

Hillsborough County

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



Results

Wednesday, November 12, 2025

9:00 AM

County Center, 2nd Floor

BOCC Land Use

LAND USE RESULTS

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.



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

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

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
COMMISSIONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. PRS 25-0570 COASTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT**

Staff is requesting the item be continued to the December 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0570-11-12-25](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/09/2025. The motion carried by the following vote:

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

A.2. PRS 25-0754 JEFFREY ANDERSON

This application is being Continued by the Applicant, as Matter of Right, to the December 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0754-11-12-25](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/09/2025. The motion carried by the following vote:

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

A.3. SU-LE 25-0861 DGPS RECYCLING, LLC

This Application is out of order and is being continued to the December 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-086111-12-25](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/09/2025. The motion carried by the following vote:

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

A.4. PRS 25-1360 MANGO POINT LLC

Staff is requesting the item be continued to the December 09, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-1360-11-12-25](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/09/2025. The motion carried by the following vote:

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

A.5. PRS 25-1377 GHS MLK 11, LLC

This Application is out of order and is being continued to the December 9, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-1377-11-12-25](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/09/2025. The motion carried by the following vote:

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

B. CONSENT AGENDA**Approval of the Consent Agenda**

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

Approved the Consent Agenda

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

B.1. Application Number: **RZ-STD 25-0435**
Applicant: CHRISTIAN E. GUEVARA
Location: 6th St SE 480ft S of E College Ave & 6th St SE intersection W side of the St.
Folio Number: 55245.0100
Acreage: 1.93 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: ASC-1
Request: Rezone to CN(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0435-11-12-25](#)

B.2. Application Number: **MM 25-0920**
Applicant: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Location: 10302 Ellen Ave.
Folio Number: 65140.0000
Acreage: 4.91 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (21-0560)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0920-11-12-25](#)

Result: Approved

B.3. Historic Preservation Tax Exemption for 2234 E 7th Avenue, Tampa, FL

Approve the attached resolution and covenant granting a historic preservation property tax exemption for improvements to the office, bar and restaurant buildings located at 2234 E 7th Avenue (Folio 189232.0000), in a Local Historic District and National Register Historic District (Ybor City), effective January 1, 2025, through December 31, 2034.

Attachments: [Historic Preservation Tax Exemption 2234 E 7th Ave](#)

Result: Approved

B.4. First Amendment to Historic Preservation Grant Award Agreement for Grant Application # 2025-01, A.P. Dickman House Designated Historic Landmark

Approve the attached First Amendment to Historic Preservation Grant Award Agreement #2025-01 to extend the project completion date from September 15, 2025 to August 15, 2026 for roof replacement in like kind of the A.P. Dickman House Designated Historic Landmark located at 120 Dickman Drive SW in the Ruskin area (property folio 56235.0000) as requested by the grantee due to unforeseen circumstances beyond their control that have delayed the roof replacement.

Attachments: [HP GRant 2025-01](#)

Result: Approved

B.5. Historic Preservation Grant Award Agreement for Grant Application # 2026-01, 315 N. Moon Avenue Designated Historic Landmark

Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$14,000 for double hung window restoration of the 315 N. Moon Avenue Designated Historic Landmark located at 315 N. Moon Avenue in the Brandon area (property folio 68731.0000).

Attachments: [HP Grant 2026-01](#)

Result: Approved

B.6. Berry Bay Phase 6 Village T P1#5076

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 Berry Bay Phase 6 Village T, located in Section 28, Township 32 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water & wastewater) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners 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 \$1,117,741.00, a Warranty Bond in the amount of \$590,384.00 and authorize the Chairman to execute both the Subdivider's Agreements for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$25,470.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Berry Bay Phase 6 Village T](#)

Result: Approved

B.7. Berry Bay Phase 6 Village Q Warranty of Improvements Pl#5076

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 Berry Bay Phase 6 Village Q Warranty of Improvements, located in Section 28, Township 32 and Range 20 .

Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site & off-site roads, drainage, water & wastewater) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners 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 Warranty Bonds in the amount of \$255,583.00 & \$581,417.00 and authorize the Chairman to execute both the Subdivider's Agreement for Warranty of Required On-Site Improvements and the Subdivider's Agreement for Warranty of required Off-Site Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$14,330.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Performance bonding for the construction of on-site and off-site improvements were submitted through the expedited building permit program approved at the October 7, 2025, BOCC meeting, and administrative rights were granted to the Development Services Department to release the performance securities upon final acceptance by the Department.

Attachments: [Berry Bay Village Q Warranty of Improvements](#)

Result: Approved

B.8. Big Bend Road & Simmons Loop Multi Family Off-Site Pl#6201

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, sidewalks, water and wastewater) for Maintenance to serve Big Bend Road & Simmons Loop Multi Family Off-Site, located in Section 18, 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 Bond in the amount of \$11,521.79 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Big Bend Road & Simmons Loop Multi Family Off-Site](#)

Result: Approved

B.9. Ferber Retail at Balm Riverview PI#6901

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 Ferber Retail at Balm Riverview, located in Section 20, Township 31 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (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 corners 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 \$2,115,531.28, a Warranty Bond in the amount of \$38,498.55 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 Corners in the amount of \$3,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency is not applicable as this is a commercial development with no residential development expected.

Attachments: [Ferber Retail at Balm Riverview](#)

Result: Approved

B.10. Johns Road Industrial Off-Site PI#6869

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, sidewalks and sewer) for Maintenance to serve Johns Road Industrial Off-Site, located in Section 31, Township 28, and Range 18, 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 \$87,130.50 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Johns Road Industrial Off-Site](#)

Result: Approved

B.11. Parsons Office Park Off-Site PI#6507

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (waterline) for Maintenance to serve Parsons Office Park Off-Site, located in Section 10, Township 29, 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 \$7,041.06 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Parsons Office Park Off-Site](#)

Result: Approved

B.12. Performance Food Group Warehouse Expansion Off-Site PI#6105

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and sidewalks) for Maintenance to serve Performance Food Group Warehouse Expansion Off-Site, located in Section 06, Township 29, and Range 21, 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 \$17,813.68 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Performance Food Group Warehouse Expansion Off-Site](#)

Result: Approved

B.13. QSR-Hilltop Off-Site PI#6754

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway improvements, sidewalks, watermain and wastewater) for Maintenance to serve QSR-Hilltop Off-Site, located in Section 28, Township 29, 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 \$43,955.34 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [QSR-Hilltop Off-Site](#)

Result: Approved

B.14. Sunrise Communities - Pearson Off-Site PI#6343

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water and wastewater) for Maintenance to serve Sunrise Communities - Pearson Off-Site, located in Section 08, Township 30, and Range 21, 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 \$15,916.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Sunrise Communities – Pearson Off-Site](#)

Result: Approved

B.15. Tidal Wave Carwash Off-Site PI#6048

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, sidewalks and utility connection) for Maintenance to serve Tidal Wave Carwash Off-Site, located in Section 27, Township 29, 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 \$7,715.43 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Tidal Wave Carwash Off-Site](#)

Result: Approved

B.16. Bullfrog Creek Wetland Mitigation Bank, LLC; Release of Bond CS3250201

Release of reclamation Bond in the amount of \$45,879 for land excavation operating permit 20-02-LE.

Attachments: [BC 20-02-LE bond memo to release](#)

Result: Approved

B.17. Reappointment of Susan M. Finch and appointment of Steven K. Luce as Land Use Hearing Officers.

Attachments: [B-17_LUHO Appointment](#)

Result: Approved

B.18. Schedule a Public Hearing on December 17, 2025, to adopt a Rate Resolution and Ordinance for Water and Wastewater Impact Fees.

Result: Approved

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. V22-0016 Public Hearing - Vacating Petition by Robert Scott Carroll and Sandra May Carroll to vacate a portion of platted public drainage easement within Folio No 088067-5926 in Brandon.**

Adopt a Resolution vacating a portion of a platted public drainage easement, consisting of approximately 34 square feet (0.001 acres), within Lot 28, Block 7 of the plat of Bloomingdale Section "AA/GG" Unit 3 Phase 2, as recorded in Plat Book 78, Page 36, of the public records of Hillsborough County, and described in the Resolution. The Petitioners, Robert and Sandra Carroll, have submitted this request to cure an encroachment caused by the construction of a pool in 2022. Although the County's Public Works Department Policy PWD 0001.0 2016 generally restricts the vacating of drainage easements, Public Works Stormwater does not object to the vacate request due to the relatively small area requested to be vacated which is a 1.32 feet by 25.25 feet portion of a 10-foot by 85-foot easement. 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: [V22-0016](#)

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, Miller, and Boles

C.2. V24-0012 Public Hearing - Vacating Petition by Brandon (Tampa) LP to vacate a portion of unimproved platted public right-of-way abutting Folio No. 068128-0400 in Brandon.

Adopt a Resolution vacating a portion of unimproved, platted, perimeter public right-of-way lying within the plat of Orangeland, as recorded in Plat Book 10, Page 14, of the Public Records of Hillsborough County, Florida and described in the Resolution. The Petitioner, Brandon (Tampa) LP, is the fee simple owner of the lands underlying the subject right-of-way. The owner of the un-platted Property located on the west side of the subject right-of-way is affiliated with the Petitioner who has submitted this request for the purpose of furthering joint development and utilization of the properties. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections to this vacating request. EPC has noted any future impacts to wetlands (or conservation areas) will be separately reviewed as a 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: [V24-0012](#)

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, Miller, and Boles

C.3. V24-0015 Public Hearing - Vacating Petition by Corporation to Develop Communities of Tampa, Inc. to vacate a portion of unimproved platted right-of-way in the plat of Oakland Hills in East Lake Orient Park.

Adopt a Resolution vacating a portion of unimproved platted right-of-way in the plat of Oakland Hills, as recorded in Plat Book 24, Page 7, of the Public Records of Hillsborough County, Florida and described in the Resolution. The Petitioner, Corporation to Develop Communities of Tampa, Inc. ("CDC"), is the fee simple owner of the lands underlying the right-of-way and has submitted this request for maximum flexibility in site planning. CDC proposes to use State Housing Initiatives Partnership funds awarded to them by Hillsborough County for the development of 24 townhomes to be sold to income eligible first time homebuyers at or below 80% of area median income (as further explained in the background). Reviewing 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: [V24-0015](#)

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, Miller, and Boles

C.4. V25-0013 Public Hearing - Vacating Petition by Patricia A. Hiskey to vacate a portion of a platted Public easement within Folio No 067494-0128 in Brandon.

Adopt a Resolution vacating a portion of a platted public utility easement, consisting of approximately 83.2 square feet, located within Lot 14, Block 1, of the plat of Lakeview Village Section "B" Unit 1, as recorded in Plat Book 56, Page 42, of the public records of Hillsborough County and described in the Resolution. The Petitioner, Patricia A. Hiskey, has submitted this request to resolve an encroachment issue involving a pool constructed in 1985. The requested vacate area is a 41.4' long by 2.18' wide portion of a larger 745.2 square-foot total easement. There are no active or planned future utilities in the easement, however the remainder of the easement will remain in place. 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: [V25-0013](#)

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, Miller, and Boles

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 25-1371
Applicant: BALM GROVE LLC
Location: SE Corner of Balm Wimauma Rd & New Jade Ave Intersection.
Folio Number: Portion of 77848.0708
Acreage: 178 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Balm & Southshore Area Wide Systems
Existing Zoning: PD (18-0304)
Request: Minor Modification to PD
• Remove buffer in southeast corner of PD
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [25-1371-11-12-25](#)

Result: Approved

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

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

E.2. Application Number: PRS 25-1373
Applicant: 301 WIMAUMA LLC
Location: NW Corner of County Rd 579 & Saffold Rd.
Folio Number: 79691.0000, 79691.0010, 79692.0000 & Multiple
Acreage: 635.7 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Southshore Area Wide Systems & Wimauma
Existing Zoning: PD (25-0371)
Request: Minor Modification to PD
• Modify single-family lot development standards and modify timing requirements for required road improvements
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [25-1373-11-12-25](#)

Result: Approved

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

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

E.3. CDD 25-0843 Petition to Modify the Boundaries of the Balm Grove CDD

Approve the modification of the Balm Grove Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur because of this petition. Of the total of \$50,109,125 budgeted for CDD-qualified common area infrastructure development costs (“common costs”) for the modification area, it is estimated that \$15,216,392 (or about 30%) of total Development costs will be funded with long-term CDD bond proceeds.

Attachments: [25-0843-11-12-25](#)

Result: Approved

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

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

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 24-0924**
Applicant: CRACIUN FARM LLC, PAVEL POP- BUIA
Location: 100ft E of Arcadia Ln & Dixon Dr intersection, & S Side of Dixon Dr.
Folio Number: 77656.0000 & 77657.0100
Acreage: 11.57 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0924-11-12-25](#)

Result: Approved with Conditions

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

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

F.2. Application Number: **RZ-PD 25-0588**
Applicant: D.R. HORTON, INC
Location: N of Colonial Estates Ln & Rhodine Rd intersection.
Folio Number: 77363.0200, 77404.0000, 77408.8000
Acreage: 124.04 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview & SouthShore
Existing Zoning: AS-1 & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0588-11-12-25](#)

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, Miller, and Boles

F.3. Application Number: **RZ-PD 25-0680**
Applicant: AFFORDABLE LEASING SERVICES, LLC
Location: W Lambright St 140ft E of W Lambright St & N Gunlock Ave
Intersection S side of the St.
Folio Number: 31294.0000, 31296.0000, 31299.0000, & 31303.0100
Acreage: 1.7 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: None
Existing Zoning: PD (95-0276) & RSC-9
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not approvable
Planning Commission: Inconsistent with Plan

Attachments: [25-0680-11-12-25](#)

Result: Approved with Conditions

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

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

F.4. Application Number: **RZ-PD 25-0802**
Applicant: POTOMAC LAND COMPANY / WILLIAM SULLIVAN
Location: 4431 Culbreath Rd.
Folio Number: 88046.0000
Acreage: 10.97 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0802-11-12-25](#)

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, Cohen, Wostal, Miller, and Boles

Opposed: Cameron Cepeda

F.5. Application Number: MM 25-0933
Applicant: HILL WARD HENDERSON P.A.
Location: E 21st Ave 200ft W of E 21st Ave & Leslie Rd Intersection, N side of the street.
Folio Number: Portion of 42926.0000
Acreage: 12.85 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (01-1180)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0933-11-12-25](#)

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, Miller, and Boles

F.6. Application Number: RZ-STD 25-1143
Applicant: WPG-LIMONA, LLC
Location: NW Corner of W Brandon Blvd & Limona Rd.
Folio Number: 68315.0000, 68315.4000, & 68315.5000
Acreage: 1.14 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Brandon
Existing Zoning: CN
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-1143-11-12-25](#)

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, Miller, and Boles

G. PUBLIC HEARINGS - RELATED ITEMS**G.1.A. Public Hearing - Vacating Petition by Lincoln Bend West, LLC to conditionally vacate a portion of improved public right-of-way abutting Folio Nos. 077552-0100 and 077553-5550, in Riverview.**

Adopt a Resolution vacating a portion of public right-of-way known as Old Big Bend Road, consisting of approximately 22,823.5 square feet (.52 acres). Lincoln Bend West, LLC ("Petitioner") is redeveloping Folios 077552-0100, 077552-0000, and 077553-5550 (the "Properties") and proposes to construct (at its cost and expense) a realigned segment of Old Big Bend Road, which will enhance traffic safety at the intersection of Lincoln Road and Big Bend Road, and is a part of a broader future realignment of Old Big Bend Road between Simmons Road and Lincoln Road. The Resolution is not effective until the petitioner completes all required Vacating Conditions (as detailed in the Background), including dedicating the constructed, realigned segment of Old Big Bend Road to the County, which is estimated to be .917 acres in size. The Petitioner is required to complete the Vacating Conditions within 4 years of Resolution adoption, or the Resolution becomes null and void. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections from reviewing departments and agencies to this request. By approval of this item, the Director of Facilities Management & Real Estate Services is authorized to execute and record the Notice of Completion (as referenced in the Resolution) upon the Petitioner's satisfaction of the Vacating Conditions, and to administratively accept the temporary access easement over Driveway B (as referenced in the Resolution). Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

Attachments: [V25-0018-11-12-25](#)

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, Miller, and Boles

G.1.B. Application Number: **RZ-PD 25-0919**
Applicant: LINCOLN BEND WEST, LLC
Location: NW Corner of Old Big Bend Rd & Lincoln Rd.
Folio Number: 77552.0000, 77552.0100, & 77553.5550
Acreage: 4.5 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: ASC-1 & RSC-2
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0919-11-12-25](#)

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, Miller, and Boles

G.2.A. Application Number: PRS 25-1203
Applicant: IMPACT APOLLO BEACH VENTURES LLC
Location: Golf Sea Blvd, 4000ft W of Signet Dr & Golf Ridge Dr Intersection
Both sides of the St.
Folio Number: 52104.0100, 52664.000, 52663.0000 & Multiple
Acreage: 25.61 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Apollo Beach & SouthShore
Existing Zoning: PD (77-0123)
Request: Minor Modification to PD
• Modify site plan development table to transfer units between development tracts and allow conversion of future road extension from public to private right-of-way.
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [25-1203-11-12-25](#)

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, Miller, and Boles

Absent: Wostal

G.2.B. DRI 25-1205 IMPACT APOLLO BEACH VENTURES LLC

Staff recommends that the Board of County Commissioners approve the proposed changes for the Apollo Beach Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Apollo Beach Map H dated August, 2025.

This development order amendment is accompanied by related application MM 25-1203, which is a modification to PD 77-0123 (as most recently modified by PRS 25-0831).

Attachments: [25-1205-11-12-25](#)

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, Miller, and Boles

Absent: Wostal

G.3.A. Application Number: PRS 25-1200
Applicant: BROOKFIELD PROPERTIES
Location: NE Corner of 24th ST NE & 19th Ave.
Folio Number: Portion of (54244.0000 & 54244.0029)
Acreage: 13 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach, Ruskin & Southshore
Existing Zoning: PD (14-0815)
Request: Minor Modification to PD
• Modify configuration of development tracts 23 and 25 and designate area in Tract 25 for fire station
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [25-1200-11-12-25](#)

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, Miller, and Boles

G.3.B. DRI 25-1209 BROOKFIELD PROPERTIES

Staff recommends that the Board of County Commissioners (Board) approve the proposed changes in accordance with the attached resolution subject to any changes by the County Attorney's Office. This recommendation is based, in part, on the Waterset DRI Map H received on October 27, 2025. This Development Order amendment is accompanied by related zoning application PRS 25-1200.

Attachments: [25-1209-11-12-25](#)

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, Miller, and Boles

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

Attachments: [LLA BOCC Project Progress 11-12-25](#)

Result: Accepted

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Accepted to the BOCC Land Use, due back on 12/09/2025. The motion carried by the following vote:

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

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS
ADJOURNMENT