



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, October 7, 2025

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. PRS 25-0754 JEFFREY ANDERSON**

This application is being Continued by the Applicant, as Matter of Right, to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0754-10-07-25](#)

A.2. SU-LE 25-0861 DGPS RECYCLING, LLC

This Application is out of order and is being continued to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0861-10-07-25](#)

A.3. PRS 25-1200 BROOKFIELD PROPERTIES

This application is being Continued by the Applicant, as Matter of Right, to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-1200-10-07-25](#)

A.4. PRS 25-1203 IMPACT APOLLO BEACH VENTURES LLC

This application is being Continued by the Applicant, as Matter of Right, to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-1203-10-07-25](#)

A.5. DRI 25-1205 Impact Apollo Beach Ventures LLC

This application is being Continued by the Applicant, as Matter of Right, to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-1205-10-07-25](#)

A.6. DRI 25-1209 BROOKFIELD PROPERTIES

This application is being Continued by the Applicant, as Matter of Right, to the November 12, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-1209-10-07-25](#)

B. CONSENT AGENDA

B.1. Application Number: **RZ-STD 25-0931**
Applicant: TODD PRESSMAN
Location: 7305 E Causeway Blvd.
Folio Number: 47220.5500
Acreage: 1.51 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: CG
Request: Rezone to CI-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-0931-10-07-25](#)

B.2. Application Number: **RZ-STD 25-0999**
Applicant: TODD PRESSMAN / PRESSMAN & ASSOC., INC
Location: 7802 Riverview Dr.
Folio Number: 49131.0000
Acreage: 0.95 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Riverview & SouthShore
Existing Zoning: AS-1
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-0999-10-07-25](#)

B.3. Berry Bay Village C Warranty of Improvements PI#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 Village C, located in Section 19, 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 comers upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept Warranty Bonds in the amount of \$236,902.00 & \$82,238.00 and authorize the Chairman to execute both the Subdivider's Agreements for Warranty of Required On-Site & Off-Site Improvements. Also accept a Performance Bond for Placement of Lot Comers in the amount of \$8,620.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Performance bonding for the construction of on-site and off-site improvements were submitted through the expedited building permit program approved at the July 22, 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 C Warranty](#)

B.4. Crossroads East Off-Site PI#6400

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water, wastewater and Tanner Rd improvements) for Maintenance to serve Crossroads East Off-Site, located in Section 05, 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 \$250,229.73 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Crossroads East Off-Site](#)

B.5. Forest Brooke Phase 6C PI#3948

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 Forest Brooke Phase 6C, 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 paving, 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 \$3,569,482.88, a Warranty Bond in the amount of \$92,148.95 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 \$33,750.00 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 \$1,138,777.00 was made on September 2, 2025.

Attachments: [Forest Brooke Phase 6C](#)

B.6. Knanaya Homes Two PI#6693

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 Knanaya Homes Two, located in Section 09, Township 30 and Range 20. Fmiher authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (water and wastewater) for maintenance 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 \$436.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

School Concurrency does not apply for this project as it is a 55+ Community.

Attachments: [Knanaya Homes Two](#)

B.7. Knoll Pine PI#6951

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 Knoll Pine, located in Section 27, Township 28 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (50th Street road improvements) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot comers upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Letter of Credit in the amount of \$9,750.00, a Warranty Letter of Credit in the amount of \$6,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Comers in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers. School Concurrency was approved for this project based on adequate capacity for the project.

Attachments: [Knoll Pine](#)

B.8. Berry Bay Village Q Expedited Building Permit Bonding PI#6780

Authorize the Chairman to execute the Agreement for Issuance of Certain Residential Building Permits Under the Expedited Building Permit Program and Construction of Required On- and Off-Site Improvements for the Berry Bay Village Q subdivision.

As set forth in Section 177.073, Florida Statutes and the County's Land Development Code, the Agreement allows for the issuance of building permits within the residential subdivision prior to the recording of the final plat for the subdivision, provided that construction plans have been approved and the developer provides a financial guarantee for construction of on- and off-site improvements as well as certain indemnifications of the County. No certificates of occupancy may be issued until such time as the on- and off-site site improvements are constructed, and the final plat has been approved by the Board of County Commissioners and recorded with the Clerk of Courts.

Accept a Performance Bond for the on-site improvements in the amount of \$1,480,996.00 and for the off-site improvements in the amount of \$3,128,577.00 and provide Development Services with administrative rights to release such performance securities upon proper completion of required improvements, and submittal and approval of all required documentation.

Attachments: [Berry Bay Village Q Expedited](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. V25-0009 Public Hearing - Vacating Petition by Kevin and Yvonne Pingel to vacate a platted public utility easement within Folio 018845-1086 in Greater Carrollwood Northdale.**

Adopt a Resolution vacating a platted public utility easement, consisting of approximately 2,827 square feet (0.06 acres) within Lot 43, Block 1, of the Lake Magdalene Arms Estates - Section One, as recorded in Plat Book 45, Page 40, of the Public Records of Hillsborough County, and described in the Resolution. The petitioners, Kevin and Yvonne Pingel, submit this request to allow for the permitting of a new shed. The original shed was constructed by a prior owner and encroached within the utility easement. 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: [V25-0009](#)

C.2. V25-0010 Public Hearing - Vacating Petition by Richard G. Beaudry to vacate a platted public utility easement within Folios 072381-5228 and 072381-5230 in Brandon

Adopt a Resolution vacating a platted public utility easement, consisting of approximately 2,237 Square feet (0.051 acres) within Lots 14 and 15, Block 1, of the plat of Brandon Tradewinds Addition, as recorded in Plat Book 45 Page 86, of the Public Records of Hillsborough County and described in the Resolution. The petitioner, Richard G. Beaudry, submits this request to resolve an encroachment of the screened enclosure and pool within the utility easement. There are no active or planned future utilities in the easement. County departments, agencies, and utility providers have raised no objections to this request. The portion of the platted drainage easement that lies along the south boundary of Lot 15 that crosses the utility easement requested to be vacated will remain in place as requested by Public Works and will be unaffected by this vacate. Estimated costs for required advertising per statute, Recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Attachments: [V25-0010](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

- E.1. Application Number:** PRS 25-1213
Applicant: MICHELLE BACH
Location: 9716 Symmes Rd.
Folio Number: 77174.7802
Acreage: 11.65
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & SouthShore
Existing Zoning: PD (16-0549)
Request: Minor Modification to PD
• Increase building height from 21 feet to 26 feet.
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-1213-10-07-25](#)

E.2. CDD 25-1124 PETITION TO EXPAND THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve expansion of the Rhodine Road North 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 \$7,565,000, all of which is Anticipated to be funded with long-term CDD bond proceeds. The small size/scale of the expansion area consisting of 10.57 acres and 42 lots are such that the costs associated with the required infrastructure expansion can be funded with assessment levels that are consistent with those being levied on the same product within the current CDD area.

Attachments: [24-1124-10-07-25](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 24-0591**
Applicant: ALLEN GOINS
Location: SE Corner of Stearns Rd & Lithia Pinecrest Rd.
Folio Number: 87396.0160
Acreage: 1.19 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
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: [24-0591-10-07-25](#)

F.2. 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: [24-0924-10-07-25](#)

F.3. **Application Number:** **RZ-PD 24-1075**
 Applicant: RAM A GOEL
 Location: 6318 Palm River Rd.
 Folio Number: 43925.0000
 Acreage: 2.4 acres, more or less
 Comprehensive Plan: RES-9
 Service Area: Urban
 Community Plan: Greater Palm River
 Existing Zoning: RDC-12
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-1075-10-07-25](#)

F.4. **Application Number:** **MM 24-1141**
 Applicant: TODD PRESSMAN
 Location: SW Corner of Livingston Ave & Sinclair Hills Rd.
 Folio Number: 34476.0000 & 34497.0000
 Acreage: 0.9 acres, more or less
 Comprehensive Plan: RES-6
 Service Area: Urban
 Community Plan: None
 Existing Zoning: PD (06-1564)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Denial
 Development Services: Not Supportable
 Planning Commission: Inconsistent with Plan

Attachments: [24-1141-10-07-25](#)

F.5. Application Number: **RZ-PD 24-1263**
Applicant: HBWB DEVELOPMENT SERVICES, LLC
Location: 300ft N of Ottawa Run & S Dover Rd Intersection, E Side of S Dover Rd.

Folio Number: 86777.0000, 86778.0100 & 86778.0200
Acreage: 32.33 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: RSC-2 & ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1263-10-07-25](#)

F.6. Application Number: **RZ-PD 25-0602**
Applicant: TODD PRESSMAN
Location: 819 W 131st Ave.
Folio Number: 18038.0000
Acreage: 0.73 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0602-10-07-25](#)

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| F.7. | Application Number: | RZ-PD 25-0700 |
| | Applicant: | PV-RUSKIN 19, LLC |
| | Location: | 424 NE 19th Ave. |
| | Folio Number: | 54226.0000 |
| | Acreage: | 6.48 acres, more or less |
| | Comprehensive Plan: | RES-12 |
| | Service Area: | Urban |
| | Community Plan: | Ruskin, Apollo Beach & SouthShore Areawide Systems |
| | Existing Zoning: | CG & PD (80-0118) |
| | Request: | Rezone to PD |
| | RECOMMENDATION: | |
| | Zoning Hearing Master: | Approval |
| | Development Services: | Approval |
| | Planning Commission: | Consistent with Plan |

Attachments: [25-0700-10-07-25](#)

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| F.8. | Application Number: | RZ-PD 25-0704 |
| | Applicant: | ISABELLE ALBERT, HALFF |
| | Location: | Berry Grove Blvd, E of US Hwy 301 & Berry Grove Blvd Intersection, N & S sides of Berry Grove Blvd, & West Lake Dr, 5000' N of Crane Meadow Blvd & West Lake Dr Intersection, E side of the street. |
| | Folio Number: | 79640.0000, 79640.0100, 79638.5500, 79643.5825, 79643.5775 + Multiple |
| | Acreage: | 678.79 acres, more or less |
| | Comprehensive Plan: | RES-4 |
| | Service Area: | Urban |
| | Community Plan: | Wimauma Village + SouthShore Areawide Systems |
| | Existing Zoning: | AR, AS-1, PD (24-0044) |
| | Request: | Rezone to PD |
| | RECOMMENDATION: | |
| | Zoning Hearing Master: | Approval |
| | Development Services: | Approvable, Subject to Conditions |
| | Planning Commission: | Consistent with Plan |

Attachments: 25-0704-10-07-25

F.9. **Application Number:** **RZ-PD 25-0801**
 Applicant: SUNSHINE HOMES UNLIMITED, INC.
 Location: 8615 Twin Lakes Blvd.
 Folio Number: 24295.0000
 Acreage: 0.77 acres, more or less
 Comprehensive Plan: RES-6
 Service Area: Urban
 Community Plan: None
 Existing Zoning: RSC-6
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [25-0801-10-07-25](#)

F.10. **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: [25-0802-10-07-25](#)

F.11. Application Number: RZ-STD 25-1000
Applicant: AXXOS PROPERTY MANAGEMENT, LLC
Location: 5305 W Lutz Lake Fern Rd.
Folio Number: 12977.0000
Acreage: 3.01 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Lutz
Existing Zoning: AR
Request: Rezone to RSC-6-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-1000-10-07-25](#)

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

Attachments: [LLA BOCC Project Progress10-07-25](#)

J. COUNTY ATTORNEY'S ITEMS

J.1. Request Board direction on the scheduling of public hearings for November 13, 2025 at 6:00 PM and December 9, 2025 at 9:00 AM, for the adoption of a proposed amendment to the Land Development Code regarding certified recovery residences, in order to implement the requirements of Senate Bill 954 (Ch. 2025-182, Laws of Florida).

Attachments: [Combined Set PHs SB 954 LDC](#)

K. OFF THE AGENDA ITEMS

ADJOURNMENT