

# **Hillsborough County**

*601 E. Kennedy Blvd.  
Tampa, FL 33602*



## **Results - Final**

**Tuesday, June 9, 2026**

**9:00 AM**

**County Center, 2nd Floor**

**BOCC Land Use**

# LAND USE RESULTS - FINAL

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. All Board land use meetings are open to the public and are held at 9:00 a.m., unless otherwise indicated.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

Any person who might wish to appeal any decision made by the Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

A ten-minute break may be taken mid-morning during each Board meeting. Should the Board determine that a meeting will last beyond noon; the chair may announce a recess from 12:00 noon until 1:30 p.m.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Comcast and Frontier Ch. 22 and Spectrum 637.

All cellular phones and pagers must be turned off while in the Boardroom.

**Present:** Commissioner Ken Hagan, Commissioner Gwen Myers, Commissioner Donna Cameron Cepeda, Commissioner Harry Cohen, Commissioner Joshua Wostal, and Commissioner Chris Boles

**Absent:** Commissioner Christine Miller



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

9:00 A.M.

1. CALL TO ORDER BY THE CHAIRMAN
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVE CHANGES TO THE AGENDA, AS REQUESTED BY THE DEVELOPMENT SERVICES DIRECTOR OR BOARD MEMBERS
5. APPROVAL OF CHANGES TO THE AGENDA
6. APPROVAL OF CONSENT AGENDA
7. LIST OF ITEMS SCHEDULED FOR A TIME CERTAIN

**PUBLIC MEETING**

**LIST OF PUBLIC HEARINGS, MEETINGS AND WORKSHOPS NOTICED FOR A TIME CERTAIN**

9:00 A.M.

- PUBLIC HEARINGS – VACATION OF RIGHTS-OF-WAY, EASEMENTS & PLATS
- PHOSPHATE ITEMS
- PUBLIC HEARINGS – LAND USE
- REGULAR AGENDA
- PUBLIC HEARINGS – RELATED ITEMS
- STAFF ITEM
- COMMISSONERS' ITEMS

**A. WITHDRAWALS, CONTINUANCES AND REMANDS****A.1. RZ-PD 22-1390 GTIS METRO DG LLC**

The applicant is requesting a continuance to the September 22, 2026, BOCC Land Use Meeting at 9:00 A.M.

**Attachments:** [22-1390-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/22/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.2. DRI 23-0195 GTIS METRO DG LLC**

This application is being Continued by the Applicant, as Matter of Right, to the September 22, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0195-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/22/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.3. PRS 23-0210 GTIS METRO DG LLC**

This application is being Continued by the Applicant, as Matter of Right, to the September 22, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0210-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/22/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.4. PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP**

Staff is requesting the item be continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [26-0173-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 07/21/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.5. PRS 26-0480 CAPE STONE LLC**

This Application is out of order and is being continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

**Attachments:** [26-0480-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 07/21/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.6. PRS 26-0483 SOUTHCREEK LLC**

This Application is out of order and is being continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

**Attachments:** [26-0483-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 07/21/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.7. PRS 26-0610 SLOAN ENGINEERING GROUP INC**

Staff is requesting the item be continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [26-0610-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 07/21/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.8. PRS 26-0614 AUDREY RIVERA**

This application is out of order and is being continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [26-0614-06-09-26](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 07/21/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**A.9. PRS 26-0744 MOHIT GARG & ROHIT BANSAL**

This application has been withdrawn by the applicant.

**Attachments:** [26-0744-06-09-26](#)

**Result:** Withdrawn

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Withdrawn. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, and Boles

**Absent:** Wostal, and Miller

**B. CONSENT AGENDA**

**Approval of the Consent Agenda**

A motion was made by Commissioner Myers, seconded by Commissioner Cohen, to approve the Consent Agenda. The motion carried by the following vote:

Approved the Consent Agenda

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

- B.1. Application Number:** MM 25-1415
- Applicant:** TODD PRESSMAN
- Location:** 2122 & 2134 S 78th St.
- Folio Number:** 44608.0000 & 44610.0050
- Acreage:** 2.3 acres, more or less
- Comprehensive Plan:** RES-16
- Service Area:** Urban
- Community Plan:** Palm River-Progress Village
- Existing Zoning:** PD (00-0533)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

**Attachments:** [25-1415-06-09-26](#)

**Result:** Approved

- B.2. Application Number:** RZ-STD 26-0310
- Applicant:** DAVID WRIGHT / TSP COMPANIES, INC.
- Location:** NE corner of E Martin Luther King Blvd & Watson Rd.
- Folio Number:** 65446.0000 & 65447.0000
- Acreage:** 0.34 acres, more or less
- Comprehensive Plan:** CMU-12
- Service Area:** Urban
- Community Plan:** East Lake-Orient Park
- Existing Zoning:** RSC-6
- Request:** Rezone to CN(R)
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

**Attachments:** [26-0310-06-09-26](#)

**Result:** Approved

**B.3. Application Number:** **RZ-PD 26-0349**  
**Applicant:** HILL WARD HENDERSON  
**Location:** NW corner of S County Rd 579 & Saffold Rd.  
**Folio Number:** 79700.0000, 79852.0000 & Multiple  
 & Portion of 79700.0100  
**Acreage:** 648.8 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Wimauma Village & Southshore Areawide Systems Plan  
**Existing Zoning:** AR & PD (25-0371)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [26-0349-06-09-26](#)

**Result:** Approved

**B.4. Application Number:** **MM 26-0432**  
**Applicant:** SUNCOAST COMMUNITY HEALTH CENTERS, INC  
**Location:** 10710 Walker Rd.  
**Folio Number:** 61121.0000  
**Acreage:** 2.53 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (21-0701)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [26-0432-06-09-26](#)

**Result:** Approved

**B.5. Application Number:** **MM 26-0441**  
**Applicant:** RIVERVIEW MONTESSORI SCHOOL AT RIVERCREST, LLC  
**Location:** 11520 & 11560 Ramble Creek Dr.  
**Folio Number:** 77285.0807 & Portion of 77285.0806  
**Acreage:** 4.08 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems  
**Existing Zoning:** PD (00-0047)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**

**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [26-0441-06-09-26](#)

**Result:** Approved

**B.6. Application Number:** **RZ-STD 26-0609**  
**Applicant:** EL RANCHO FOOD TRUCK, LLC  
**Location:** 4332 W Waters Ave.  
**Folio Number:** 27150.0000  
**Acreage:** 1.06 acres, more or less  
**Comprehensive Plan:** RES-12 & RES-9  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** BPO  
**Request:** Rezone to CG  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [26-0609-06-09-26](#)

**Result:** Approved

**B.7. Historic Preservation Grant Award Agreement for Grant Application # 2026-02, Wimauma Memorial Cemetery Designated Historic Landmark**  
 Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$14,988.45 for installation of protective border fencing at the Wimauma Memorial Cemetery Designated Historic Landmark located at 6012 and 6014 Edina Street in the Wimauma area (property folios 79089.0000, 79088.0000 and 79285.0000).

**Attachments:** [Historic Preservation Grant Award Agreement 06-09-26](#)

**Result:** Approved

**B.8. Vista DiRoma Phases 1 & 2 P1#7149**  
 Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Vista DiRoma Phases 1 & 2, located in Section 27, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (off-site roads, water & reclaimed water and on-site roads, drainage, water and wastewater) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot comers upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$15,922,230.19, a Warranty Bond in the amount of \$687,759.09 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot

Comers in the amount of \$114,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

**Attachments:** [Vista DiRoma Phases 1 & 2 06-09-26](#)

**Result:** Approved

**B.9. West Lake Phase 1 Off-Site PI#6289**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (traffic signals) for Maintenance to serve West Lake Phase 1 Off-Site, located in Section 16, Township 32, and Range 20, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$132,252.26 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [West Lake Phase 1 Off-Site 06-09-26](#)

**Result:** Approved

**B.10. WaWa Riverview Off-Site P1#6882**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (right turn lane, sidewalk and entry) for Maintenance to serve WaWa Riverview Off-Site, located in Section 19, Township 31, and Range 20, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$9,012.42 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [WaWa Riverview Off-Site 06-09-26](#)

**Result:** Approved

**C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**

**C.1. V23-0012 Public Hearing - Vacating Petition by Gunn Hwy Investment LLC to vacate platted public right-of-way abutting Folio Nos. 000288-5000, 000080-0050, 000296-0000 and 000080-0000 in Keystone Odessa.**

Adopt a Resolution vacating a platted public right-of-way, consisting of approximately 38,208.5 square feet (0.9 acres), lying within the plat of First Addition to Keystone Park Colony, as recorded in Plat Book 5, Page 62, of the Public Records of Hillsborough County. The petitioner, Gunn Hwy Investment LLC, has submitted this request to allow for development of a residential subdivision. There are no objections to the vacate request. A temporary public access and drainage easement is being reserved over the vacate area. The temporary easement will automatically terminate once the petitioner's proposed Odessa Preserve replat is recorded which addresses staff requests to provide (i) legal access to all parcels adjacent to the vacate area and (ii) alternative drainage easement rights for a drainage connection for Lake Artillery. EPC has noted that any future impacts to wetlands will be reviewed separately as part of any redevelopment. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

**Attachments:** [V23-0012-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**C.2. V25-0021 Public Hearing - Vacating Petition by MRP TMHCBTR, LLC to vacate a portion of a platted public drainage easement at the intersection of Turnbuckle Drive and Gideon Way in Apollo Beach (Folio 054244-0068).**

Adopt a Resolution vacating a portion of a platted public drainage easement, consisting of approximately 758 square feet (0.017 acres), within Lot 4 of the plat of Waterset Wolf Creek Phase F, as recorded in Plat Book 147, Page 243, of the Public Records of Hillsborough County. The petitioner, MRP TMHCBTR, LLC has submitted this request to allow for construction of a sign in the vacate area. Although the County's Public Works Department Policy PWD 0001.0 2016 generally restricts the vacating of drainage easements, Public Works does not object to the vacate request, provided the sign installation remains outside of the minimum 10-foot maintenance berm and is located at least 10 feet from the centerline of a stormwater pipe crossing. Public Utilities notes that any sign installation must avoid a 6" reclaimed water main that resides in the existing platted utility easement which remains in its entirety, after this vacate. County departments, agencies, and utility providers have raised no objections to this request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

**Attachments:** [V25-0021-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Wostal, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**C.3. V25-0023 Public Hearing - Vacating Petition by Mosaic Fertilizer, LLC and Innovative Land Management, LLC to vacate a portion of unimproved platted public right-of-way and portions of improved platted public right-of-way known as Burts Road in Riverview, abutting Folios 048998-0000, 049035-0000 and 048992-5000.**

Adopt a Resolution vacating (i) a portion of unimproved platted public right-of-way; and (ii) portions of improved platted public right-of-way known as Burts Road, collectively consisting of approximately 36,283 square feet (0.83 acres), lying within the plat of South Tampa, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. The Petitioners, Mosaic Fertilizer, LLC and Innovative Land Management, LLC, have submitted this request to allow for future site development. The Public Works Department has reviewed the petition and confirmed no reimbursement is required for the existing right-of-way improvements. There are no objections to this vacate request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

**Attachments:** [V25-0023-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**C.4. V26-0002 Public Hearing- Vacating Petition by Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, and Evangelista Espinel-Naranjo to vacate a portion of improved platted public right-of-way known as Jensen Road in Riverview, abutting Folio Nos. 048989-0000, 048988-0000, 048990-**

**0000, 048990-0100, 048991-0000, 048981-0000, 049052-0000, 049051-0000, 049042-0000, 048992-5000, 048992-0000, 048998-0200.**

Adopt a Resolution vacating a portion of improved platted public right-of-way known as Jensen Road, consisting of approximately 64,583 square feet (1.48 acres), lying within the plat of South Tampa, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. The petitioners, Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, and Evangelista Espinel-Naranjo have submitted this request to accommodate redevelopment and parcel consolidation under Mosaic. The Public Works Department has reviewed the petition and confirmed no reimbursement is required for the existing right-of-way improvements. There are no objections to this vacate request. EPC has noted that any future impacts to wetlands will be reviewed separately as part of any proposed redevelopment. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

**Attachments:** [V26-0002-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cohen, seconded by Commissioner Wostal, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** PRS 26-0749  
**Applicant:** EPG BERRY BAY HOLDINGS LLC  
**Location:** SE Corner of Bonita Dr & Crestview Rd.  
**Folio Number:** 79643.5775 & 79643.5825  
**Acreage:** 16.86 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Wimauma & SouthShore Areawide Systems  
**Existing Zoning:** PD (25-0704)  
**Request:** Minor Modification to PD  
 • Modify development plan/layout and development standards  
**RECOMMENDATION:** Approval

**Attachments:** [26-0749-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**E.2. Application Number:** PRS 26-0750  
**Applicant:** NAP CONSTRUCTION LLC  
**Location:** 11720 & 11724 E Dr Martin Luther King Jr Blvd  
**Folio Number:** 64328.0000 & 64328.0050  
**Acreage:** 31.32 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** PD (85-0206)  
**Request:** Minor Modification to PD  
 • Modify entitlements, transportation trip cap, and sidewalk location  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [26-0750-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**E.3. Application Number:** PRS 26-0752  
**Applicant:** APEX NORTHDAL ESTATES LLC- VINEET KUMAR  
**Location:** 4417 Northdale Blvd.  
**Folio Number:** 15932.0010  
**Acreage:** 174.24 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban

**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (76-0166)  
**Request:** Minor Modification to PD  
 • Modification to add accessory golf driving range  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [26-0752-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**F. REGULAR AGENDA**

**F.1. Application Number:** MM 23-0132  
**Applicant:** G.L. ACQUISITIONS CORPORATION  
**Location:** 10550 Regents Park Dr & Also Parcel Located 200ft W of Weatherstone Dr & Regents Park Dr Intersection, S Side of St.  
**Folio Number:** 59239.0000 & 59230.0750  
**Acreage:** 149.85 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** PD (72-0319)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with the Plan

**Attachments:** [23-0132-06-09-26](#)

**Result:** Remanded

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Remanded to the Zoning Hearing Master, due back on 07/20/2026. The motion carried by the following vote:

**In Favor:** Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Opposed:** Hagan  
**Absent:** Miller

**F.2. Application Number:** RZ-PD 25-1061  
**Applicant:** TODD PRESSMAN / PRESSMAN & ASSOC., INC.  
**Location:** Symmes Rd 600ft E of Symmes Rd & North St Intersection N side of the St.  
**Folio Number:** 50679.0000, & 50681.6000  
**Acreage:** 15.6 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Gibsonton & Southshore Areawide Systems  
**Existing Zoning:** PD (05-1783) & RSC-2 (MH)  
**Request:** Rezone to PD

**RECOMMENDATION:**

**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

Attachments: [25-1061-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**F.3. Application Number:** MM 26-0215  
**Applicant:** FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS  
**Location:** 5585 E County Line Rd.  
**Folio Number:** 32903.0010  
**Acreage:** 42.84 acres, more or less  
**Comprehensive Plan:** NMU-4(3)  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** PD (18-0296)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

Attachments: [26-0215-06-09-26](#)

**Result:** Remanded

**Motion:** A motion was made by Commissioner Hagan, seconded by Commissioner Wostal, that this agenda item be Remanded to the Zoning Hearing Master, due back on 07/20/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**F.4. Application Number:** RZ-PD 26-0328  
**Applicant:** OKOYE MORGAN / ROCK SOLID CONSTRUCTION  
**Location:** 5600 & 5602 E Dr. Martin Luther King Jr. Blvd.  
**Folio Number:** 41920.0000 & 41932.0000  
**Acreage:** 0.51 acres, more or less  
**Comprehensive Plan:** RES-12  
**Service Area:** Urban  
**Community Plan:** East Lake-Orient Park  
**Existing Zoning:** CN  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [26-0328-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cameron Cepeda, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

- F.5. Application Number:** **RZ-STD 26-0541**
- Applicant:** MARK BENTLEY
- Location:** 6106 Hartford St.
- Folio Number:** 47174.0100
- Acreage:** 2.3 acres, more or less
- Comprehensive Plan:** LI
- Service Area:** Urban
- Community Plan:** Palm River-Progress Village
- Existing Zoning:** ASC-1
- Request:** Rezone to M(R)
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

**Attachments:** [26-0541-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cameron Cepeda, seconded by Commissioner Cohen, that this agenda item be Approved with Revised Restrictions. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. V26-0007 Public Hearing - Vacating Petition by EastGroup Properties, L.P.; Laura Dillard Daigle; Anthony J. and Judy M. Saladino; Delbert and Magdalene Alvarado; Lon and Nancy Borbolla; Larry and Linda Anthony; Nelson Gordon Anthony, Jr., Trustee; and Caroline Anthony, Trustee to vacate a portion of improved public right-of- way abutting Folio Nos. 065078-0000, 065057-0000, 065208-0202, 065136-0000, 065130-0100, 065130-0000, 065130-5001, and 065130-5000 in East Lake Orient Park.**

(a) Adopt a Resolution vacating a portion of public right-of-way known as Tanner Road, consisting of 48,317 square feet (1.11 acres). The petitioners request is to consolidate parcels under EastGroup Properties for the addition of two warehouses. (b) Accept a standalone perpetual Utility Easement from Delbert and Magdalene Alvarado and Laura Dillard Daigle at the request of staff to ensure the County’s ability to maintain an existing force main. There are no objections to this vacating request and Public Works has confirmed there is no reimbursement required for the existing right-of-way. The following easements are reserved in the Resolution: (i) a Perpetual Utility Easement for an existing County force main, (ii) a Temporary Public Access Easement to ensure continued legal access for adjacent parcels, and (iii) a Temporary Public Utility Easement for utility providers. The Temporary Public Access Easement will terminate upon certification of adjacent parcels, and the Temporary Utility Easement will terminate upon the owner(s) conveying replacement permanent easements to appropriate providers. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner’s application fee of \$400.

**Attachments:** [V26-0007-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

<b>G.1.B. Application Number:</b>	<b>RZ-PD 26-0220</b>
<b>Applicant:</b>	JACOB T. CREMER / BARBAS CREMER, PLLC
<b>Location:</b>	Tanner Rd 500ft E of Tanner Rd & Sylvia Pl Intersection both Sides of the St.
<b>Folio Number:</b>	62829.0000, 62830.0000, 65057.0000 & Multiple
<b>Acreage:</b>	57.85 acres, more or less
<b>Comprehensive Plan:</b>	UMU-20
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	East Lake-Orient Park
<b>Existing Zoning:</b>	AR, AS-1, PD (22-0692), & PD (97-0251)
<b>Request:</b>	Rezone to PD
<b>RECOMMENDATION:</b>	
<b>Zoning Hearing Master:</b>	Approval
<b>Development Services:</b>	Approvable, Subject to Conditions
<b>Planning Commission:</b>	Consistent with Plan

**Attachments:** [26-0220-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**G.2.A. Application Number:** RZ-PD 26-0431  
**Applicant:** PSS, LLC  
**Location:** 3814 Lemon Ave.  
**Folio Number:** 65729.0000  
**Acreage:** 2.25 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** PD 20-0102 & RDC-12  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [26-0431-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cohen, seconded by Commissioner Wostal, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**G.2.B. Application Number:** PRS 26-0472  
**Applicant:** PSS, LLC  
**Location:** 11611 & 11015 E Dr Martin Luther King Jr Blvd.  
**Folio Number:** 65688.0000 & Portion of 65729.0000  
**Acreage:** 3.445 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** PD (20-0102)  
**Request:** Minor Modification to PD  
 • Modify site plan and conditions to remove parcel from PD  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [26-0472-06-09-26](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cohen, seconded by Commissioner Wostal, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles  
**Absent:** Miller

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**I.1. Status Report On Live Local Act Development Projects**

**Attachments:** [LLA BOCC Project Progress 06-09](#)

**Result:** Accepted

**Motion:** A motion was made by Commissioner Cohen, seconded by Commissioner Wostal, that this agenda item be Accepted to the BOCC Land Use, due back on 07/21/2026. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Wostal, and Boles

**Absent:** Miller

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**