



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, May 12, 2026

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
- COMMISSIONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS

A.1. RZ-PD 25-1386 HIGHLAND HOMES

Staff is requesting the item be continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-1386-05-12-26](#)

A.2. PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP

This application is being Continued by the Applicant, as Matter of Right, to the June 09, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0173-05-12-26](#)

A.3. RZ-PD 26-0220 JACOB T. CREMER / BARBAS CREMER, PLLC

Staff is requesting the item be continued to the June 09, 2026, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [26-0220-05-12-26](#)

A.4. PRS 26-0480 CAPE STONE LLC

This Application is out of order and is being continued to the June 09, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0480-05-12-26](#)

A.5. PRS 26-0483 SOUTHCREEK LLC

This Application is out of order and is being continued to the June 09, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0483-05-12-26](#)

A.6. PRS 26-0610 SLOAN ENGINEERING GROUP INC

This application is being Continued by the Applicant, as Matter of Right, to the June 09, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0610-05-12-26](#)

A.7. PRS 26-0614 AUDREY RIVERA

This application is being Continued by the Applicant, as Matter of Right, to the June 09, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0614-05-12-26](#)

A.8. PRS 26-0632 MERITAGE HOMES

This Application is out of order and is being continued to the July 21, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0632-05-12-26](#)

B. CONSENT AGENDA

- B.1. Application Number:** RZ-PD 25-1338 REMAND
- Applicant:** SYED L ALI
- Location:** 7814 E Elm St.
- Folio Number:** 40362.0000
- Acreage:** 0.91 acres, more or less
- Comprehensive Plan:** CMU-12
- Service Area:** Urban
- Community Plan:** East Lake-Orient Park
- Existing Zoning:** RSC-6(MH)
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [25-1338-05-12-26](#)

B.2. Application Number: RZ-PD 25-1387
Applicant: E SLIGH LLC
Location: 6214 E Sligh Ave.
Folio Number: 38295.0000
Acreage: 4.98 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: ASC-1 & RSC-3
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1387-05-12-26](#)

B.3. Application Number: RZ-PD 26-0214
Applicant: HILL WARD HENDERSON
Location: NW Corner of N US Hwy 301 & Sabal Industrial Blvd.
Folio Number: 42926.0100, 43009.0000, & 43010.0000
Acreage: 16.62 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (01-1180) & RSC-2 (MH)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0214-05-12-26](#)

B.4. **Application Number:** **MM 26-0335**
 Applicant: MARK BENTLEY
 Location: 11004 Bloomingdale Ave.
 Folio Number: 73833.0000
 Acreage: 2.5 acres, more or less
 Comprehensive Plan: SMU-6
 Service Area: Urban
 Community Plan: Brandon
 Existing Zoning: PD (23-0257)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [26-0335-05-12-26](#)

B.5. **Application Number:** **RZ-STD 26-0468**
 Applicant: ARTHUR GILLETTE
 Location: 10002 Alafia St.
 Folio Number: 49846.0000
 Acreage: 0.86 acres, more or less
 Comprehensive Plan: R-4
 Service Area: Urban
 Community Plan: AS-1
 Existing Zoning: Gibsonton
 Request: Rezone to AS-1 SB
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [26-0468-05-12-26](#)

B.6. Airport Logistics West Linebaugh Off-Site PI#5687

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane and utilities) for Maintenance to serve Airport Logistics West Linebaugh Off-Site, located in Section 20, 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 \$16,931.57 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Airport Logistics West Linebaugh Off-Site](#)

B.7. Seffner Self Storage Mini Warehouse Off-Site PI#6401

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane and utilities) for Maintenance to serve Seffner Self Storage Mini Warehouse Off-Site, located in Section 35, 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 \$5,310.25 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Seffner Self Storage Mini Warehouse Off-Site](#)

B.8. South Creek Phase 6 P1#7300

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, for the attached plat for South Creek Phase 6, located in Section 18, Township 31 and Range 20. Provide the administrative rights to release the performance securities for construction and lot corners upon final review by the Development Review Division of Development Services Department. Accept a Performance Bond in the amount of \$1,190,834.94 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$12,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [South Creek Phase 6](#)

B.9. Southwind Off-Site Roadway Improvements PI#6795

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads and drainage) for Maintenance to serve Southwind Off-Site Roadway Improvements, located in Section 16, Township 29, and Range 22, 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 \$48,576.10 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Southwind Off-Site Roadway Improvements](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. V23-0011 Public Hearing - Vacating Petition by MVCA, LLC and Falkenburg Capital, LLC to vacate a portion of Mission Village - Phase One, a platted subdivision, in Brandon.**

Adopt a Resolution vacating a portion of the plat of Mission Village - Phase One, as recorded in Plat Book 110, Page 321, of the Public Records of Hillsborough County, Florida. The Petitioners, MVCA, LLC and Falkenburg Capital, LLC are requesting to vacate a portion of the subdivision plat for future site redevelopment consistent with the surrounding area. Reviewing 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 Petitioners' application fee of \$400.

Attachments: [V23-0011-05-12-26](#)

C.2. V25-0005 Public Hearing - Vacating Petition by Crown Holdings Group, LLC to vacate a portion of Improved platted public right-of-way known as Pulitzer Avenue, abutting Folio Nos. 003100-0000 and 003093- 0000, in Citrus Park Village.

Adopt a Resolution vacating a portion of improved platted public right-of-way consisting of approximately 6,000 square feet (0.14 acres), lying within the plat of Manhattan Park, as recorded in Plat Book 22, Page 3, of the Public Records of Hillsborough County. The Petitioner, Crown Holdings Group, LLC, has submitted this request to allow them to develop both of their adjacent properties and to stop drivers from cutting through the parking lot. Public Works has reviewed the petition and confirmed no reimbursement for right-of-way improvements is required. There are no objections to this vacate request. The petition was provided to the Florida Department of Transportation, FDOT - Turnpike Enterprise, and the Southwest Florida Water Management District for their review, and each agency did not have comments or objections to the 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: [V25-0005-05-12-26](#)

C.3. V25-0014 Public Hearing - Vacating Petition by R W H Construction Services Company to vacate a portion of unimproved platted public right-of-way abutting Folio No. 061422-0000 in East Lake Orient Park.

Adopt a Resolution vacating a portion of unimproved platted public right-of-way consisting of approximately 7,974 square feet (0.181 acres), lying within the plat of Clewis Garden Tracts, as recorded in Plat Book 25, Page 89, of the Public Records of Hillsborough County and described in the Resolution. The Petitioner has submitted this request to add parking to their existing property and to assist in getting semi-trucks turned around within the property. 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. EPC has noted any future impacts to wetlands will be separately reviewed as part of any redevelopment. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

Attachments: [V25-0014-05-12-26](#)

C.4. V26-0010 Public Hearing - Vacating Petition by Joseph Bernhardt and Michelle Andersen-Bernhardt to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, within Folio 057472-2822.

Adopt a Resolution vacating a portion of a platted public drainage easement, consisting of approximately 40.4 square feet, within Lot 6, Block 2 of the plat of Sun City Center Unit 257, Phase I, as recorded in Plat Book 75, Page 37, of the public records of Hillsborough County. The petitioners, Michelle Andersen-Bernhardt and Joseph Bernhardt have submitted this request to cure an encroachment of the westerly exterior wall of the home into the platted public drainage easement so they can complete the sale of their property. The wall was permitted and constructed in 1998. 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 due to the relatively small area requested to be vacated - the petitioner is requesting to reduce the 10-foot-wide easement to 9 feet for the 40-foot length of their house wall (40.4 square feet of the 1,400 square-foot total easement). County departments, agencies and utility providers have raised no objections to this request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Attachments: [V26-0010-05-12-26](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 26-0473
Applicant: DARENDA D MARVIN AICP
Location: NE Corner of 19th Ave NE & Turnbuckle Dr.
Folio Number: 54244.0082
Acreage: 5.91 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach & SouthShore Areawide Systems
Existing Zoning: PD (14-0815)
Request: Minor Modification to PD
 • Modify number of access points and development standards
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0473-05-12-26](#)

E.2. Application Number: PRS 26-0505
Applicant: CARLOS BORRAS
Location: 10510 Lithia Estates Dr.
Folio Number: 88191.0144
Acreage: 2.02 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: SouthShore Areawide Systems
Existing Zoning: PD (97-0249)
Request: Minor Modification to PD
 • Modify accessory structure setbacks standards for Lot 22
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0505-05-12-26](#)

E.3. Application Number: PRS 26-0545
Applicant: BLUE CAUSEWAY LLC
Location: 7200 Causeway Blvd.
Folio Number: 45531.0000
Acreage: 4.2 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD 24-0242
Request: Minor Modification to PD
• Modify buffering/screening
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0545-05-12-26](#)

E.4. Application Number: PRS 26-0612
Applicant: KEEL FARMS INC
Location: NW & SW Corner of N Forbes Rd & Thonotosassa Rd.
Folio Number: 81278.0800, 81279.0010, 81279.0030 & Multiple
Acreage: 27.17 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: PD (14-0533)
Request: Minor Modification to PD
• Modify operating hours for overflow parking lot and remove certain required transportation improvements
RECOMMENDATION: Not Approvable

Attachments: [26-0612-05-12-26](#)

E.5. Application Number: PRS 26-0616
Applicant: OSWALDO E SILVA
Location: S of Morris Bridge Rd & Charlie B Way.
Folio Number: 59950.3000
Acreage: 2.69 acres, more or less
Comprehensive Plan: RES-6
Service Area: Rural
Community Plan: None
Existing Zoning: PD (23-0422)
Request: Minor Modification to PD
• Modify design layout and capacity for permitted playfields
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0616-05-12-26](#)

E.6. Application Number: PRS 26-0617
Applicant: 301 WIWAUMA, 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
• Add additional access
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0617-05-12-26](#)

E.7. Application Number: PRS 26-0621
Applicant: MAC MCCRAW/ MATTAMY HOMES USA
Location: W of Balm Boyette Rd & Woodland Spur Dr.
Folio Number: 88486.0150, 88486.0200, 88495.0103 & Multiple
Acreage: 100 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: PD (20-1265)
Request: Minor Modification to PD
 • Modify design layout and development standards
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0621-05-12-26](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 25-0383
Applicant: BASSAM DAMMAK
Location: 13120 N Ola Ave.
Folio Number: 18021.0000
Acreage: 4.92 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0383-05-12-26](#)

F.2. Application Number: RZ-PD 25-0882
Applicant: DAVID WRIGHT / TSP COMPANIES, INC.
Location: 1410 & 1414 SE 33rd St.
Folio Number: 55074.0300 & 55074.0400
Acreage: 9.66 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Sun City Center & SouthShore Areawide Systems
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: [25-0882-05-12-26](#)

F.3. Application Number: RZ-PD 26-0213
Applicant: ALMOSTA FARM ATHLETICS LLC
Location: 18834 Boyette Rd.
Folio Number: 88255.0300
Acreage: 9.98 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Community Plan: SouthShore Areawide Systems
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not approvable
Planning Commission: Inconsistent with Plan

Attachments: [26-0213-05-12-26](#)

F.4. Application Number: MM 26-0346
Applicant: ACG BBQ, LLC
Location: 9603 Alafia Trace Blvd.
Folio Number: 76621.2716
Acreage: 1.73 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: PD (15-0079)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [26-0346-05-12-26](#)

F.5. Application Number: RZ-STD 26-0359
Applicant: MATTHEW SPERO
Location: 3614 Orient Rd.
Folio Number: 42017.0000
Acreage: 0.29 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: RDC-12
Request: Rezone to RMC-12
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0359-05-12-26](#)

F.6. **Application Number:** **RZ-STD 26-0457**
 Applicant: DONALD A. & KATHARINE M THOMPSON
 Location: 10737 Albritton Rd.
 Folio Number: 93810.0000
 Acreage: 3.68 acres, more or less
 Comprehensive Plan: R-1
 Service Area: Rural
 Community Plan: SouthShore Areawide Systems
 Existing Zoning: AR
 Request: Rezone to AS-1
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [26-0457-05-12-26](#)

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_05-12](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT