



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, December 9, 2025

County Center, 2nd Floor

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

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

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

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

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

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

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



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

9:00 A.M.

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

PUBLIC MEETING

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

9:00 A.M.

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

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. RZ-PD 22-1390 GTIS METRO DG LLC**

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

Attachments: [22-1390-12-09-25](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0195-12-09-25](#)

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

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

Attachments: [23-0210-12-09-25](#)

A.4. PRS 25-0570 COASTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT

Staff is requesting the item be continued to the January 13, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0570-12-09-25](#)

A.5. PRS 25-0754 JEFFREY ANDERSON

This application is being Continued by the Applicant, as Matter of Right, to the January 13, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0754-12-09-25](#)

A.6. SU-LE 25-0861 DGPS RECYCLING, LLC

This Application is out of order and is being continued to the January 13, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0861-12-09-25](#)

A.7. PRS 25-1377 GHS MLK 11, LLC

This Application is out of order and is being continued to the January 13, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-1377-12-09-25](#)

A.8. PRS 26-0012 S. ELISE BATSEL, ESQ C/O STEARNS WEAVER MILLER

This application is being Continued by the Applicant, as Matter of Right, to the January 13, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0012-12-09-25](#)

B. CONSENT AGENDA

B.1. Application Number: **RZ-PD 25-0349**
Applicant: PATEL SHILPEN LIFE ESTATE/ SHILPEN PATEL
REVOCABLE TRUST
Location: 105ft E of Lincoln Rd & Chapman's Ranch Rd Intersection.
Folio Number: 77532.0060 & 77532.0065
Acreage: 2.14 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview & SouthShore
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0349-12-09-25](#)

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|-------------|-------------------------------|---|
| B.2. | Application Number: | MM 25-0811 |
| | Applicant: | TAURUS DEVELOPMENT GROUP, LLC |
| | Location: | Williams Rd, 500ft S of N US Hwy 301 & Williams Rd Intersection,
W Side of the St. |
| | Folio Number: | 61122.0000 |
| | Acreage: | 8.2 acres, more or less |
| | Comprehensive Plan: | RES-4 |
| | Service Area: | Urban |
| | Community Plan: | Thonotosassa |
| | Existing Zoning: | PD (02-0215) |
| | Request: | Major Modification to PD |
| | RECOMMENDATION: | |
| | Zoning Hearing Master: | Approval |
| | Development Services: | Approvable, Subject to Conditions |
| | Planning Commission: | Consistent with Plan |

Attachments: 25-0811-12-09-25

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|-------------|-------------------------------|---|
| B.3. | Application Number: | RZ-STD 25-1220 |
| | Applicant: | MATTAMY TAMPA/ SARASOTA, LLC |
| | Location: | SW Corner of Silver Fox Ln & Boyette Rd. |
| | Folio Number: | 77366.0000, 77.66.0150, 77366.0200 & 77366.0300 |
| | Acreage: | 14.37 acres, more or less |
| | Comprehensive Plan: | RES-4 |
| | Service Area: | Urban |
| | Community Plan: | Riverview & Southshore Areawide Systems |
| | Existing Zoning: | AS-1 |
| | Request: | Rezone to RSC-9(R) |
| | RECOMMENDATION: | |
| | Zoning Hearing Master: | Approval |
| | Development Services: | Approval |
| | Planning Commission: | Consistent with Plan |

Attachments: [25-1220-12-09-25](#)

- B.4. Approve a resolution providing for the rendition of the denial of application RZ 25-0602, 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 October 7, 2025 Board of County Commissioners Land Use Meeting.**

Attachments: Combined denial RZ 25-0602

B.5. Evergreen South fka Tom Folsom Road Subdivision PI#7179

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 Evergreen South, located in Section 17, Township 28 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site roads, drainage, water & wastewater and off-site roads, 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 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 \$1,021,604.40, a Warranty Bond in the amount of \$81,728.35 and authorize the Chairman to execute both the Subdivider's Agreements for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$5,037.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Evergreen South fka Tom Folsom Road Subdivision](#)

B.6. Knights Griffin Preserve PI#6567

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 Knights Griffin Preserve, located in Section 12, Township 28 and Range 21. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site and off-site roads and drainage) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$537,225.00, a Warranty Bond in the amount of \$314,912.50 and authorize the Chairman to execute both the Subdivider's Agreements for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$4,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Knights Griffin Preserve](#)

B.7. River Oaks Townhomes fka Winthrop Place Townhomes P1#6741

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 River Oaks Townhomes, located in Section 04, Township 30 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (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 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 \$2,413,929.19, a Warranty Bond in the amount of \$139,026.70 and authorize the Chairman to execute both the Subdivider's Agreements for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Comers in the amount of \$14,062.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [River Oaks Townhomes fka Winthrop Place Townhomes](#)

B.8. Simmons Loop Mini Warehouse aka Riverview Storage Off-Site

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, drainage, sidewalks water and wastewater) for Maintenance to serve Simmons Loop Mini Warehouse Off-Site, located in Section 18, 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 \$32,222.70 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Simmons Loop Mini Warehouse Off-Site](#)

B.9. Townhomes of Claire Bay flea Palm River Subdivision Pl#7110

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 Townhomes of Claire Bay, located in Section 22, Township 29 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (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 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 \$1,640,855.65, a Warranty Bond in the amount of \$14,988.97 and authorize the Chairman to execute both the Subdivider's Agreements for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$12,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Townhomes of Claire Bay](#)

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

- E.1. Application Number:** PRS 25-1360
Applicant: MANGO POINT LLC
Location: County Rd 579, 500ft N of County Rd 579 & E US Hwy 92 Intersection, E Side of the County Rd 579.
Folio Number: Portion of 63251.0012
Acreage: 1.34 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (98-0662)
Request: Minor Modification to PD
• Increase entitlements by 48 square feet and further restrict permitted uses
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-1360-12-09-25](#)

E.2. Application Number: PRS 26-0005
Applicant: LIFESTYLE COMMUNITIES, LTD
Location: SE Corner of Big Bend Rd & Covington Garden Dr.
Folio Number: 51521.0210, 51523.0100 & 51523.0150
Acreage: 137.09 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Apollo Beach & SouthShore Areawide Systems
Existing Zoning: PD (86-0154)
Request: Minor Modification to PD
• Modify internal circulation design, stormwater locations, maximum number of townhome units and permitted location of CI zoning district uses
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0005-12-09-25](#)

E.3. Application Number: PRS 26-0008
Applicant: 301 WIMAUMA LLC
Location: S County Rd 579 1600ft S of S County Rd 579 & Hillsborough St Intersection, Both Sides of the St.
Folio Number: 79453.0000, 79455.0100 & 79456.0000
Acreage: 506.69 Acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma & SouthShore Areawide Systems
Existing Zoning: PD (25-0469)
Request: Minor Modification to PD
• Modify number of CR 579 access points and garage setbacks
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0008-12-09-25](#)

F. REGULAR AGENDA

- F.1. Application Number:** RZ-PD 25-0929
Applicant: MAC MCCRAW / MATTAMY HOMES USA
Location: 5500 Memorial Hwy.
Folio Number: 11994.0100
Acreage: 8.34 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: BPO
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0929-12-09-25](#)

G. PUBLIC HEARINGS - RELATED ITEMS**H. COMMISSIONERS' ITEMS****I. STAFF ITEMS**

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

Attachments: [LLA BOCC Project Progress-12-09-25](#)

J. COUNTY ATTORNEY'S ITEMS**K. OFF THE AGENDA ITEMS****ADJOURNMENT**