

Hillsborough County

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



Results

Tuesday, September 9, 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
COMMISSONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. RZ-PD 22-1390 GTIS METRO DG 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: [22-1390-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

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

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: [23-0195-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

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

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: [23-0210-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

A.4. PRS 25-0570 COSTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT

Staff is requesting the item be continued to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0570-09-09-25](#)

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 11/12/2025. The motion carried by the following vote:

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

Absent: Cameron Cepeda

A.5. SU-LE 25-0861 DGPS RECYCLING, LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 07, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0861-09-09-25](#)

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 10/07/2025. The motion carried by the following vote:

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

Absent: Cameron Cepeda

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

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

Approved the Consent Agenda

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

Absent: Cameron Cepeda

- B.1. Application Number:** **RZ-PD 25-0452**
Applicant: SUNSHINE SOLAR COLD STORAGE LLC/
ALEXANDER BAUMER
Location: NW Corner of Diana Toledo Almeida Rd &
S US Hwy 41 Intersection.
Folio Number: 50847.0000 & 50848.0100
Acreage: 10.75 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Gibsonton & SouthShore Areawide Systems
Existing Zoning: AR, AS-1 & PD (89-0173)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan
- Attachments:** [25-0452-09-09-25](#)
- Result:** Approved
- B.2. Application Number:** **RZ-PD 25-0457**
Applicant: South Shore Holdings, LLC
Location: E College Ave, 600ft W 24th St SE & E College Ave
Intersection, S Side of the St.
Folio Number: 55544.0025, 55545.0000, 55550.0000, 55553.0000,
55577.0000
Acreage: 12.76 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: PD (78-0221) & AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan
- Attachments:** [25-0457-09-09-25](#)
- Result:** Approved

B.3. Application Number: MM 25-0583
Applicant: HAPPY TRAVELER RV PARK & RESORT LLC
Location: 9401 E Fowler Ave.
Folio Number: 61059.0000 & 61060.0000
Acreage: 28.3 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (89-0052)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0583-09-09-25](#)

Result: Approved

B.4. Application Number: RZ-PD 25-0744
Applicant: JSH SOUTHFORK LAKES DEVELOPMENT LLC
Location: S of Balm Rd & Topaz Blue St Intersection. & SE Corner of Shelley Ln & County Rd 672 Intersection. & N of Balm Rd & Balm Wimauma Rd Intersection. & North of Clement Pride Blvd & County Rd 672 Intersection. & Ambleside Blvd, 250' E of Ambleside Blvd & White Sapphire Rd Intersection.
Folio Number: 77859.0025, 77980.0106, 88698.7500 & Multiple
Acreage: 1083.91 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Balm & SouthShore Areawide Systems
Existing Zoning: AR, AS-0.4, & PD (17-0619)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0744-09-09-25](#)

Result: Approved

B.5. Application Number: MM 25-0745
Applicant: EISENHOWER PROPERTY GROUP LLC
Location: SE Corner of Balm Wimauma Rd & New Jade Ave Intersection.
Folio Number: Portion of 77848.0708
Acreage: 66.04 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Balm + SouthShore Areawide Systems
Existing Zoning: PD (18-0304)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0745-09-09-25](#)

Result: Approved

B.6. Application Number: RZ-STD 25-0867
Applicant: MOSAIC FERTILIZER, LLC
Location: Burst Rd, 1500ft E of Old US Hwy 41-A & Burst Rd Intersection
Both Sides of St.
Folio Number: 49000.0000 & Portion of 49035.0000
Acreage: 3.14 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: AI
Request: Rezone to M
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0867-09-09-25](#)

Result: Approved

B.7. Brandon Medical Center Off-Site PI#6589
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water, wastewater & sidewalks) for Maintenance to serve Brandon Medical Center 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 \$11,398.53 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Brandon Medical Center Off-Site](#)

Result: Approved

B.8. Davis Landing flea 10906 Bill Tucker Road P1#7086

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 Davis Landing flea 10906 Bill Tucker Road, located in Section 29, Township 31 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site water and off-site water, wastewater and sidewalks) 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 \$252,933.75, a Warranty Bond in the amount of \$34,144.00 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 \$3,300.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on adequate capacity for the project.

Attachments: [Davis Landing fka 10906 Bill Tucker Road](#)

Result: Approved

B.9. Fern Trail PI#6823

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 Fern Trail, located in Section 17, Township 32 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site roads, drainage, water & wastewater and off-site sidewalks) 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 \$2,493,206.38, a Warranty Bond in the amount of \$199,456.51 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on a Developer Agreement and a payment of \$396,040.00 was made on May 15, 2025.

Attachments: [Fern Trail](#)

Result: Approved

B.10. Timber Ridge (Futch Property) Off-Site PI#6526

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads & drainage) for Maintenance to serve Timber Ridge (Futch Property) Off-Site, located in Section 13, Township 28, and Range 22, 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 \$39,121.43 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Timber Ridge \(Futch Property\) Off-Site](#)

Result: Approved

B.11. Waterset Wolf Creek Phase H1 & Waterset Blvd H1 PI#5502

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 H1 & Waterset Blvd H1, 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 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 Performance Bonds in the amount of \$2,926,176.74 & \$1,534,578.13, along with Warranty Bonds in the amount of \$214,115.74 & \$116,601.75 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 \$8,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved for this project based on adequate capacity for the project.

Attachments: [Waterset Wolf Creek Phase H1 & Waterset Blvd H1](#)

Result: Approved

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

C.1. V25-0001 Public Hearing - Vacating Petition by Victor Lares Martinez and Nereida Linares Delgado of a platted public utility easement within Folio No 059240-1038, in East Rural Hillsborough County.

Adopt a Resolution vacating a portion of platted public utility easement consisting of approximately 1,068 square feet (0.025 acres) within Lot 16, of the plat of Pebble Creek Village Unit 1, as recorded in Plat Book 45, Page 16, of the Public Records of Hillsborough County, and described in the Resolution. The Petitioners, Victor Lares Martinez and Nereida Linares Delgado, have submitted this request to cure an encroachment of a roof overhang into the easement area which was present at the time they purchased the property in 2022 and to allow for new construction of a pool, spa and deck. There is an abandoned forcemain that lies within the easement area. The Petitioners have been advised the forcemain may have to be cut out and capped off to accommodate the pool. There are no active or planned future utilities in the 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: [V25-0001-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

C.2. V25-0003 Public Hearing - Vacating Petition by Osmel Martinez to vacate a platted public utility easement within Folio No 009063-0000, in Town and Country.

Adopt a Resolution vacating a platted public utility easement, consisting of approximately 669.46 square feet (0.015 acres) within Lot 10, Block 62, of the plat of Town 'N Country Park Unit No. 24, as recorded in Plat Book 41, Page 99, of the Public Records of Hillsborough County. The petitioner, Osmel Martinez, requests the vacation to resolve two encroachments: (i) a home addition built without permits by the petitioner around 2019-2020, and (ii) a pool constructed by a prior owner around 1984. The home addition is the subject of an open code compliance case HC- CMP-23-0000096, which is pending resolution of this vacate and a future variance application for setback relief. County departments, agencies, and utility providers have raised no objections to this request. A neighboring property owner has notified staff of a potential objection if their property is affected by this vacation; however, no evidence has been provided indicating an impact on adjacent parcels due to this utility easement vacation. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Attachments: [V25-0003-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

- C.3. V25-0006 Public Hearing - Vacating Petition by Jessica Calderon and Giovanni Calderon to vacate a portion of a platted public utility easement within Folio No 086754-1204 in Valrico.**
Adopt a Resolution vacating a portion of a platted public utility easement, consisting of approximately 1,276 square feet (0.03 acres), within Lot 16, Block 2, of the plat of Brandon East Subdivision - Unit No 2, as recorded in Plat Book 45, Page 35, of the public records of Hillsborough County, and described in the Resolution. The Petitioners, Jessica and Giovanni Calderon, have submitted this request to allow for The permitting of a swimming pool. There are no active or planned future utilities in the 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: [V25-0006-09-09-25](#)

Result: Approved

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

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

Absent: Cameron Cepeda

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 25-0315
Applicant: BIG TOP OF TAMPA INC
Location: NE Corner of E Fowler Ave & Jefferson Rd.
Folio Number: 60138.0005
Acreage: 3.73 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (20-0107)
Request: Minor Modification to PD
Modify number of access points and clarify use allowances in
right-of-way preservation areas
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0315-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

E.2. Application Number: PRS 25-0866
Applicant: MATT A BURICH
Location: Livingston Ave. 800ft N of Sunset Ln. & Livingston Ave.
Intersection, & E Side of the St.
Folio Number: 33446.0000
Acreage: 8.79 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Lutz
Existing Zoning: PD (88-0142)
Request: Minor Modification to PD
Modify buffering/screening and lot development standards
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0866-09-09-25](#)

Result: Approved

Motion: A motion was made by Commissioner Wostal, 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. Application Number: PRS 25-0918
Applicant: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION
Location: N Of Highland Manor Dr. & Bryan Rd. Intersection.
Folio Number: 65208.0306
Acreage: 3.44 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (96-0097)
Request: Minor Modification to PD
Modify number of access points
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0918-09-09-25](#)

Result: Approved

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

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

Absent: Cameron Cepeda

E.4. Application Number: PRS 25-1044
Applicant: PATRICIA ORTIZ
Location: S Gornto Lake Rd, 900ft N of S Gornto Lake Rd & Bloomingdale Ave Intersection, E Side of the St.
Folio Number: 73788.0000
Acreage: 4.69 cares, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (21-0867)
Request: Minor Modification to PD
Modify development standards, site plan design, uses and operating hours
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-1044-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

E.5. Application Number: PRS 25-1052
Applicant: BRANDON SPORTS & AQUATIC CENTER, INC
Location: 405 Beverly Blvd.
Folio Number: 70121.0000
Acreage: 12.58 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (13-0939)
Request: Minor Modification to PD
Modify buffering/screening and remove requirement for sidewalk
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-1052-09-09-25](#)

Result: Approved

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

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

Absent: Cameron Cepeda

E.6. Application Number: PRS 25-1056
Applicant: SUNNY SIA
Location: 12830 E US 92 Hwy.
Folio Number: 82912.0000
Acreage: 3.94 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Rural
Community Plan: Seffner Mango
Existing Zoning: PD (22-0719)
Request: Minor Modification to PD
Remove requirements for sidewalk
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-1056-09-09-25](#)

Result: Approved

Motion: A motion was made by Commissioner Miller, 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

E.7. **Application Number:** **PRS 25-1183**
 Applicant: IAN ANDERSON/ CATALYST DESIGN GROUP, PC
 Location: 119 Oakfield Dr.
 Folio Number: 71490.0555
 Acreage: 18.23 acres, more or less
 Comprehensive Plan: P/QP
 Service Area: Urban
 Community Plan: Brandon
 Existing Zoning: PD (97-0121)
 Request: Minor Modification to PD
 Increase entitlements and modify site plan design
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-1183-09-09-25](#)

Result: Approved

Motion: A motion was made by Commissioner Miller, 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

F. REGULAR AGENDA

F.1. **Application Number:** **RZ-PD 24-1116**
 Applicant: PHILIPPINES CULTURAL FOUNDATION, INC.
 Location: 14301 Nine Eagles Dr.
 Folio Number: 3517.0050
 Acreage: 10.05 acres, more or less
 Comprehensive Plan: RES-2 & RCP
 Service Area: Urban
 Community Plan: Northwest Area
 Existing Zoning: AR
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-1116-09-09-25](#)

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: Myers, Cameron Cepeda, Cohen, Miller, and Boles

Opposed: Hagan, and Wostal

F.2. Application Number: **RZ-PD 24-1155 REMAND**
Applicant: TODD PRESSMAN, PRESSMAN & ASSOC, INC.
Location: 5702 Anna Dr.
Folio Number: 62885.0000
Acreage: 5.06 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1155-09-09-25](#)

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

F.3. Application Number: **RZ-PD 25-0371**
Applicant: 301 WIMAUMA LLC
Location: NW Corner of Saffold Rd & S County Rd 579.
Folio Number: 79691.0000, 79691.0010, 79692.0000, 79693.0000, 79698.0000, 79698.0010, 79699.0000, 79700.0000, 79702.0000, 79702.0002, 79852.0000 & 79852.0010
Acreage: 635.7 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: SouthShore Areawide Systems
Existing Zoning: PD (23-0041)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0371-09-09-25](#)

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

F.4. **Application Number:** **RZ-PD 25-0469**
 Applicant: 301 WIMAUMA LLC
 Location: 1300ft S of CR 579 & Hillsborough St Intersection.
 Folio Number: 79453.0000, 79455.0100 & 79456.0000
 Acreage: 506.69 acres, more or less
 Comprehensive Plan: RES-4
 Service Area: Urban
 Community Plan: SouthShore Areawide Systems
 Existing Zoning: PD (23-0041) & AR
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [25-0469-09-09-25](#)

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

F.5. **Application Number:** **RZ-PD 25-0587**
 Applicant: UNIVERSITY COMMUNITY HOSPITAL INC
 Location: SE Corner of N Dale Mabry Hwy & W Hamilton Ave.
 Folio Number: 25994.0000, 25994.0050, 26000.0000 & 26077.0000
 Acreage: 19.57 acres, more or less
 Comprehensive Plan: OC-20 & R-20
 Service Area: Urban
 Community Plan: None
 Existing Zoning: PD (90-0052) & PD (14-0314)
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [25-0587-09-09-25](#)

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:	MM 25-0694
	Applicant:	MAC MCCRAW / MATTAMY HOMES USA
	Location:	Alafia Dr, 210ft S of Church Dr & Alafia Dr Intersection, E Side of the St.
	Folio Number:	75509.5262, 75509.5264 & 75509.5266
	Acreage:	10.604 acres, more or less
	Comprehensive Plan:	RES-4
	Service Area:	Urban
	Community Plan:	Riverview & SouthShore Areawide Systems
	Existing Zoning:	PD (13-0125)
	Request:	Major Modification to PD
	RECOMMENDATION:	
	Zoning Hearing Master:	Approval
	Development Services:	Approvable, Subject to Conditions
	Planning Commission:	Consistent with Plan

Attachments: [25-0694-09-09-25](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Cameron Cepeda

G. PUBLIC HEARINGS - RELATED ITEMS**G.1.A. V24-0013 Public Hearing - Vacating Petition by Eljay Properties, LLP and Sealife Restoration Institute, LLC to vacate a portion of improved platted public right-of-way abutting Folio Nos. 055374-0000, 055374-0010, and 054960-0050 in Ruskin.**

(a) Adopt a Resolution vacating a portion of improved, platted, public right-of-way consisting of Approximately 23,747 square feet (0.55 acres), lying within the plat of Map of Ruskin Colony Farms, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County. The Petitioners, Eljay Properties, LLP and Sealife Restoration Institute, LLC submitted this request to facilitate the creation of a planned unit development with commercial uses, including retail, food, storage, and agricultural uses. (b) Accept a Drainage Easement over the subject right-of-way to the County's ability to maintain existing drainage infrastructure or install new drainage infrastructure. 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 wetlands (or conservation areas) will be separately reviewed as a part of any redevelopment. Estimated costs costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

Attachments: [V24-0013-09-09-25](#)

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

G.1.B. Application Number: **RZ-PD 24-1147**
Applicant: JAY TANNER
Location: 650ft N of 11th Ave NE & 24th St NE Intersection, & W Side of the 24th St NE.
Folio Number: 54960.0050, 55374.0000 & 55374.0010
Acreage: 13.22 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: PD (19-0067) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1147-09-09-25](#)

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

G.1.C. Application Number: PRS 25-0317
Applicant: JAY TANNER
Location: 650ft N of 11th Ave NE & 24th St NE Intersection, & W
Side of 24th St NE.
Folio Number: 54960.0050 & Portion of 55374.0010
Acreage: 2.36 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: PD (19-0067)
Request: Minor Modification to PD
Modify site plan to remove parcel from PD
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0317-09-09-25](#)

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

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

Attachments: [LLA BOCC Project Progress-09-09-25](#)

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 10/07/2025. 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