

# Hillsborough County

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



## Results

**Tuesday, April 7, 2026**

**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 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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/12/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/12/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/12/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 06/09/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/12/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/12/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/12/2026. 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 Wostal, 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 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](#)

**Result:** Approved

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

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

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, 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

**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](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Myers, 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

**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](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, 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. 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](#)

**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.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](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, 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**

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

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

**Attachments:** [LLA BOCC Project Progress\\_04-07](#)

**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 05/12/2026. The motion carried by the following vote:

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

**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](#)

**Result:** Proceed with Appeal Failed

**Motion:** A motion was made by Commissioner Hagan, seconded by Commissioner Myers, that this agenda item be Proceed with Appeal Failed. The motion failed by the following vote:

**In Favor:** Hagan, Myers, and Miller

**Opposed:** Cameron Cepeda, Cohen, Wostal, and Boles

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**