

Hillsborough County

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



Results

Tuesday, March 11, 2025

9:00 AM

County Center, 2nd Floor

BOCC Land Use

LAND USE RESULTS

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

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

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

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

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

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

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



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

9:00 A.M.

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

PUBLIC MEETING

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

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

9:00 A.M.

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

A. WITHDRAWALS, CONTINUANCES AND REMANDS

A.1. PRS 25-0080 VERNON ADAM SMITH

This application has been withdrawn by the applicant.

Attachments: [25-0080-03-11-25](#)

Result: Withdrawn

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, 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.2. PRS 25-0236 DAVID WRIGHT/TSP COMPANIES, INC.

This Application is out of order and is being continued to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0236-03-11-25](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 04/08/2025. The motion carried by the following vote:

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

A.3. PRS 25-0314 BELL SHOALS BAPTIST CHURCH OF BRANDON INC

This application is being Continued by the Applicant, as Matter of Right, to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0314-03-11-25](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 04/08/2025. The motion carried by the following vote:

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

A.4. PRS 25-0315 BIG TOP OF TAMPA INC

This application is being Continued by the Applicant, as Matter of Right, to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0315-03-11-25](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 04/08/2025. The motion carried by the following vote:

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

A.5. PRS 25-0317 JAY TANNER

This Application is out of order and is being continued to the June 10, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0317-03-11-25](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 06/10/2025. 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 Cohen, seconded by Commissioner Myers, 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 24-0459
- Applicant:** WILLIAM H ROBERTS
- Location:** 5613 Anna Dr.
- Folio Number:** 62782.5000
- Acreage:** 1.73 acres, more or less
- Comprehensive Plan:** CMU-12
- Service Area:** Urban
- Community Plan:** Seffner-Mango
- 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: [24-0459-03-11-25](#)

Result: Approved

B.2. Application Number: MM 24-0468
Applicant: PASTOR RICKEY L HOUSTON
Location: 900ft W of Progressive Blvd & S Falkenburg Rd Intersection,
 & N Side of Progress Blvd.
Folio Number: Portion of 47930.0000
Acreage: 8.27 acres, more or less
Comprehensive Plan: CMU-12 & RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (98-0852)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0468-03-11-25](#)

Result: Approved

B.3. Baytown Apartments Off-Site PI#6076
 Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (force main) for Maintenance to serve Baytown Apartments Off-Site, located in Section 28, Township 28, 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 Check in the amount of \$7,684.60 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Baytown Apartments Off-Site](#)

Result: Approved

B.4. Casa Di Francesco Off-Site PI#6404
 Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (road repaving, drainage, sidewalks and watermain) for Maintenance to serve Casa Di Francesco Off-Site, located in Section 04, 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 Bond in the amount of \$16,128.23 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Casa Di Francesco Off-Site](#)

Result: Approved

B.5. Circle K Ehrlich Off-Site PI#5503

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, sidewalks and water) for Maintenance to serve Circle K Ehrlich 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 \$22,096.35 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Circle K Ehrlich Off-Site](#)

Result: Approved

B.6. Henderson & Waters Off-Site PI#5053

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and sidewalks) for Maintenance to serve Henderson & Waters Off-Site, located in Section 24, 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 Check in the amount of \$5,454.10 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Henderson & Waters Off-Site](#)

Result: Approved

B.7. Lutz Convenience Store & Fueling Station Off-Site PI#6369

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water) for Maintenance to serve Lutz Convenience Store & Fueling Station Off-Site, located in Section 12, Township 27, 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 Bond in the amount of \$5,830.40 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Lutz Convenience Store & Fueling Station Off-Site](#)

Result: Approved

B.8. Magnolia Creek fka Riverview Flower Farm Phase 2 Replat PI#5855

Accept the plat for recording for Magnolia Creek fka Riverview Flower Farm Phase 2 Replat, located in Section 31, Township 30, and Range 20. Construction has been completed and has been certified by Strickland Smith, a Florida Professional Engineer, with Heidt Design. School Concurrency does not apply to this project.

Attachments: [Magnolia Creek](#)

Result: Approved

B.9. Westbrook Avenue Office Building Off-Site PI#2006

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (forcemain) for Maintenance to serve Westbrook Avenue Office Building Off-Site, located in Section 26, 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 Cashier's Check in the amount of \$3,771.23 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Westbrook Avenue Office Building Off-Site](#)

Result: Approved

B.10. Windhorst Commons PI#6163

Accept the plat for recording for Windhorst Commons, located in Section 15, Township 29, 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 \$50,182.75, a Warranty Letter of Credit in the amount of \$63,109.36 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: [Winhorst Commons](#)

Result: Approved

B.11. Simmons Village South aka Spencer Glen South Agreement Amendment PI#5942

Authorize the Chairman to execute the Amendment to Subdivider Agreement for Construction and Warranty of Required On-Site and Off-Site Improvements for Spencer Glen South (flea Simmons Village South) to provide for acceptance of the off-site improvements for maintenance prior to completion of the on-site improvements, in order to facilitate the opening of Gate Dancer Road between Simmons Loop Road and Paseo Al Mar Boulevard as a public roadway .

Accept separate on-site and off-site warranty bonds and provide for the release of the previously accepted warranty bond. Accept an off-site Warranty Bond in the amount of \$106,140.00 and an on-site Warranty Bond in the amount of \$213,685.00 and an on-site Warranty Bond in the amount of \$354,949.00, and provide administrative rights to release such warranty securities upon expiration of the warranty periods. Authorize the release of the existing Warranty Bond covering both on-site and off-site improvements in the amount of \$454,091.00 accepted by the Board on June 11, 2024.

Grant permission to the Development Services Department to separately accept the off-site improvements (off-site roads, bridge, water, drainage) and on-site improvements (roads, drainage, water and wastewater) required in conjunction with the Simmons Village South aka Spencer Glen South plat, which was accepted for recording by the Board of County Commissioners on June 11, 2024, upon proper completion, submittal and approval of all required documentation.

Accept a rider amending the existing Performance Bond extending the term of the Performance Bond by an additional twelve (12) months to guarantee completion of the required on-site improvements.

Attachments: [Simmons Village South aka Spencer Glen South Agreement Amendment](#)

Result: Approved

- C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**
- D. PHOSPHATE ITEMS**
- E. PUBLIC HEARING-LAND USE**

E.1. Application Number: PRS 25-0234
Applicant: BH STORAGE RIVERVIEW LLC
Location: 200ft S of Windermere Lake Dr & S US Hwy301 Intersection, & W Side of S US Hwy 301.
Folio Number: 72269.0300
Acreage: 6.02 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Geater Palm River
Existing Zoning: PD (88-0084)
Request: Minor Modification to PD
 • Modify site plan and development standards to provide for relocation of entitlements
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0234-03-11-25](#)

Result: Approved

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

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

F. REGULAR AGENDA

F.1. Application Number: RZ-STD 24-1180
Applicant: HARTFORD LLC
Location: 550ft W of S 70th St & Hartford St Intersection, S of the Hartford St.
Folio Number: 47349.0100 & 47350.0200
Acreage: 3.03 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: ASC-1
Request: Rezone to AS-1(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Inconsistent with Plan

Attachments: [24-1180-03-11-25](#)

Result: Approved as Amended

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

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

F.2. Application Number: RZ-STD 24-1210
Applicant: ARTHUR JEWELL
Location: 13309 E 92 Hwy.
Folio Number: 82738.0000
Acreage: 3.15 acres, more or less
Comprehensive Plan: RES1
Service Area: Rural
Community Plan: None
Existing Zoning: CG & ASC-1
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [24-1210-03-11-25](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 04/08/2025. The motion carried by the following vote:

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

F.3. Application Number: RZ-PD 24-1212
Applicant: BRAD GREGORY
Location: E Hummingbird Ln & Lithia Pinecrest Rd Intersection.
Folio Number: 71313.5000, 71317.0000 & 71319.5000
Acreage: 7.81 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (15-0959) & ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1212-03-11-25](#)

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

F.4. Application Number: RZ-PD 24-1261
Applicant: KB HOME
Location: 500ft S of Coade Stone Dr & N Parsons Ave Intersection,
W Side of N Parsons Ave.
Folio Number: 63314.0000 & 63315.7000
Acreage: 17.96 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1261-03-11-25](#)

Result: Approved

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

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

F.5. Application Number: RZ-PD 24-1262
Applicant: ROBERT AND REBECCA MIXON
Location: 7440 Taylor Rd
Folio Number: 62112.0000
Acreage: 9.22 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [24-1262-03-11-25](#)

Result: Approved

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

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

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 Progress](#)

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 04/08/2025. The motion carried by the following vote:

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

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT