

Hillsborough County

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



Results

Tuesday, January 13, 2026

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. RZ-PD 25-0383 BASSAM DAMMAK**

This Application is out of order and is being continued to the February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0383-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. The motion carried by the following vote:

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

A.2. PRS 25-0570 COASTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT

Staff is requesting the item be continued to the February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0570-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. 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 February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0861-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. The motion carried by the following vote:

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

A.4. PRS 26-0171 BING KEARNEY

This application is being Continued by the Applicant, as Matter of Right, to the February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [26-0171-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. The motion carried by the following vote:

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

A.5. PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP

This application is being Continued by the Applicant, as Matter of Right, to the February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0173-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. The motion carried by the following vote:

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

A.6. PRS 26-0177 US FOODS, INC

This Application is out of order and is being continued to the February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0177-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. The motion carried by the following vote:

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

A.7. PRS 26-0182 PSS, LLC

This Application is out of order and is being continued to the February 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0182-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. 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 Wostal, seconded by Commissioner Miller, 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:	MM 25-1081
Applicant:	SJB VENTURES LLC / XLM MANAGEMENT LLC
Location:	2814 SE 14th Ave.
Folio Number:	55070.0000
Acreage:	4.6 acres, more or less
Comprehensive Plan:	SMU-6
Service Area:	Urban
Community Plan:	Ruskin & SouthShore Areawide Systems
Existing Zoning:	PD (10-0296)
Request:	Major Modification to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [25-1081-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 02/10/2026. The motion carried by the following vote:

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

B.2. Application Number:	MM 25-1242
Applicant:	STUART MCPHERSON
Location:	7819 E Elm St.
Folio Number:	40349.0100
Acreage:	11.43 acres, more or less
Comprehensive Plan:	CMU-12
Service Area:	Urban
Community Plan:	East Lake-Orient Park
Existing Zoning:	PD (24-0124)
Request:	Major Modification to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [25-1242-01-13-26](#)

Result: Approved

B.3. Application Number:	MM 25-1243
Applicant:	M SUITES HOTEL LLC
Location:	13809 W Hillsborough Ave.
Folio Number:	4079.0000
Acreage:	3.59 acres, more or less
Comprehensive Plan:	RMU-35
Service Area:	Urban
Community Plan:	Northwest Hillsborough & Town 'N Country
Existing Zoning:	PD (08-0425)
Request:	Major Modification to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [25-1243-01-13-26](#)

Result: Approved

B.4. Application Number:	RZ-PD 25-1244
Applicant:	MSM SUNLAKE, LLC
Location:	18950 Sunlake Blvd.
Folio Number:	13276.0250
Acreage:	1.1 acres, more or less
Comprehensive Plan:	RES-6
Service Area:	Urban
Community Plan:	Lutz
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: [25-1244-01-13-26](#)

Result: Approved

B.5. Application Number:	RZ-PD 25-1246
Applicant:	MOHAMAD SAAD
Location:	SW corner of Hoffman Blvd & N Nebraska Ave.
Folio Number:	21729.0000, 21734.0000, & 21756.0000
Acreage:	0.55 acres, more or less
Comprehensive Plan:	OC-20 & RES-12
Service Area:	Urban
Community Plan:	University Area
Existing Zoning:	CG & RSC-9
Request:	Rezone to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [25-1246-01-13-26](#)

Result: Approved

B.6. Application Number:	RZ-STD 25-1390
Applicant:	TODD PRESSMAN
Location:	808 E Grove Ave.
Folio Number:	17912.0000
Acreage:	0.41 acres, more or less
Comprehensive Plan:	RES-12
Service Area:	Urban
Community Plan:	University Area
Existing Zoning:	RSC-9
Request:	Rezone to RMC-9
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approval
Planning Commission:	Consistent with Plan

Attachments: [25-1390-01-13-26](#)

Result: Approved

B.7. Bullfrog Creek Wetland Mitigation Bank, LLC; Release of Bond CS3250201 Land Excavation Operating Permit 20-02-LE / SU 20-0179
Release of reclamation Bond in the amount of \$45,879 for land excavation operating permit 20-02-LE.

Attachments: [Bullfrog Creek Wetland Mitigation Bank, LLC Release of Bond CS3250201 Land Excavatio](#)

Result: Approved

B.8. Council Bay Master Infrastructure Off-Site PI#6835

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, drainage, water and wastewater) for Maintenance to serve Council Bay Master Infrastructure Off-Site, located in Section 28, Township 31, and Range 19, 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 \$96,673.70 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Council Bay Master Infrastructure Off-Site](#)

Result: Approved

B.9. Indigo Creek Phase 2 PI#6179

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 Indigo Creek Phase 2, located in Section 32, 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 \$338,587.73, a Warranty Bond in the amount of \$242,144.19 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 \$7,437.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Indigo Creek Phase 2](#)

Result: Approved

B.10. Lone Pine RV Park Expansion Off-Site PI#5823

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water and wastewater) for Maintenance to serve Lone Pine RV Park Expansion Off-Site, located in Section 06, Township 32, and Range 19, 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 \$10,000.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Lone Pine RV Park Expansion Off-Site](#)

Result: Approved

B.11. Sanctuary at Citrus Park P1#7024

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 Sanctuary at Citrus Park, located in Section 11, Township 28 and Range 17. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (off-site water distribution system) 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 \$3,190,754.50, a Warranty Bond in the amount of \$20,672.80 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 \$10,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Sanctuary at Citrus Park](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. V24-0009 Public Hearing - Vacating Petition by Pedro Arcis and Ana Lucia Pineda Arcis to vacate a platted Public utility easement located at 4104 Hollowtrail Drive, Tampa, Florida 33624, within Folio No. 015929-0292 in Greater Carrollwood Northdale.**

Adopt a Resolution vacating a platted public utility easement, consisting of approximately 524.01 square feet (0.012 acres) within Lot 22, Block 2, of the plat of Northdale - Section E, Unit 2, as recorded in Plat Book 49, Page 22, of the Public Records of Hillsborough County. The petitioners, Pedro Arcis and Ana Lucia Pineda Arcis request the vacation as first step in resolving the following encroachments: (i) a pool, deck, and enclosure constructed by a previous owner in 1979, (ii) a pool enclosure extension constructed by the petitioner which was not permitted, (iii) additional concrete surrounding the pool deck, and (iv) a 6-foot-high vinyl fence. The pool enclosure is the subject of an open code compliance case HC-CMP-23-0000130, 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. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Attachments: [V24-0009](#)

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. V24-0016 Public Hearing - Vacating Petition by Terry Benefield and Brenda Doerr to vacate portions of unimproved platted public rights-of-way known as 1st Street and 2nd Street abutting Folio Nos.085427-1000 and 085427-1100 in Eastern Rural Hillsborough County.

Adopt a Resolution vacating (i) a portion of unimproved platted public right-of-way known as 1st Street and (ii) a portion of unimproved platted public right-of-way known as 2nd Street, collectively consisting of approximately 20,908 square feet (0.48 acres), lying within the Plat of Sidney Highlands, as recorded in Plat Book 27, Page 6, of the Public Records of Hillsborough County, Florida and described in the Resolution. The Petitioners, Terry Benefield and Brenda Doerr, the fee simple owners of the lands underlying the subject right-of-way, have submitted this request to ensure the sites are buildable. The Public Works Department has reviewed the petition and confirmed no reimbursement is required for right-of-way improvements. There are no objections to this vacating request. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioners' application fee of \$400.

Attachments: [V24-0016](#)

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.3. V25-0008 Public Hearing - Vacating Petition Satyaprasad and Swarooparani Vadlamudi to vacate an improved platted public right-of-way known as Hillcrest Avenue, abutting Folio No. 065729-0000 in Seffner Mango.

Adopt a Resolution vacating an improved platted public right-of-way known as Hillcrest Avenue consisting Of approximately 6,250 square feet (0.143 acres), lying within the plat of Val Villa, as recorded in Plat Book 18, Page 47, of the Public Records of Hillsborough County, and described in the Resolution. The Petitioners, Satyaprasad and Swarooparani Vadlamudi, the fee simple owners of the lands underlying the right-of-way, have submitted this request to create a more rectangular parcel that allows for a better designed development. The Public Works Department has reviewed the petition and confirmed no reimbursement is Required for the existing right-of-way improvements. There are no objections to this vacating request. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

Attachments: [V25-0008](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number:	PRS 25-0754
Applicant:	JEFFREY ANDERSON
Location:	Hall Rd. 650ft N of Thonotosassa Rd & Hall Rd Intersection.
Folio Number:	82001.0000 & 82002.0000
Acreage:	3.73 acres, more or less
Comprehensive Plan:	RES-4
Service Area:	Rural
Community Plan:	None
Existing Zoning:	PD (22-1701)
Request:	Minor Modification to PD
	<ul style="list-style-type: none">• Modify site plan, setbacks and reduce units
RECOMMENDATION:	Approvable, Subject to Conditions

Attachments: [25-0754-01-13-26](#)

Result: Approved

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

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

E.2. Application Number:	PRS 25-1360
Applicant:	MANGO POINT LLC
Location:	County Rd 579,500ft N of County Rd 579 & E US Hwy 92 Intersection, E Side of the County Rd 579.
Folio Number:	Portion of 63251.0012
Acreage:	1.34 acres, more or less
Comprehensive Plan:	CMU-12
Service Area:	Urban
Community Plan:	Seffner Mango
Existing Zoning:	PD (98-0662)
Request:	Minor Modification to PD
	<ul style="list-style-type: none">• Modify uses and entitlements
RECOMMENDATION:	Approvable, Subject to Conditions

Attachments: [25-1360-01-13-26](#)

Result: Approved

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

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

E.3. Application Number:	PRS 26-0008
Applicant:	301 WIMAUMA LLC
Location:	S County Rd 579 1600ft S of S County Rd 579 & Hillsborough St Intersection, Both Sides of the St.
Folio Number:	79453.0000, 79455.0100 & 79456.0000
Acreage:	506.69 Acres, more or less
Comprehensive Plan:	RES-4
Service Area:	Urban
Community Plan:	Wimauma & SouthShore Areawide Systems
Existing Zoning:	PD (25-0469)
Request:	Minor Modification to PD
RECOMMENDATION:	<ul style="list-style-type: none">• Modify garage setback and add access point to CR 579 Approvable, Subject to Conditions

Attachments: [26-0008-01-13-26](#)

Result: Approved

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

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

E.4. Application Number:	PRS 26-0012
Applicant:	S. ELISE BATSEL, ESQ C/O STEARNS WEAVER MILLER
Location:	University Square Mall 850 FT N of E Fowler Ave & University Square Mall Intersection Both Sides of the St.
Folio Number:	Portion of (36272.0672, 36272.0668 & 36272.0702)
Acreage:	12.15 acres, more or less
Comprehensive Plan:	ICMU-35
Service Area:	Urban
Community Plan:	None
Existing Zoning:	PD (22-1640)
Request:	Minor Modification to PD
RECOMMENDATION:	<ul style="list-style-type: none">• Modify site development layout and site development standards for development blocks 9 and 13 Approvable, Subject to Conditions

Attachments: [26-0012-01-13-26](#)

Result: Approved

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

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

E.5. Application Number:	PRS 26-0156
Applicant:	DAVID NGUYEN, MANAGING MEMBER
Location:	8102 Patterson Rd.
Folio Number:	27370.0000
Acreage:	4.26 acres, more or less
Comprehensive Plan:	CMU-12
Service Area:	Urban
Community Plan:	Town and Country, Town and Country Focus
Existing Zoning:	PD (19-0745)
Request:	Minor Modification to PD
	<ul style="list-style-type: none">• Modify warehouse parking standards and remove cross access and truck access restriction
RECOMMENDATION:	Approvable, Subject to Conditions

Attachments: [26-0156-01-13-26](#)

Result: Approved

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

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

E.6. Application Number:	PRS 26-0169
Applicant:	BH STORAGE RIVERVIEW LLC
Location:	S US Hwy 301, 200ft S of Wes Kearney Way & S US HWY 301 Intersection, West Side of the St.
Folio Number:	72269.0300
Acreage:	6.02 acres, more or less
Comprehensive Plan:	UMU-20 & CMU-12
Service Area:	Urban
Community Plan:	Greater Palm River
Existing Zoning:	PD (88-0084)
Request:	Minor Modification to PD
	<ul style="list-style-type: none">• Add second access configuration option
RECOMMENDATION:	Approvable, Subject to Conditions

Attachments: [26-0169-01-13-26](#)

Result: Approved

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

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

E.7. Application Number:	PRS 26-0175
Applicant:	VINETTE GODELIA, ESQ. OF STEARNS WEAVER MILLER
Location:	12839 Wyandotte Rd.
Folio Number:	Portion of 51471.0000
Acreage:	210.82 acres, more or less
Comprehensive Plan:	HI
Service Area:	Urban
Community Plan:	Gibsonton & Southshore Areawide Systems
Existing Zoning:	PD (02-0213)
Request:	Minor Modification to PD
RECOMMENDATION:	<ul style="list-style-type: none">• Modify site plan development layout Approvable, subject to proposed conditions.

Attachments: [26-0175-01-13-26](#)

Result: Approved

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

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

E.8. Application Number:	PRS 26-0179
Applicant:	LANETTE GLASS WITH HABITAT FOR HUMANITY OF HILLSBOROUGH COUNTY FL, INC
Location:	5203 Ehrlich Rd.
Folio Number:	16232.0100
Acreage:	3.18 acres, more or less
Comprehensive Plan:	RES-4
Service Area:	Urban
Community Plan:	Greater Carrollwood Northdale
Existing Zoning:	PD (85-0486)
Request:	Minor Modification to PD
RECOMMENDATION:	<ul style="list-style-type: none">• Modify road from private to public Not Supported

Attachments: [26-0179-01-13-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Miller, that this agenda item be Continued to the BOCC Land Use, due back on 03/10/2026. The motion carried by the following vote:

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

E.9. CDD 26-0144 Petition to Establish the Berry Bay III Community Development District

Establish the Berry Bay III Community Development District (CDD) in accordance with the attached ordinance.

Of the total \$90,950,000 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$26,811,350 (or 29.48%) of those costs will be funded with long-term CDD bond proceeds.

Attachments: [26-0144-01-13-26](#)

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.10. CDD 26-0168 PETITION TO EXPAND THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve expansion of the Berry Bay Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

The expansion is estimated to increase the construction budget by \$2,750,000, of which \$1,045,000 is anticipated to be funded with long-term CDD bond proceeds. Of the total \$58,719,981 budgeted for total development costs, approximately \$24,698,986 (or about 42.06%) of infrastructure development costs is expected to be financed with CDD bonds.

Attachments: [26-0168-01-13-26](#)

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.11. CDD 26-0200 PETITION TO EXPAND THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve expansion of the Waterset South Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

The expansion is estimated to increase the construction budget by \$6,153,709.10, of which \$3,640,000 is anticipated to be funded with long-term CDD bond proceeds. Of the total \$124,116,617 budgeted for total development costs, approximately \$25,841,047 (or about 20.82%) of infrastructure development costs is expected to be financed with CDD bonds.

Attachments: [26-0200-01-13-26](#)

Result: Approved

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

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

F. REGULAR AGENDA

F.1. Application Number:	MM 25-0648
Applicant:	TEGAL APOLLO INC.
Location:	6502 Surfside Blvd.
Folio Number:	52078.0000
Acreage:	2.71 acres, more or less
Comprehensive Plan:	OC-20
Service Area:	Urban
Community Plan:	Apollo Beach & SouthShore Areawide Systems
Existing Zoning:	PD (04-0979)
Request:	Major Modification to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [25-0648-01-13-26](#)

Result: Approved

Motion: A motion was made by Commissioner Cameron Cepeda, 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.2. Application Number:	RZ-PD 25-0932
Applicant:	CWH MANAGEMENT INC
Location:	W of Field Blend Ct & Fern Hill Dr Intersection.
Folio Number:	77168.0000 & 77169.0000
Acreage:	10.69 acres, more or less
Comprehensive Plan:	SMU-6
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: [25-0932-01-13-26](#)

Result: Approved

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

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

F.3. Application Number:	RZ-STD 25-1316
Applicant:	GHS MLK 2 LLC
Location:	NW corner of Pine St & E Dr Martin Luther King Jr Blvd.
Folio Number:	64337.0000, 64338.0000, & 64338.0100
Acreage:	4.89 acres, more or less
Comprehensive Plan:	RES-6
Service Area:	Urban
Community Plan:	Seffner-Mango
Existing Zoning:	CN
Request:	Rezone to CG(R)
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable with Restrictions
Planning Commission:	Consistent with Plan

Attachments: [25-1316-01-13-26](#)

Result: Approved

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

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

F.4. Application Number:	RZ-STD 25-1319
Applicant:	NICHOLAS & ROSALIE APOSTOLERES
Location:	1221 Lakeside Dr.
Folio Number:	68346.1000
Acreage:	0.9 acres, more or less
Comprehensive Plan:	RES-9
Service Area:	Urban
Community Plan:	Brandon
Existing Zoning:	RSC-6
Request:	Rezone to RMC-9(R)
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable with Restrictions
Planning Commission:	Consistent with Plan

Attachments: [25-1319-01-13-26](#)

Result: Approved

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

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

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number:	RZ-PD 25-0579
Applicant:	GHS MLK 11, LLC
Location:	N of Lake Dr, & E. Martin Luther King Blvd Intersection.
Folio Number:	64334.0000, Portion of (64331.0000, 64331.0025, 64331.0050, 64332.0000) & Multiple
Acreage:	14.99 acres, more or less
Comprehensive Plan:	RES-4 & RES-20
Service Area:	Urban
Community Plan:	Seffner-Mango
Existing Zoning:	PD (85-0166), PD (90-0012), & CG
Request:	Rezone to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [25-0579-01-13-26](#)

Result: Approved

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

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

G.1.B. Application Number:	PRS 25-1377
Applicant:	GHS MLK 11, LLC
Location:	N of Lake Dr. & E Dr. Martin Luther King Jr. Blvd. Intersection.
Folio Number:	Portion of (64331.0000, 64331.0025, 64331.0050, 64332.0000) & Multiple
Acreage:	14.24 acres, more or less
Comprehensive Plan:	RES-20 & RES-4
Service Area:	Urban
Community Plan:	Seffner Mango
Existing Zoning:	PD (90-0012)
Request:	Minor Modification to PD
RECOMMENDATION:	<ul style="list-style-type: none">• Modify site plan to remove acreage from PD Approvable, Subject to Conditions

Attachments: [25-1377-01-13-26](#)

Result: Approved

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

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

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

Attachments: [LLA Project Progress Report 01-13-26](#)

Result: Accepted

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Accepted to the BOCC Land Use, due back on 02/09/2026. The motion carried by the following vote:

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT