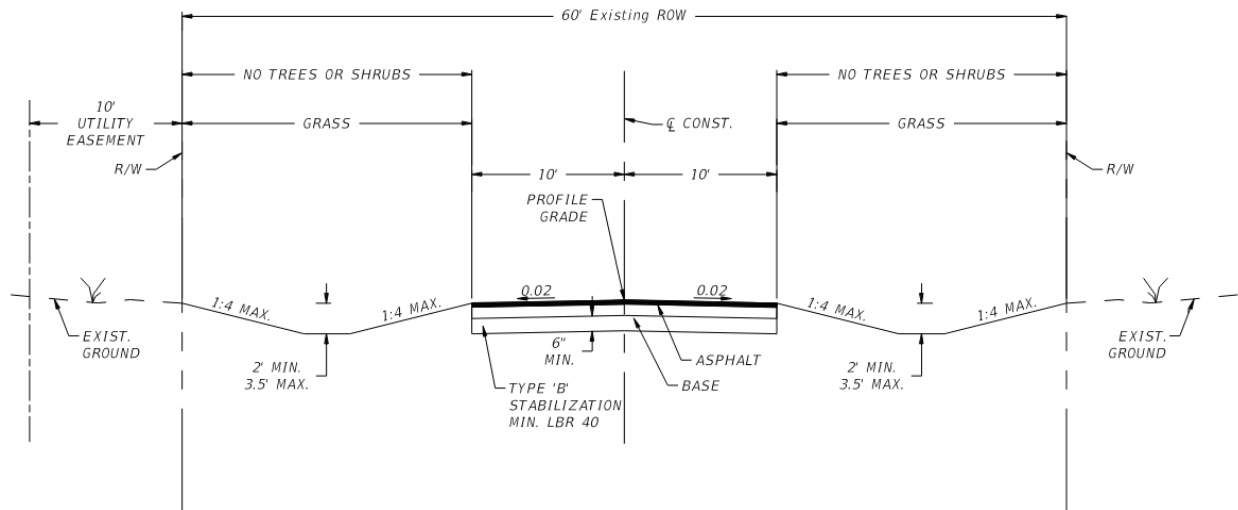
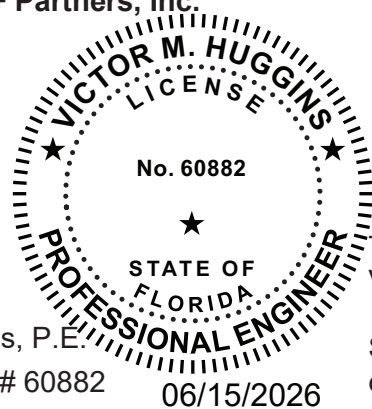


Figure 3. Proposed Typical Section

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

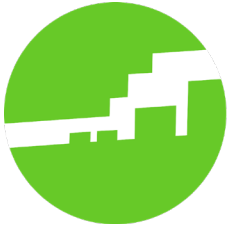
06/15/2026

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
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

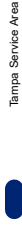
- *Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0651

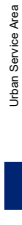
Rezoning
STATUS



PENDING



Tampa Service Area



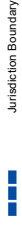
Urban Service Area



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)

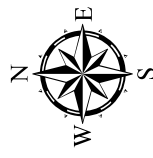
HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



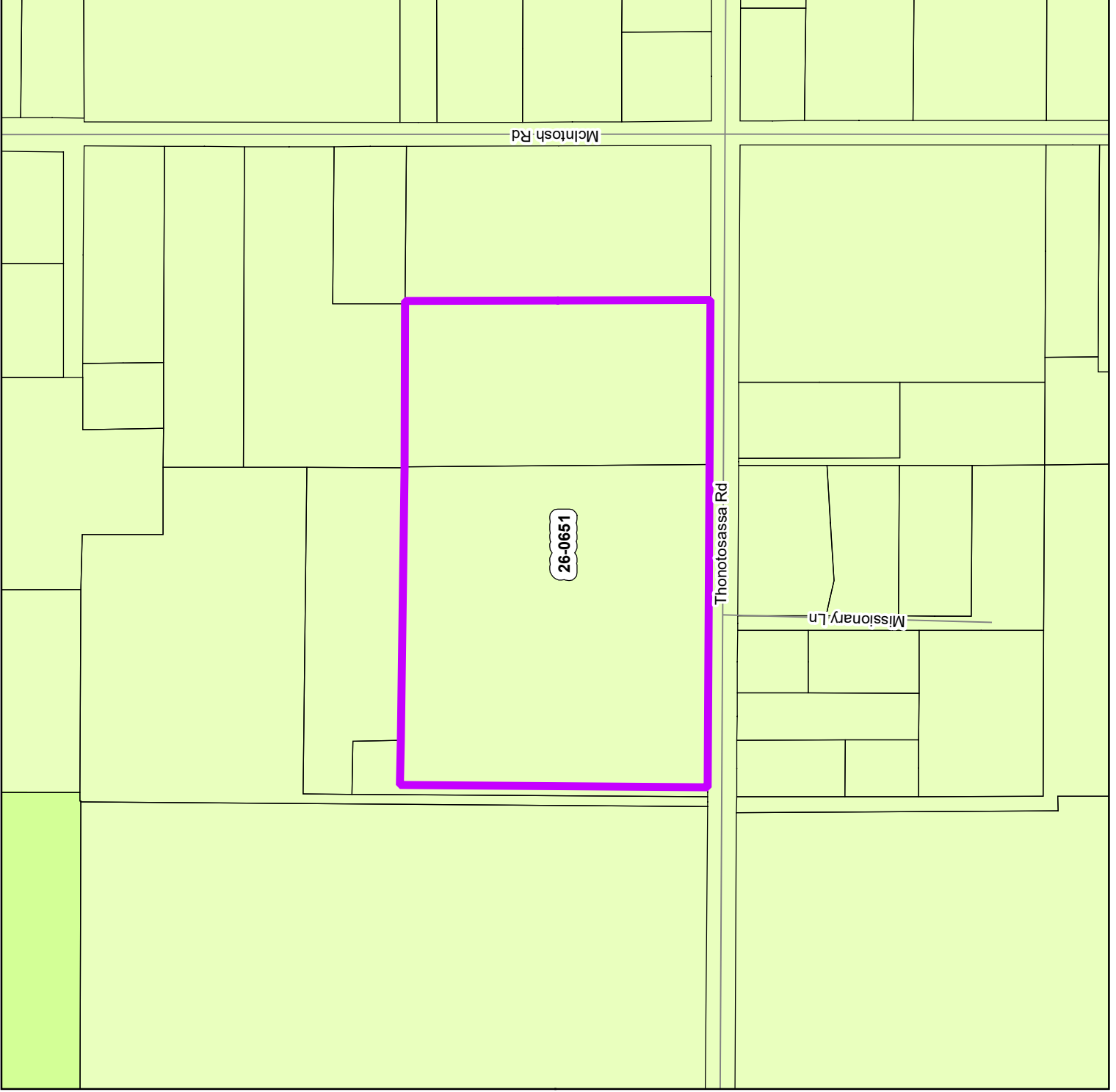
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official Parcel lines and data from Hillsborough County Property Appraiser. Parcel boundaries are not guaranteed to be accurate and are subject to change without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on 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\Repe...licRezoning_2.mxd



26-0651

Mcintosh Rd

Thonotosassa Rd

Missionary Ln

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