



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, April 7, 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
- COMMISSONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. RZ-PD 25-0383 BASSAM DAMMAK**

This Application is out of order and is being continued to the May 12, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0383-04-07-26](#)

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

Staff is requesting the item be continued to the May 12, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0173-04-07-26](#)

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

Staff is requesting the item be continued to the May 12, 2026, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [26-0220-04-07-26](#)

A.4. PRS 26-0472 PSS, 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: [26-0472-04-07-26](#)

A.5. PRS 26-0473 DARENDA D MARVIN AICP

This application is being Continued by the Applicant, as Matter of Right, to the May 12, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0473-04-07-26](#)

A.6. PRS 26-0480 CAPE STONE LLC

This Application is out of order and is being continued to the May 12, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0480-04-07-26](#)

A.7. PRS 26-0483 SOUTHCREEK LLC

This Application is out of order and is being continued to the May 12, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0483-04-07-26](#)

B. CONSENT AGENDA

- B.1. Application Number:** RZ-PD 25-0582
- Applicant:** PROTEK 34TH HOLDINGS, LLC
- Location:** 6920 E Chelsea St.
- Folio Number:** 41138.0000
- Acreage:** 3.54 acres, more or less
- Comprehensive Plan:** LI-P
- Service Area:** Urban
- Community Plan:** East Lake-Orient Park
- Existing Zoning:** PD (92-0096)
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [25-0582-04-07-26](#)

B.2. Application Number: RZ-PD 25-1382
Applicant: BRENT & HANNAH TOWNEND
Location: 911 Bryan Rd.
Folio Number: 70658.0000
Acreage: 1.42 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
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: [25-1382-04-07-26](#)

B.3. Application Number: RZ-STD 26-0297
Applicant: RAUL RIANO
Location: SE Corner of W Sligh Ave & N Himes Ave.
Folio Number: 31047.0005
Acreage: 0.32 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: None
Existing Zoning: RSC-9
Request: Rezone to RMC-20
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0297-04-07-26](#)

B.4. Mosaic's 2024/2025 Consolidated Mines DRI #263 Annual Report
 Acceptance of the Consolidated Mines 2024/2025 Annual Report for informational purposes. This phosphate mining and reclamation report provides a general review of mining operations, reclamation during the preceding reporting year and identifying expected activity for the subsequent reporting year. Based on the information provided in the 2024/2025 Annual Report, the review verifies compliance with the requirements of DRI 263, and projected activities are focused on supporting progression of reclamation

Attachments: [Phosphate Item PMAR 25-1361 .pdf](#)

B.5. Carrollwood Self Storage and Retail Off-Site 6598

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main and force main) for Maintenance to serve Carrollwood Self Storage and Retail Off-Site, located in Section 9, 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 Check in the amount of \$9,394.75 and authorize the Chairman to execute the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Carrollwood Self Storage and Retail Off-Site](#)

B.6. Approval of Development Review Procedure Manual (DRPM) Text Amendment 25-1388 updating the review process of recently adopted LDC Text Amendment 25-1126, Wellhead and Surface Water Protection Area.

Approve the text amendment to Sections 4.1.12 and 6.5 of the Development Review Procedure Manual (DRPM-25-1388) to implement changes to the Wellhead Protection regulations via LDC Amendment 25-1126, recently adopted by the Board of County Commissioners on January 15, 2026.

Attachments: [25-1388_DRPM Text Amdt 04-07-26](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. V25-0016 Public Hearing - Vacating Petition by Angel Manuel Marrero, Jr. and Luz Eneida Marreo to vacate a portion of a platted public utility easement located at 2220 Valleybrook Avenue in Valrico, within Folio 086422- 2414.**

Adopt a Resolution vacating a portion of a platted public utility easement within Lot 20, Block 13, of Brandon-Valrico Hills Estates Subdivision Unit No. 3, as recorded in Plat Book 50, Page 38, of the Public Records of Hillsborough County. The petitioners, Angel Manuel Marrero, Jr. and Luz Eneida Marrero, request the vacation to allow them to permit a pool enclosure and shed destroyed by Hurricane Milton. The requested vacate area is an 85.10 square-foot portion of a larger 601.87 square-foot total easement. The remaining utility easement area is adequate to serve existing Charter/Spectrum facilities. 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: [V25-0016 Q.pdf](#)

- C.2. V26-0004 Public Hearing - Vacating Petition by Rock Solid Construction & Development Inc. to vacate a portion of unimproved platted public right-of-way between 5600 and 5602 East Dr. Martin Luther King Jr. Boulevard abutting Folio Nos. 041932-0000 and 041920-0000 in East Lake Orient Park.**
Adopt a Resolution vacating a portion of unimproved platted public right-of-way consisting of approximately 1,000 square feet (0.022 acres), lying within the plat of Grant Park Addition, as recorded in Plat Book 7, Page 55, of the Public Records of Hillsborough County, Florida and described in the Resolution. The Petitioner, Rock Solid Construction & Development Inc., the fee simple owner of the lands underlying the subject right-of-way, has submitted this request to support a community-focused redevelopment Project aimed at providing more affordable housing in Hillsborough County. The Public Works Department has reviewed the petition and confirmed no reimbursement for right-of-way improvements is required. There are no objections to this vacate request. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner’s application fee of \$400.

Attachments: [V26-0004_Q.pdf](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. CDD 26-0248 PETITION TO ESTABLISH THE VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT (CDD)

Establish the Vista Diroma Community Development District (CDD) in accordance with the attached ordinance. Of the total \$36,557,996 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$7,928,340 (or 21.7%) of those costs will be funded with long-term CDD bond proceeds.

Attachments: [26-0248-04-07-26](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 24-0921
Applicant: TRUE BUILDERS, INC. / ISSAC J. TURPIN
Location: 4020 N Frontage Rd.
Folio Number: 90391.0600
Acreage: 2.45 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [24-0921-04-07-26](#)

F.2. Application Number: MM 25-1372
Applicant: TOROSE 6302 LLC
Location: 6302 E Dr Martin Luther King Jr Blvd.
Folio Number: 41779.0000
Acreage: 50.01 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (83-0173)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1372-04-07-26](#)

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 04-07](#)

J. COUNTY ATTORNEY'S ITEMS

J.1. Litigation regarding denied G.L. Acquisitions Corporation rezoning (RZ-PD 23-0132)

Provide direction to the County Attorney's Office regarding whether or not to appeal the circuit court's Amended Order Granting Petition for Writ of Certiorari in favor of G.L. Acquisitions Corporation, Inc quashing the Board of County Commissioners' denial of RZ-PD 23-0132.

Attachments: [CAO regular agenda item](#)

K. OFF THE AGENDA ITEMS

ADJOURNMENT