



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, March 10, 2026

County Center, 2nd Floor

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

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 June 09, 2026, BOCC Land Use Meeting at 9:00 A.M.

Attachments: [22-1390-03-10-26](#)

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

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

Attachments: [23-0195-03-10-26](#)

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

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

Attachments: [23-0210-03-10-26](#)

A.4. RZ-PD 25-0383 BASSAM DAMMAK

This Application is out of order and is being continued to the April 07, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0383-03-10-26](#)

A.5. PRS 25-0570 COASTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT

This application has been withdrawn by the applicant.

Attachments: [25-0570-03-10-26](#)

A.6. RZ-STD 25-1026 ROBERT MARTIN

The application is out of order to proceed and is being remanded to the April 27, 2026, Zoning Hearing Master Hearing

Attachments: [25-1026-03-10-26](#)

A.7. PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP

This application is being Continued by the Applicant, as Matter of Right, to the April 07, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [26-0173-03-10-26](#)

A.8. PRS 26-0179 LANETTE GLASS WITH HABITAT FOR HUMANITY OF HILLSBOROUGH COUNTY FL, INC

This application has been withdrawn by the applicant.

Attachments: [26-0179-03-10-26](#)

B. CONSENT AGENDA

B.1. Application Number: **RZ-STD 26-0128**
Applicant: JUAN PIZANO & CELIA ARROYO
Location: Maggie St, 260ft S of Center St & Maggie St Intersection,
W side of the street.
Folio Number: 79193.0000 & 79195.0050
Acreage: 0.84 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Community Plan: Wimauma Village & SouthShore Areawide Systems
Existing Zoning: RSC-6
Request: Rezone to RSC-6(MH)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0128-03-10-26](#)

B.2. **Application Number:** **RZ-STD 26-0163**
 Applicant: KELLI CONTE
 Location: 406 Railroad St.
 Folio Number: 79129.0000
 Acreage: 0.52 acres, more or less
 Comprehensive Plan: R-6
 Service Area: Urban
 Community Plan: Wimauma Village
 Existing Zoning: RSC-6
 Request: Rezone to RSC-6(MH)
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [26-0163-03-10-26](#)

B.3. **Cali Coffee- Brandon Off-Site P1#7044**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (6" watermain) for Maintenance to serve Cali Coffee-Brandon Off-Site, located in Section 29, 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 \$26,025.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Cali-Coffee Brandon Off-Site](#)

B.4. **Citrus Park Mini Storage Off-Site P1#6833**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane extension) for Maintenance to serve Citrus Park Mini Storage Off-Site, located in Section 11, Township 28, and Range 17, 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 \$6,940.45 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Citrus Park Mini Storage Off-Site](#)

B.5. South Creek Phase 5A & 5B PI#7283

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 South Creek Phase 5A & 5B, located in Section 18, 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 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 \$847,822.13, a Warranty Bond in the amount of \$93,546.22 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 \$3,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [South Creek Phase 5A & 5B](#)

B.6. VYO Temple Off-Site PI#5130

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water and wastewater) for Maintenance to serve VYO Temple Off-Site, located in Section 18, 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 \$11,700.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [VYO Temple Off-Site](#)

B.7. Waterset Wolf Creek Phase C1 HC-FINPLAT-25-0000008

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 Waterset Wolf Creek Phase C1, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water, wastewater and reclaimed water) 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 \$3,055,728.84, a Warranty Bond in the amount of \$83,229.61 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 \$11,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Waterset Wolf Creek Phase C1](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. Public Hearing - V25-0024 Vacating a portion of public right-of-way known as Balm Wimauma Road, between County-owned Folio Nos. 077854-0000 and 077848-0704 in Balm.**

Adopt a Resolution vacating a portion of public right-of-way known as Balm Wimauma Road, consisting of approximately 1.582 acres (68,897 square feet). Hillsborough County is the owner of two properties abutting the vacate area. Hillsborough County received an additional park parcel as part of a road realignment and is now the owner of two Park properties abutting the vacate area (as further detailed in the Background). The Parks & Recreation Department is requesting this vacation for the purpose of implementing a proposed master plan for the Balm Park & Recreation Center, which will provide expanded recreational amenities and public water and wastewater services. Reviewing departments and agencies have no objections to this request. The cost associated with this item is limited to fees of less than \$200.00 for required advertising per statute and recording fees which can be adequately accommodated within the Capital Improvement Project Budget for Balm Park Expansion, CIP No. C83706000.

Attachments: [V25-0024.pdf](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 26-0177
Applicant: US FOODS, INC.
Location: 6347 & 6349 Pine Grove Rd.
Folio Number: 40111.5070 & 40111.5074
Acreage: 4.58 acres, more or less
Comprehensive Plan: RCP
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (85-0215)
Request: Minor Modification to PD
• Increase building size from 10,034 to 13,100 square feet
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0177-03-10-26](#)

E.2. Application Number: PRS 26-0182
Applicant: PSS, LLC
Location: 6520 & 6528 S US Hwy 301.
Folio Number: 74123.0142 & 74123.0143
Acreage: 0.93 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems
Existing Zoning: PD (05-1787)
Request: Minor Modification to PD
• Modify the allocation of approved development entitlements for approved uses
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0182-03-10-26](#)

- E.3. Application Number:** **PRS 26-0300**
Applicant: 1819 INVESTMENT LLC
Location: 1819 Providence Ridge Blvd.
Folio Number: 72310.0010
Acreage: 3.56 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (85-0097)
Request: Minor Modification to PD
• Increase residential units by 6 units to increase number of beds for existing Community Residential Home
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0300-03-10-26](#)

- E.4. Application Number:** **PRS 26-0387**
Applicant: BG VENTURES LLC C/O GREG SOULLIERE
Location: 912 E Bloomingdale Ave.
Folio Number: 73312.0100
Acreage: 10.93 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (21-0123)
Request: Minor Modification to PD
• Remove requirement for issuance of Certificate of Occupancy for one single-family residence prior to development approval for mini warehouse
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0387-03-10-26](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 25-0809**
Applicant: RIVERBREEZE TAMPA MHP, LLC
Location: W Side of Clewis Ave & In Ct Intersection.
Folio Number: 40489.0000, 40490.0000, & 40492.0000
Acreage: 10.15 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: AS-0.4 & PD (92-0076)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0809-03-10-26](#)

F.2. Application Number: **MM 25-0810**
Applicant: UNIVERSITY ENERGY PARK, LLC
Location: SW Corner of Turkey Creek Rd & Edward Medard Pkwy; S of Sydney Washer Rd & E SR 60 Intersection & Turkey Creek Rd, 1500ft S of Turkey Creek Rd & E SR 60 Intersection, W side of the street.
Folio Number: 86121.0000, 86122.0000, 86128.0000, 86131.50000 & Multiple
Acreage: 2978.04 acres, more or less
Comprehensive Plan: EIP
Service Area: Urban
Community Plan: None
Existing Zoning: PD (10-0692)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0810-03-10-26](#)

F.3. Application Number: MM 25-0849
Applicant: MISTY MOON PROPERTIES LLC
Location: 6010 & 6102 Duncan Rd.
Folio Number: 73993.0000 & 73993.0500
Acreage: 5.55 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: PD (06-0491)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0849-03-10-26](#)

F.4. Application Number: MM 25-1247
Applicant: 11202 DEWHURST LLC
Location: NE Corner of Patterson Rd & Bloomingdale Ave.
Folio Number: 73703.0010 & 73778.7444
Acreage: 14.66 acres, more or less
Comprehensive Plan: R-12 & R-6
Service Area: Urban
Community Plan: Brandon & SouthShore Areawide Systems
Existing Zoning: PD (04-0459)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1247-03-10-26](#)

I.2. Mobility Fee Alternative Satisfaction Agreement for Improvements to the Muck Pond Road and McIntosh Road Intersection

Approve a Mobility Fee Alternative Satisfaction Agreement providing for the addition of turn lane improvements to the Muck Pond Road and McIntosh Road intersection.

Approval of this item will not increase or decrease any County departmental budgets.

Attachments: [Muck Pond and McIntosh MFASA AI Agt.AG.docx.pdf](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT