

Hillsborough County

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



Results

Tuesday, December 10, 2024

9:00 AM

County Center, 2nd Floor

BOCC Land Use

LAND USE RESULTS

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. All Board land use meetings are open to the public and are held at 9:00 a.m., unless otherwise indicated.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

Any person who might wish to appeal any decision made by the Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

A ten-minute break may be taken mid-morning during each Board meeting. Should the Board determine that a meeting will last beyond noon; the chair may announce a recess from 12:00 noon until 1:30 p.m.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Comcast and Frontier Ch. 22 and Spectrum 637.

All cellular phones and pagers must be turned off while in the Boardroom.



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

9:00 A.M.

1. CALL TO ORDER BY THE CHAIRMAN
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVE CHANGES TO THE AGENDA, AS REQUESTED BY THE DEVELOPMENT SERVICES DIRECTOR OR BOARD MEMBERS
5. APPROVAL OF CHANGES TO THE AGENDA
6. APPROVAL OF CONSENT AGENDA
7. LIST OF ITEMS SCHEDULED FOR A TIME CERTAIN

PUBLIC MEETING

Present: Commissioner Ken Hagan, Commissioner Gwen Myers, Commissioner Donna Cameron Cepeda, Commissioner Harry Cohen, Commissioner Joshua Wostal, Commissioner Christine Miller, and Commissioner Chris Boles

LIST OF PUBLIC HEARINGS, MEETINGS AND WORKSHOPS NOTICED FOR A TIME CERTAIN

9:00 A.M.

- PUBLIC HEARINGS – VACATION OF RIGHTS-OF-WAY, EASEMENTS & PLATS
- PHOSPHATE ITEMS
- PUBLIC HEARINGS – LAND USE
- REGULAR AGENDA
- PUBLIC HEARINGS – RELATED ITEMS
- STAFF ITEM
- COMMISSONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS

A.1. RZ-PD 22-1390 GTIS METRO DG LLC

Staff is requesting the item be continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1390-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 02/11/2025. The motion carried by the following vote:

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

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

This application is being Continued by the Applicant, as Matter of Right, to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0195-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 02/11/2025. The motion carried by the following vote:

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

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

This application is being Continued by the Applicant, as Matter of Right, to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0210-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 02/11/2025. The motion carried by the following vote:

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

A.4. PRS 24-0916 BESSOLO DESIGN GROUP. INC- KEVIN J. BESSOLO, AIA

This Application is out of order and is being continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0916-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 02/11/2025. The motion carried by the following vote:

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

A.5. PRS 24-0969 MICHAEL HOFFMAN

This application is out of order and is being continued to the January 07, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0969-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 01/07/2025. The motion carried by the following vote:

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

A.6. PRS 24-1056 ERIC HENDRA

This application has been withdrawn by the applicant.

Attachments: [24-1056-12-10-24](#)

Result: Withdrawn

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

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

A.7. PRS 25-0004 COMMUNITY MEDICAL CENTER ASSOCIATION, INC.

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

Attachments: [25-0004-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 01/07/2025. The motion carried by the following vote:

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

A.8. PRS 25-0013 FLORIDA HEALTH SCIENCES CENTER INC.

This application is out of order and is being continued to the January 07, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-00013-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 01/07/2025. The motion carried by the following vote:

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

A.9. PRS 25-0014 TAMPA ELECTRIC COMPANY

This Application is out of order and is being continued to the January 07, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-00014-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 01/07/2025. The motion carried by the following vote:

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

A.10. PRS 25-0016 PATRICIA ORTIZ AICP ORTIZ PLANNING SOLUTIONS

This application has been withdrawn by the applicant

Attachments: [24-0016-12-10-24](#)

Result: Withdrawn

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

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

A.11. DRI 25-0028 T. Truett Gardner and Gardner Brewer Hudson, P.A.

This application is being Continued by the Applicant, as Matter of Right, to the January 07, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-0028-12-10-24](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 01/07/2025. The motion carried by the following vote:

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

A.12. LDC 24-1069 STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P. A

This application has been withdrawn by the applicant.

Attachments: [24-1069-12-10-24](#)

Result: Withdrawn

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Withdrawn. 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 Myers, seconded by Commissioner Cohen, 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:** RZ-PD 24-0579
- Applicant:** MACK VARDARAMATOS
- Location:** 150ft S of Lincoln Rd & Cowley Rd Intersection & 120ft W Side of the Lincoln Rd.
- Folio Number:** 77532.0125, 77638.0000 & 77639.0000
- Acreage:** 6.73 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** Riverview & SouthShore Areawide Systems
- Existing Zoning:** RSC-9, AS-1 & ASC-1
- Request:** Rezone to PD
- RECOMMENDATION:**

Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0579-12-10-24](#)

Result: Approved

B.2. Application Number: MM 24-0674
Applicant: ABACUS FARMS, LLC
Location: 1506 College Ave.
Folio Number: 55512.0000
Acreage: 6.22 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: PD (04-0063)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0674-12-10-24](#)

Result: Approved

B.3. Application Number: RZ-PD 24-0679
Applicant: FLORIDA HOME PARTNERSHIP, INC.
Location: NW Corner of North St & Bassa St.
Folio Number: 79403.0000
Acreage: 5.66 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Community Plan: Wimauma Village
Existing Zoning: AR & RMC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0679-12-10-24](#)

Result: Approved

B.4. Application Number: RZ-STD 24-0725
Applicant: MARK BENTLEY, ESQ., B.C.S., AICP
Location: 1406 Hobbs St.
Folio Number: 67835.0000
Acreage: 1.33 Acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon

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

Attachments: [24-0725-12-10-24](#)

Result: Approved

B.5. Application Number: **MM 24-0784**
Applicant: BDG GUNN HWY, LLC
Location: 360ft E of Sheldon Rd & Gunn Hwy Intersection & N Side of Gunn Hwy

Folio Number: 3141.0020
Acreage: 0.59 acres, more or less
Comprehensive Plan: CPV
Service Area: Urban
Community Plan: Citrus Park Village
Existing Zoning: PD (22-0439)
Request: Major Modification to PD
RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-0784-12-10-24](#)

Result: Approved

B.6. Application Number: **MM 24-0796**
Applicant: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
Location: 9445 Camden Field Pkwy.

Folio Number: 47628.0054
Acreage: 13.32 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (99-0277)
Request: Major Modification to PD
RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-0796-12-10-24](#)

Result: Approved

B.7. Application Number: **MM 24-0859**
Applicant: USF PROPCO I LLC
Location: 7004 E Hanna Ave.
Folio Number: 40111.5087

Acreage: 31.63 acres, more or less
Comprehensive Plan: RCP
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (87-0186)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0859-12-10-24](#)

Result: Approved

B.8. Application Number: **RZ-STD 24-0877**
Applicant: FLORIDA HOME PARTNERSHIP, INC
Location: 5902 Bassa St.
Folio Number: 79329.0000
Acreage: 1.98 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: SouthShore Areawide Systems & Wimauma Village
Existing Zoning: RSC-6 & MH
Request: Rezone to RMC-6
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0877-12-10-24](#)

Result: Approved

B.9. Application Number: **RZ-STD 24-0878**
Applicant: JOSEPH L. DIAZ, ESQ.
Location: 2733 N Falkenburg Rd.
Folio Number: 65651.0000
Acreage: .615 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: RSC-6
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

Attachments: [24-0878-12-10-24](#)

Result: Approved

B.10. Application Number: **RZ-PD 24-0932**

Applicant: HAYDEN AND D'AMICO LLC
Location: 8524 Riverview Dr.
Folio Number: 49142.0252
Acreage: 2.34 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: SouthShore Areawide Systems
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

Attachments: [24-0932-12-10-24](#)

Result: Approved

B.11. Application Number: **RZ-STD 24-1082**
Applicant: FRANCISCO HENRIQUEZ
Location: 7201 N Manhattan Ave.
Folio Number: 26613.0000
Acreage: 0.43 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Community Plan: None
Existing Zoning: PD (00-0242)
Request: Rezone to RSC-9-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

Attachments: [24-1082-12-10-24](#)

Result: Approved

B.12. Application Number: **MM 24-1044**
Applicant: JOHNSON DEVELOPMENT ASSOCIATES, INC.
Location: 4015 Orient Rd.
Folio Number: 40843.0000 & 40843.0100
Acreage: 8.07 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (92-0056)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1044-12-10-24](#)

Result: Approved

B.13. Historic Preservation Grant Award Agreement for Grant Application # 2024-01 , 315 N. Moon Avenue Designated Historic Landmark

Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$17,500 exterior building repairs and improvements of the 315 N. Moon Avenue Designated Historic Landmark located at 315 N. Moon Avenue in the Brandon area (property folio 68731.0000).

Attachments: [Historic Preservation Grant Award Agreement for Grant Application #2024-01](#)

Result: Approved

B.14. 301 Liquor Store Off-Site PI# 6012

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) for Maintenance to serve 301 Liquor Store Off-Site, located in Section 29, Township 30, 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 \$4,689.60 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [301 Liquor Store Off-Site PI#6012](#)

Result: Approved

B.15. Mango Pointe Commercial Off-Site PI#3069

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) for Maintenance to serve Mango Pointe Commercial Subdivision Off-Site, located in Section 34, Township 28, 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 Check in the amount of \$2,714.31 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Mango Pointe Commercial Off-Site PI#3069](#)

Result: Approved

B.16. Memorial Highway Industrial Off-Site PI# 6323

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main, force main and road widening) for Maintenance to serve Memorial Highway Industrial Off-Site, located in Section 19, 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 Bond in the amount of \$37,936.11 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Memorial Highway Industrial Off-Site PI#6323](#)

Result: Approved

B.17. Modwash Ehrlich Road Off-Site PI# 5849

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (paving, drainage, sidewalks and water) for Maintenance to serve Modwash Ehrlich Road Off-Site, located in Section 06, Township 28, and Range 18 upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$36,338.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Modwash Ehrlich Road Off-Site PI#5849](#)

Result: Approved

B.18. Ruskin Reserve South PI#6503

Accept the plat for recording for Ruskin Reserve South, located in Section 08, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (On-site water & wastewater, off-site roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 Bond in the amount of \$2,884,232.86, a Warranty Bond in the amount of \$228,107.46 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 Comers in the amount of \$26,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on a Developer Agreement and a payment of \$814,165.00 was made on August 23, 2024.

Attachments: [Ruskin Reserve South PI#6503](#)

Result: Approved

B.19. Avila Unit 14 Phase 2D PI#2657

Accept the plat for recording for Avila Unit 14 Phase 2D, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffie, a Florida Professional Engineer, with Water Resource Associates, LLC. School Concurrency does not apply to this project.

Attachments: [Avila Unit 14 Phase 2D](#)

Result: Approved

B.20. Gladesong fka Maddux Fern Hill PI#6520

Accept the plat for recording for Gladesong fka Maddux Fern Hill, located in Section 30, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site paving, 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 \$3,713,481.38, a Warranty Bond in the amount of \$18,288.23 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on adequate capacity for the project.

Attachments: [Gladesong fka Maddux Fern Hill](#)

Result: Approved

B.21. Hangar Court Industrial Off-Site PI#6226

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water, wastewater, sidewalks and driveway connections) for Maintenance to serve Hangar Comi Industrial Off-Site, located in Section 31, Township 28, and Range 18, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$18,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Hangar Court Industrial Off-Site](#)

Result: Approved

B.22. NexMetro Cypress Creek Off-Site aka Avilla Cypress Creek PI#5908

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads and drainage) for Maintenance to serve NexMetro Cypress Creek Off-Site aka Avilla Cypress Creek, located in Section 2, 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 \$13,451.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [NexMetro Cypress Creek Off-Site](#)

Result: Approved

B.23. Scooter's Coffee Off-Site PI#6091

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) for Maintenance to serve Scooter's Coffee Off-Site, located in Section 22, 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 Check in the amount of \$3,929.50 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Scooter’s Coffee Off-Site](#)

Result: Approved

B.24. West Lake Phase 2 Pl#6289

Accept the plat for recording for West Lake Phase 2, located in Section 16, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 \$901,161.20, a Warranty Bond in the amount of \$143,049.63 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 \$12,812.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concultency was approved for this project based on a Developer Agreement and a payment of \$1,500,994.00 was made on October 24, 2024.

Attachments: [West Lake Phase 2](#)

Result: Approved

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

- E.1. Application Number:** PRS 24-0874
- Applicant:** VICTORIA DOBLE
- Location:** 13937 & 13929 Monroes Business Park.
- Folio Number:** 4257.5602 & 4257.5606
- Acreage:** 3.21 acres, more or less
- Comprehensive Plan:** LI
- Service Area:** Urban
- Community Plan:** Northwest Hillsborough & Town N Country
- Existing Zoning:** PD (01-0575)
- Request:** Minor Modification to PD
 - Modification to add additional parking, storage building and patio area
- RECOMMENDATION:** Approvable, Subject to Conditions

Attachments: [24-0874-12-10-24](#)

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.2. Application Number: PRS 24-0914
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: 9716 Symmes Rd.
Folio Number: 77174.7802
Acreage: 12.8 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (16-0549)
Request: Minor Modification to PD
 • Modify the type, size and configuration of enclosed and open storage and location of access
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0914-12-10-24](#)

Result: Approved

Motion: A motion was made by Commissioner Cohen, 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.3. Application Number: PRS 24-1124
Applicant: BSFR GLEN AVE LLC/ PEGGY TSEUNG
Location: N Side of N Emerald Ave & W Broad St Intersection.
Folio Number: 25903.0000, 25903.0100, 25903.0200, 25903.0300, 25905.0000 & 25906.0000
Acreage: 6.24 acres, more or less
Comprehensive Plan: RES-20 & RES-6
Service Area: Urban
Community Plan: None
Existing Zoning: PD (18-0943)
Request: Minor Modification to PD
 • Modify location of access to W. Broad Street and reduce entitlements from 61 to 33 Townhomes
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-1124-12-10-24](#)

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.4. Application Number: PRS 24-1126
Applicant: WILLIAM MOLLOY
Location: 14316 Lake Magdalene Blvd.
Folio Number: 16460.0000
Acreage: 2.8 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale

Existing Zoning: PD (22-0864)
Request: Minor Modification to PD
 • Remove requirement for sidewalk and crosswalk
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-1126-12-10-24](#)

Result: Approved

Motion: A motion was made by Commissioner Miller, 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.5. Application Number: PRS 24-1129
Applicant: VINETTE GODELIA, ESQ
Location: E Side of Old US Hwy 41A & S US Hwy 41 Intersection.
Folio Number: 48870.0100, 48872.0000, 48991.0000, 48992.0000, 48992.5000, 48998.0200, 49042.0000, 49051.0100, 49502.0000, 49158.0000, 49159.0000, 49160.0000, 49165.0000 & 49166.0000
Acreage: 1,282.7 acres, more or less
Comprehensive Plan: LI & N
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (99-1153)
Request: Minor Modification to PD
 • Increase phosphogypsum stack maximum height from 250 feet to 264 feet
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-1129-12-10-25](#)

Result: Approved

Motion: A motion was made by Commissioner Cohen, 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.6. DRI 24-1012 DEVELOPMENT ORDER AMENDMENT FOR DG FARMS DEVELOPMENT OF REGIONAL IMPACT (DRI # 194)
 Staff recommends that the Board of County Commissioners approve the proposed changes for the DG Farms Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on DG Farms Map H received on August 21, 2024.

Attachments: [24-1012-12-10-24](#)

Result: Approved

Motion: A motion was made by Commissioner Cohen, 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. Initial Consideration of HC/CPA 24-32, a Privately Initiated Comprehensive Plan Text Amendment to eliminate Policy 47.18 under the Planned

Environmental Community ½ Section of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*

Attachments: [CPA 24-32-12-10-24](#)

Result: Approved

Motion: A motion was made by Commissioner Cohen, 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.8. Initial Consideration of HC/CPA 24-33, a Privately Initiated Comprehensive Plan Text Amendment to expand the Urban Service Area boundary

Attachments: [CPA 24-33-12-10-24](#)

Result: Approved

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

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

Opposed: Cameron Cepeda

E.9. Initial Consideration of HC/CPA 24-35 and HC/CPA 24-37 Privately Initiated Comprehensive Plan Text Amendments to expand the Urban Service Area boundary

Attachments: [CPA 24-35, CPA24-37-12-10-24](#)

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, Cohen, Wostal, Miller, and Boles

Opposed: Cameron Cepeda

F. REGULAR AGENDA

- F.1. Application Number:** RZ-PD 24-0238
- Applicant:** SYCAMORE ENGINEERING, INC
- Location:** 8617 Temple Terrace Hwy.
- Folio Number:** 38202.0000
- Acreage:** 1.63 acres, more or less
- Comprehensive Plan:** CMU-12
- Service Area:** Urban
- Community Plan:** East Lake Orient Park
- Existing Zoning:** RMC-9
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [24-0238-12-10-24](#)

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

- F.2. **Application Number:** MM 24-0397
- Applicant:** WPG-DOUBLE BRANCH LLC / WPG-OLDSMAR FARM LLC
- Location:** E Side of Double Branch Rd & W Hillsborough Ave Intersection.
- Folio Number:** Portion of 4086.0000 & 4086.0010
- Acreage:** 11.44 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Northwest Hillsborough & Town and Country
- Existing Zoning:** PD (96-0340)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [24-0397-12-10-24](#)

Result: Approved

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

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

Opposed: Cameron Cepeda

- F.3. **Application Number:** RZ-STD 24-0862
- Applicant:** TODD PRESSMAN
- Location:** 320ft NE of Mobile Villa Dr & E US Hwy 92 Intersection & N Side of E US Hwy 92.
- Folio Number:** Portion of 63216.0000
- Acreage:** 1.06 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Seffner Mango
- Existing Zoning:** CG
- Request:** Rezone to CI(R)
- RECOMMENDATION:**
- Zoning Hearing Master:** Denial
- Development Services:** Not Supportable
- Planning Commission:** Consistent with Plan

Attachments: [24-0862-12-10-24](#)

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

F.4. Application Number: **RZ-PD 24-0789**
Applicant: CHRISTOPHER SCHROCK LLC
Location: 7805 E Sligh Ave.
Folio Number: 40355.0000
Acreage: 2.94 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0789-12-10-24](#)

Result: Approved

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

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

F.5. Application Number: **RZ-STD 24-0918**
Applicant: REIT4 LEISURE LLC
Location: 1208 Leisure Ave.
Folio Number: 18367.0000
Acreage: 2.75 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: RSC-4
Request: Rezone to RSC-6(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0918-12-10-24](#)

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

F.6. Application Number: **RZ-STD 24-1104**
Applicant: MARK BENTLEY, ESQ., B.C.S., AICP
Location: 8132 Lithia Pinecrest Rd.
Folio Number: 93943.0000
Acreage: 6.12 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Community Plan: SouthShore Areawide Systems

Existing Zoning: AS-1, CN, & AR
Request: Rezone to AS-1 & CN
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

Attachments: [24-1104-12-10-24](#)

Result: Approved

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

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

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 24-0722**
Applicant: TODD PRESSMAN
Location: 70' S of Hampton Hill Dr & Cowley Rd Intersection, & E Side of Cowley Rd.
Folio Number: 77479.4608, 77481.0000, & 77481.0025
Acreage: 3.14 acres, more or less
Comprehensive Plan: R-6 & SMU-6
Service Area: Urban
Community Plan: Riverview & SouthShore
Existing Zoning: PD (07-1767) & AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0722-12-10-24](#)

Result: Approved

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

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

G.1.B. Application Number: **PRS 24-0729**
Applicant: TODD PRESSMAN
Location: 70ft S of Hampton Hill Dr & Cowley Rd Intersection, & E Side of the Cowley Rd.
Folio Number: 77479.4608, 77481.0000 & 77481.0025
Acreage: 3.14 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (07-1767)
Request: Minor Modification to PD
 • Modify PD site plan to remove 1.23 acre parcel from PD.
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0729-12-10-24](#)

Result: Approved

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

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

- G.2.A. Application Number:** RZ-PD 24-0697
- Applicant:** EISENHOWER PROPERTY GROUP, LLC
- Location:** W of S US Hwy 301 & Shady Preserve Dr intersection.
- Folio Number:** 77762.0000, 77772.0100, 77772.1000 & multiple
- Acreage:** 121.7 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Riverview & SouthShore Areawide Systems
- Existing Zoning:** PD (19-0445) & AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Inconsistent with Plan

Attachments: [24-0697-12-10-24](#)

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

G.2.B. CDD 24-0950 PETITION TO MODIFY THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve the modification of South Creek 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.

Of the total of \$4,900,000 budgeted for development costs for the expansion area, it is estimated that \$931,586 (or about 19%) of infrastructure development costs will be funded with long-term CDD bond proceeds.

Attachments: [24-0950-12-10-24](#)

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

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

I.1. STATUS REPORT ON LIVE LOCAL ACT DEVELOPMENT PROJECTS

Attachments: [LLA BOCC Project Progress - Report 12-10.AG](#)

Result: Accepted

Motion: :

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

I.2. Extension of Zoning Application Deadlines Due to Storm-Related Delays

Attachments: [Zoning App Time Extension PH AI.AG](#)

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

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT