

Hillsborough County

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



Results - Final

Tuesday, July 21, 2026

9:00 AM

County Center, 2nd Floor

BOCC Land Use

LAND USE RESULTS - FINAL

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.

Present: Commissioner Ken Hagan, Commissioner Harry Cohen, Commissioner Joshua Wostal, Commissioner Christine Miller, and Commissioner Chris Boles

Absent: Commissioner Gwen Myers, and Commissioner Donna Cameron Cepeda



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 26-0480 CAPE STONE LLC**

This Application is out of order and is being continued to the August 11, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0480-07-21-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and Cameron Cepeda

A.2. PRS 26-0483 SOUTHCREEK LLC

This Application is out of order and is being continued to the August 11, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0483-07-21-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and Cameron Cepeda

A.3. PRS 26-0610 SLOAN ENGINEERING GROUP INC

This application is being Continued by the Applicant, as Matter of Right, to the August 11, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0610 07-21-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and Cameron Cepeda

A.4. PRS 26-0614 AUDREY RIVERA

This application is being Continued by the Applicant, as Matter of Right, to the August 11, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [26-0614 07-21-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and Cameron Cepeda

A.5. PRS 26-0962 LIFESTYLE COMMUNITIES, LTD.

This application is being Continued by the Applicant, as Matter of Right, to the August 11 , 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0962 07-21-26](#)

Result: Continued

Motion: A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and 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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

B.1. Application Number: **MM 26-0045**
Applicant: UNITED RENTALS, INC.
Location: 6350 Pinegrove Rd.
Folio Number: 40111.5062 & 40111.5066
Acreage: 3.89 acres, more or less
Commissioner District: District 3
Comprehensive Plan: RCP
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (85-0215)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0045-07-21-26](#)

Result: Approved

B.2. Application Number: **RZ-PD 26-0217**
Applicant: 75BB, LLC
Location: Big Bend Rd, 1500 ft W of Big Bend Rd & Simmons Loop Intersection, S side of the street.
Folio Number: 51514.0000, 51514.5000, 51521.0200, 77740.0150, 77742.0000, & 77745.0000
Acreage: 124.017 acres, more or less
Commissioner District: District 3
Comprehensive Plan: UMU-20 & SMU-6
Service Area: Urban
Community Plan: Apollo Beach, Riverview, SouthShore Areawide Systems
Existing Zoning: AR & AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0217-07-21-26](#)

Result: Approved

B.3. Application Number: **RZ-PD 26-0303**
Applicant: TODD PRESSMAN

Location: 10423 Harney Rd.
Folio Number: 60343.0010
Acreage: 0.46 acres, more or less
Commissioner District: District 2
Comprehensive Plan: SMU-6
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0303-07-21-26](#)

Result: Approved

B.4. Application Number: **RZ-PD 26-0329**
Applicant: TODD PRESSMAN
Location: 5624 Anna Dr.
Folio Number: 62784.0000
Acreage: 0.99 acres, more or less
Commissioner District: District 2
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0329-07-21-26](#)

Result: Approved

B.5. Application Number: **RZ-PD 26-0339**
Applicant: MARK BENTLEY, ESQ., B.C.S., AICP
Location: 717 W Robertson St.
Folio Number: 71530.0500
Acreage: 0.71 acres, more or less
Commissioner District: District 3
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0339-07-21-26](#)

Result: Approved

B.6. Application Number: **RZ-PD 26-0528**
Applicant: FLORIDA HOME PARTNERSHIP INC
Location: 5902 Bassa St.
Folio Number: 79329.0000
Acreage: 1.98 acres, more or less
Commissioner District: District 4
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: SouthShore Areawide Systems, Wimauma Village
Existing Zoning: RMC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0528-07-21-26](#)

Result: Approved

B.7. Application Number: **RZ-STD 26-0728**
Applicant: DARLING GARCIA BARRETO
Location: Hartford St, 1400 ft W of S 66th St & Hartford St Intersection,
N side of the street.
Folio Number: 47174.0000, 47174.0300, & 47174.0400
Acreage: 4.66 acres, more or less
Commissioner District: District 3
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Palm River-Progress Village
Existing Zoning: ASC-1
Request: Rezone to CI-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0728-07-21-26](#)

Result: Approved

B.8. Application Number: **RZ-STD 26-0740**
Applicant: JUSTIN T. WILKERSON
Location: 3118 Buttercup St.
Folio Number: 66784.0050
Acreage: 1.21 acres, more or less
Commissioner District: District 4
Comprehensive Plan: RES-6
Service Area: Urban

Community Plan: Brandon
Existing Zoning: ASC-1
Request: Rezone to RSC-6
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0740-07-21-26](#)

Result: Approved

B.9. Berkley Preparatory Off-Site Road Improvements

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Kelly Rd Turn lanes & Exter Way sidewalks) for Maintenance to serve Berkeley Preparatory Off-Site Road Improvements, located in Section 01, Township 29, and Range 17, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$34,679.00 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Berkley Preparatory Off-Site Road Improvements 07-21-26](#)

Result: Approved

B.10. Circle K Store#2707232 Big Bend & Balm Riverview Off-Site PI#6732

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane, sidewalk, drainage and sewer connection) for Maintenance to serve Circle K Store#2707232 Big Bend & Balm Riverview Off-Site, located in Section 10, Township 31, and Range 20, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$31,138.67 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Circle K Store#2707232 Big Bend & Balm Riverview Off-Site 07-21-26](#)

Result: Approved

B.11. Kings Landing Off-Site PI#6481

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (wastewater) for Maintenance to serve Kings Landing Off-Site, located in Section 02, Township 28, and Range 17, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$5,126.00 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Kings Landing Off-Site 07-21-26](#)

Result: Approved

B.12. Odessa Preserve Subdivision OPTX-SS-12478971-6606

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 Odessa Preserve Subdivision, located in Section 03, Township 27 and Range 17.

Attachments: [Odessa Preserve Subdivision 07-21-26](#)

Result: Approved

B.13. Ridgewood South Phase 2 PI#7142

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 Ridgewood South Phase 2, located in Section 04, Township 31 and Range 20. Further 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 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 \$37,141.14, a Warranty Bond in the amount of \$40,277.34 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 \$2,758.60 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Ridgewood South Phase 2 07-21-26](#)

Result: Approved

B.14. Waterset Publix Off-Site PI#7298

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage & water) for Maintenance to serve Waterset Publix Off-Site, located in Section 34, 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 \$66,184.99 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Waterset Publix Off-Site 07-21-26](#)

Result: Approved

B.15. Approve a resolution providing for the rendition of the denial of application RZ 25-0383, an application for rezoning from the RSC-6 zoning district to a Planned Development. The Board of County Commissioners voted to deny this application during the May 12, 2026 Board of County Commissioners Land Use Meeting.

Approve a resolution providing for the rendition of the denial of application RZ 25-0383, an application for rezoning from the RSC-6 zoning district to a Planned Development. The Board of County Commissioners voted to deny this application during the May 12, 2026 Board of County Commissioners Land Use Meeting.

Attachments: [Combined Denial RZ-PD 25-0383 07-21-26](#)

Result: Approved

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

C.1. V26-0001 Public Hearing - Vacate Petition by Alexandra and Justin Smith to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, within Folio 013366-0146.

Adopt a Resolution vacating a platted public drainage easement, consisting of approximately 404.5 square feet (0.009 acres), within Lot 68 of the plat of Lake Pearl, as recorded in Plat Book 146, Page 147, of the Public Records of Hillsborough County, Florida. The petitioners, Alexandra and Justin Smith, have submitted this request to allow for construction of a patio and fence on their property. Although the County's Public Works Department Policy PWD 0001.0 2016 generally restricts the vacating of drainage easements, Public Works Stormwater does not object to the vacate request because there is no county drainage infrastructure in the vacate area and the actual private drainage pipe installed is located and remains in the parcel to the east. 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: [V26-0001-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

C.2. V26-0011 Public Hearing - Vacate Petition by Alaa A. Abuqaraa and Nisrin S. Almagatha to vacate a portion of platted public right-of-way abutting 3920 Broad Street in Seffner Mango, within Folio No. 065740-0000.

Adopt a Resolution vacating a portion of unimproved platted public right-of-way, consisting of approximately 1,050 square feet (0.024 acres), lying within the Plan of Mango, as recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida. The Petitioners, Alaa Abuqaraa and Nisrin Almagatha, have submitted this request to allow for establishment of a motor vehicle dealership on the property with gates surrounding the property that can close during non-business hours. The Public Works Department has reviewed the petition and confirmed no reimbursement for right-of-way improvements is required. There are no objections to this vacate request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Attachments: [V26-0011-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 26-0173
Applicant: MARK BENTLEY, ESQ, B.C.S, AICP
Location: NE Corner of Interstate 75 N & Gibsonton Dr Interchange.
Folio Number: 76326.0000 & 76327.0000
Acreage: 9.86 acres, more or less
Commissioner District: District 3
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Riverview, SouthShore Areawide Systems
Existing Zoning: PD (99-0735)
Request: Minor Modification to PD
• Modify building height, setbacks, and parking standards
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0173-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

E.2. Application Number: PRS 26-0798
Applicant: SP MON DENTAL INVESTOR LLC
Location: 3203 Lithia Pinecrest Rd.
Folio Number: 87349.8702
Acreage: 0.64 acres, more or less
Commissioner District: District 4
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Valrico
Existing Zoning: PD (98-0356)
Request: Minor Modification to PD
• Modify front yard setback and building height for building in Parcel 1
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0798-07-21-26](#)

Result: Approved

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

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

Absent: Myers, and Cameron Cepeda

E.3. Application Number: PRS 26-0868
Applicant: PARESH JOSHI / BUILD WELL LLC
Location: Nixon Rd, 350ft N of Nixon Rd & Lynn Rd Intersection, W side of the street.
Folio Number: 23776.0000, 23776.1000, & 23778.0000

Acreage: 3.42 acres, more or less
Commissioner District: District 2
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (20-0392)
Request: Minor Modification to PD
 • Modify screening to allow precast concrete panel
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0868-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

E.4. Application Number: **PRS 26-0880**
Applicant: ANAND NILAY, LLC
Location: NW corner of Kinnan St & Oak Preserve Blvd Intersection.
Folio Number: 59227.2160, 59227.2146, 59227.2144, + Multiple
Acreage: 1.68 acres, more or less
Commissioner District: District 2
Comprehensive Plan: NMU-4
Service Area: Urban
Community Plan: None
Existing Zoning: PD (07-0533)
Request: Minor Modification to PD
 • Modify rear yard setback for 14 lots
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0880-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

E.5. Application Number: **PRS 26-0926**
Applicant: WALEED AHMED
Location: 12510 Old Memorial Hwy.
Folio Number: 4299.0100
Acreage: 1.53 acres, more or less
Commissioner District: District 1
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Northwest Hillsborough, Town and Country
Existing Zoning: PD (05-0632)
Request: Minor Modification to PD
 • Modify age and gender restriction for Professional Residential Facility

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0926-07-21-26](#)

Result: Withdrawn

Motion: Withdrawn

E.6. Application Number: PRS 26-0950
Applicant: TODD PRESSMAN
Location: 1154 Bell Shoals Rd, Unit #101.
Folio Number: 72965.4880
Acreage: 0.24 acres, more or less
Commissioner District: District 4
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (89-0081)
Request: Minor Modification to PD
• Modify front yard setback for building in Parcel C
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0950-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 26-0338**
Applicant: RICHMOND AMERICAN HOMES
Location: Williams Rd, 300 ft N of May St & Williams Rd Intersection, E side of the street.
Folio Number: 65724.0000, 65724.0100, 65893.0000, & 65894.0000
Acreage: 11.43 acres, more or less
Commissioner District: District 4
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: ASC-1 (R) & RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0338-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

F.2. Application Number: **RZ-PD 26-0426**
Applicant: FLOURNOY DEVELOPMENT GROUP, LLC
Location: 13009 Community Campus Dr.
Folio Number: 3656.0000 & Portion of 3018.0150
Acreage: 22.08 acres, more or less
Commissioner District: District 2
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: AS-1 & PD (92-0425)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0426-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

F.3. Application Number: **MM 26-0551**

Applicant: PRESSMAN & ASSOC., INC.
Location: SW corner of Sinclair Hills Rd & Livingston Ave.
Folio Number: 34476.0000 & 34497.0000
Acreage: 0.86 acres, more or less
Commissioner District: District 2
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: None
Existing Zoning: PD (06-1564)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0551-07-21-26](#)

Result: Approved

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

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

Absent: Myers, and Cameron Cepeda

F.4. Application Number: **RZ-PD 26-0555**
Applicant: ROYAL PALM MULTIFAMILY, LLC / KAMIL SALAME
Location: NW corner of Causeway Blvd & Visconti Blvd; & NW corner of Causeway Blvd & Ventura Ave.
Folio Number: 72034.0000, 72204.0100, 72205.0000, & 72210.1204
Acreage: 53.66 acres, more or less
Commissioner District: District 3
Comprehensive Plan: UMU-20 & RES-9
Service Area: Urban
Community Plan: Brandon
Existing Zoning: CI, M RMC-16, RMC-20, & RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0555-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 25-1386**
Applicant: HIGHLAND HOMES
Location: Bishop Rd 100ft E of W Lake Dr & Bishop Rd Intersection,
Both Sides of the St & NW of SW Corner of S County Rd 579 &
Bishop Rd Intersection.
Folio Number: 79525.02000, 79525.0250, 79525.0300 & Multiple
Acreage: 634.66 acres, more or less
Commissioner District: District 4
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: SouthShore Areawide Systems
Existing Zoning: AR, AS-1, & PD (18-1048)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1386-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

G.1.B. V26-0006 Public Hearing - Vacate Petition by Larry S. Bush, Louis Emerson Bodle, IIP-FL 1 LLC to vacate a platted public right-of-way abutting Folio Nos. 079525-0100, 079525-0200, and 079525-0300 in Wimauma.

Adopt a Resolution vacating a platted public right-of-way consisting of approximately 39,716 square feet (0.91 acres). The subject right-of-way was created through that certain plat of Davis & Dowdell Addition to Town of Wimauma, recorded in Plat Book, 1, Page, 136, of the Public Records of Hillsborough County. The petitioners, Larry S. Bush, Louis Emerson Bodle and IIP-FL 1 LLC, have submitted this request to allow for construction of a residential development and a realigned connection to Bishop Road from the north. 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 vacate request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Attachments: [V26-0006-07-21-26](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

G.1.C. Mobility Fee Alternative Satisfaction Agreement for Improvements to the West Lake Drive and Bishop Road Intersection

Approve a Mobility Fee Alternative Satisfaction Agreement providing for the construction of a roundabout at the

West Lake Drive and Bishop Road Intersection in Wimauma.

Attachments: [Mobility Fee Alternative Satisfaction Agreement West Lake Dr & Bishop Rd](#)

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, Cohen, Wostal, Miller, and Boles

Absent: Myers, and Cameron Cepeda

G.2.A. Application Number: **RZ-PD 26-0560**
Applicant: MERITAGE HOMES
Location: Livingston Ave, 450 ft N of Livingston Ave & Victarra Cir Intersection, W side of the street.
Folio Number: 33715.0000, 33717.0002, 33718.0000, 34021.0000, 34130.0000, 34132.0000, & 34141.0100
Acreage: 45.89 acres, more or less
Commissioner District: District 2
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Lutz
Existing Zoning: ASC-1, PD (19-0083), & RSC-2
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0560-07-21-26](#)

Result: Approved

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

In Favor: Cohen, Wostal, Miller, and Boles

Opposed: Hagan

Absent: Myers, and Cameron Cepeda

G.2.B. Application Number: **PRS 26-0632**
Applicant: MERITAGE HOMES
Location: N of Shawver Lake Dr & Curry Rd.
Folio Number: 33717.0000, 33717.0002, 33728.0000 & Multiple
Acreage: 32.8 acres, more or less
Commissioner District: District 2
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Lutz
Existing Zoning: PD (19-0083)
Request: Minor Modification to PD
• Modify site plan to remove parcel from PD
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0632-07-21-26](#)

Result: Approved

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

In Favor: Cohen, Wostal, Miller, and Boles

Opposed: Hagan

Absent: Myers, and Cameron Cepeda

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

Attachments: [LLA BOCC Project Progress 07-21](#)

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 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and Cameron Cepeda

I.2 Status Report On Agricultural Enclave Projects

Attachments: [AG-ENC Project Progress 07-21](#)

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 08/11/2026. The motion carried by the following vote:

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

Absent: Myers, and Cameron Cepeda

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT