

# **Hillsborough County**

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



## **Results**

**Tuesday, May 13, 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  
COMMISSIONERS' ITEMS

**A. WITHDRAWALS, CONTINUANCES AND REMANDS****A.1. PRS 25-0236 DAVID WRIGHT/TSP COMPANIES, INC.**

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:**     [25-0236-05-13-25](#)

**Result:** Continued

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

**A.2. PRS 25-0315 BIG TOP OF TAMPA INC**

This application is being Continued by the Applicant, as Matter of Right, to the June 10, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:**     [25-0315-05-13-25](#)

**Result:** Continued

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

**A.3. PRS 25-0426 STANLEY MARTIN HOMES C/O RICK W HARCROW, DIV. PRES**

This application is being Continued by the Applicant, as Matter of Right, to the June 10, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:**     [25-0426-05-13-25](#)

**Result:** Continued

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

**A.4. PRS 25-0573 EPG1 LLC & EPG BERRY BAY HOLDINGS LLC**

Staff is requesting the item be continued to the June 10, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:**     [25-0573-05-13-25](#)

**Result:** Continued

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

**A.5. PRS 25-0575 THE REALTY ASSOCIATES FUND XII PORTFOLIO, L.P.**

This application has been withdrawn by the applicant.

**Attachments:** [25-0575-05-13-25](#)

**Result:** Withdrawn

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, 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.6. PRS 25-0570 COSTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT**

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:** [25-0570-05-13-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, 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 Wostal, 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>B.1. Application Number:</b>	<b>RZ-PD 24-1264</b>
<b>Applicant:</b>	SWEETHEART ICE CREAM INC
<b>Location:</b>	200ft S of E Clifton St & 50th ST Intersection, W Side of N 50th St.
<b>Folio Number:</b>	39553.0000, 39554.0000, 39554.0100, 39554.5000, 39554.6000
<b>Acreage:</b>	2.83 acres, more or less
<b>Comprehensive Plan:</b>	RES-6
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	East Lake-Orient Park
<b>Existing Zoning:</b>	RSC-9 & CG(R)
<b>Request:</b>	Rezone to PD
<b>RECOMMENDATION:</b>	
<b>Zoning Hearing Master:</b>	Approval
<b>Development Services:</b>	Approvable, Subject to Conditions
<b>Planning Commission:</b>	Consistent with Plan

**Attachments:** [24-1264-05-13-25](#)

**Result:** Approved

**B.2.**    **Application Number:**                    **RZ-PD 25-0143**  
          **Applicant:**                                6925 CASINO LLC  
          **Location:**                                7201 & 6925 E 21st Ave.  
          **Folio Number:**                        42119.0000 & 42120.0000  
          **Acreage:**                                 3.7 acres, more or less  
          **Comprehensive Plan:**                RES-12  
          **Service Area:**                         Urban  
          **Community Plan:**                    East Lake-Orient Park  
          **Existing Zoning:**                    PD (84-0300) & RDC-12  
          **Request:**                                 Rezone to PD  
          **RECOMMENDATION:**  
          **Zoning Hearing Master:**            Approval  
          **Development Services:**            Approvable, Subject to Conditions  
          **Planning Commission:**            Consistent with Plan

**Attachments:**        [25-0143-05-13-25](#)

**Result:** Approved

**B.3.**    **Application Number:**                    **RZ-PD 25-0145**  
          **Applicant:**                                10708 BRYAN LLC  
          **Location:**                                10706 Bryan Rd.  
          **Folio Number:**                        65036.0000  
          **Acreage:**                                 3.1 acres, more or less  
          **Comprehensive Plan:**                UMU-20  
          **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:**        [25-0145-05-13-25](#)

**Result:** Approved

**B.4. Application Number:** **RZ-PD 25-0147**  
**Applicant:** EISENHOWER PROPERTY GROUP, LLC  
**Location:** E of Swaying Sawgrass Ave & 12 ST SE Intersection.  
**Folio Number:** Portion of 57481.2382, 57481.2274, 57481.2148 & Multiple  
**Acreage:** 36.21 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**Existing Zoning:** PD (21-0315) & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0147-05-13-25](#)

**Result:** Approved

**B.5. Application Number:** **RZ-STD 25-0372**  
**Applicant:** WAYNE TANNER, CO-TRUSTEE  
**Location:** East of Mottie Rd & Roosevelt St. Intersection.  
**Folio Number:** 50934.0000  
**Acreage:** 28.72 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Gibsonton & SouthShore Areawide Systems  
**Existing Zoning:** RSC-6(R)  
**Request:** Rezone to RSC-6 (R) SB  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0372-05-13-25](#)

**Result:** Approved

**B.6. 7-Eleven at Balm Riverview & Big Bend Off-Site P1#6783**  
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, water and wastewater) for Maintenance to serve 7-Eleven at Balm Riverview & Big Bend Off-Site, located in Section 10, Township 30, 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 \$52,002.60 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off Site Improvements.

**Attachments:** [7-Eleven at Balm Riverview & Big Bend Off-Site](#)

**Result:** Approved

**B.7. Barrington Preserve Subdivision PI#6899**

Accept the plat for recording for Barrington Preserve Subdivision, located in Section 01, Township 30, 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 \$6,267,031.74, a Warranty Bond in the amount of \$334,722.04 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 \$10,625.00 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:**     [Barrington Preserve Subdivision](#)

**Result:** Approved

**B.8. Chick-Fil-A #05163 Riverview North FSU Off-Site PI#6410**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway improvements) for Maintenance to serve Chick-Fil-A #05163 Riverview North FSU Off-Site, located in Section 20, Township 30, 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 \$11,877.63 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:**     [Chick-Fil-A #05163 Riverview North FSU Off-Site](#)

**Result:** Approved

**B.9. Fieldstone Subdivision Off-Site Road Improvements PI#6556**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads and drainage) for Maintenance to serve Fieldstone Subdivision Off-Site Road Improvements, located in Section 15, Township 28, and Range 22, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction upon final acceptance by the Development Review Division of Development Services Department and 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 Check in the amount of \$30,000.00, a Warranty Check in the amount of \$27,332.85 and authorize the Chairman to execute the Developer's Agreement for Construction and Warranty of Required Off-Site Improvements.

**Attachments:**     [Fieldstone Subdivision Off-Site Road Improvements](#)

**Result:** Approved



**B.10. Odessa Preserve Subdivision P1#6066**

Authorize the Chairman to execute the Agreement for Issuance of Certain Residential Building Permits Under the Expedited Building Permit Program and Construction of Required On-Site Improvements for the Odessa Preserve subdivision.

As set forth in Section 177.073, Florida Statutes and the County's Land Development Code, the Agreement allows for the issuance of building permits within the residential subdivision prior to the recording of the final plat for the subdivision, provided that construction plans have been approved and the developer provides a financial guarantee for construction of on-site improvements as well as certain indemnifications of the County. No certificates of occupancy may be issued until such time as the on-site improvements are constructed and the final plat has been approved by the Board of County Commissioners and recorded with the Clerk of Courts. Accept an on-site Performance Bond in the amount of \$4,554,697.51 and provide Development Services with administrative rights to release such performance security upon proper completion of required improvements, and submittal and approval of all required documentation.

**Attachments:**     [Odessa Preserve Subdivision](#)

**Result:** Approved

**B.11. Sky lake Nature Village fka Sunset Nature Village Pl#6600**

Accept the plat for recording for Skylake Nature Village fka Sunset Nature Village, located in Section 12, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site sidewalks) 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 Warranty Check in the amount of \$1,512.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$1,700.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrence was approved for this project based on adequate capacity for the project.

**Attachments:**     [Skylake Nature Village fka Sunset Nature Village](#)

**Result:** Approved

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

- E.1. Application Number:** **PRS 25-0415**  
**Applicant:** LITERACY, LEADERSHIP, TECHNOLOGY ACADEMY INC  
**Location:** 1090 30th St.  
**Folio Number:** 54973.0000  
**Acreage:** 9.16 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin  
**Existing Zoning:** PD (19-0067)  
**Request:** Minor Modification to PD  
• Increase building size and number of students for existing school  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0415-05-13-25](#)

**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

- E.2. Application Number:** **PRS 25-0492**  
**Applicant:** DARREN SMITH/ ZION VILLAGE, LLP  
**Location:** 5920 Robert Tolle Dr & 5836 Zion Village St.  
**Folio Number:** 73871.0200 & 73871.0202  
**Acreage:** 2.73 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (23-0085)  
**Request:** Minor Modification to PD  
• Modify screening fence height  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0426-05-13-25](#)

**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

**E.3. Application Number:** PRS 25-0562  
**Applicant:** THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
**Location:** 9445 Camden Field Pkwy.  
**Folio Number:** 47628.0054  
**Acreage:** 13.3 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (99-0277)  
**Request:** Minor Modification to PD  
• Increase entitlements and modify building sizes for Development Lots 1 and 2  
  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0562- 05-13-25](#)

**Result:** Approved

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

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

**E.4. Application Number:** PRS 25-0569  
**Applicant:** STONEMONT FINANCIAL GROUP  
**Location:** 6111 Johns Rd.  
**Folio Number:** 27582.0000  
**Acreage:** 14.51 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (18-1163)  
**Request:** Minor Modification to PD  
• Modify screening along northern and western property boundaries  
  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0569-05-13-25](#)

**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

- E.5. Application Number:** PRS 25-0574  
**Applicant:** FELLOWSHIP BAPTIST TEMPLE INC C/O MICHAEL GROVE  
**Location:** 13515 N US Hwy 301.  
**Folio Number:** 59694.0000  
**Acreage:** 29.59 acres, more or less  
**Comprehensive Plan:** AR  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (98-0885)  
**Request:** Minor Modification to PD  
• Modify type of access and size of parking and recreation/open space areas  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0574-05-13-25](#)

**Result:** Approved with Conditions

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

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

- E.6. Application Number:** PRS 25-0576  
**Applicant:** THE INDUSTRIAL FUND RUSKIN LLC  
**Location:** 3350 Laurel Ridge Ave.  
**Folio Number:** 55626.1740  
**Acreage:** 79.54 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**Existing Zoning:** PD (19-0067)  
**Request:** Minor Modification to PD  
• Modify development standards for Aircraft Landing Field (drone-based aircraft operation)  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0576-05-13-25](#)

**Result:** Approved

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

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

**E.7. Application Number:** PRS 25-0584  
**Applicant:** EISENHOWER PROPERTY GROUP, LLC  
**Location:** N. U.S Hwy 301, 3000ft NE of N U.S Hwy 301 & Ranch Rd,  
Intersection, W Side of the Street.  
**Folio Number:** 79962.0000, 79965.0000, 79966.0000 & Multiple  
**Acreage:** 7948 acres, more or less  
**Comprehensive Plan:** PEC  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** PD (07-1838)  
**Request:** Minor Modification to PD  
• Remove requirement for public access/viewpoint  
along Hillsborough River  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0584-05-13-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Miller, 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 24-1040 Remand**  
**Applicant:** VALENCIA ESTATES AT STONELAKE, LLC  
**Location:** 12410 Thonotosassa Rd.  
**Folio Number:** 60622.0000  
**Acreage:** 39.4 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:** Consistent with Plan

**Attachments:** [24-1040-05-13-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cameron Cepeda, 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:** **RZ-PD 24-1231 Remand**  
**Applicant:** A&V Development, LLC  
**Location:** West Side of E Kirby St & N 50th ST Intersection.  
**Folio Number:** 39016.0120, 39016.0200, 39018.0000, 39019.0000, 39020.0000, 39021.0000, 39023.0000, 39025.0000, 39029.0000 & 39500.0200  
**Acreage:** 17.74 acres, more or less  
**Comprehensive Plan:** RES-20 & RES-6  
**Service Area:** Urban  
**Community Plan:** East Lake-Orient Park  
**Existing Zoning:** PD (22-1338) & RSC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Not Supportable  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-1231\\_05-13-25](#)

**Result:** Continued

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

**F.3. Application Number:** MM 25-0071  
**Applicant:** MARK BENTLEY, ESQ, B.CS. AICP  
**Location:** 1550ft SW of Fern Hill Dr & Gibsonton Dr Intersection & 900ft N of Gibsonton Dr.  
**Folio Number:** 76326.0000 & 76327.0000  
**Acreage:** 9.86 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems  
**Existing Zoning:** PD (99-0735)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0071-05-13-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cameron Cepeda, 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

**F.4. Application Number:** MM 25-0136  
**Applicant:** KARMEN DOMRES  
**Location:** 11769 S 301 Hwy.  
**Folio Number:** 77244.0150  
**Acreage:** 8.73 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems  
**Existing Zoning:** PD (10-0137)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [25-0136-05-13-25](#)

**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

**F.5. Application Number:** **RZ-STD 25-0123**  
**Applicant:** MNS PROPERTIES OF TAMPA LLC  
**Location:** 600ft N of Alta Dr & N Taylor Rd Intersection, &  
W Side of N Taylor Rd.  
**Folio Number:** 63297.0100 & 63300.0000  
**Acreage:** 6.47 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** AR  
**Request:** Rezone to RSC-9 (R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0123-05-13-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Miller, 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.6. Application Number:** **MM 25-0265**  
**Applicant:** NAP CONSTRUCTION LLC  
**Location:** 11720 & 11724 E Dr Martin Luther King Jr Blvd.  
**Folio Number:** 64328.0000 & 64328.0050  
**Acreage:** 31.22 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** PD (85-0206)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0265-05-13-25](#)

**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



**F.7. Application Number:** **RZ-PD 25-0269**  
**Applicant:** HILL WARD HENDERSON, P. A  
**Location:** N of Osprey Lake Cir. & Bloomingdale Ave Intersection.  
**Folio Number:** 73802.0000, 73802.0010, 73802.0100 & 73803.0000  
**Acreage:** 2.93 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (16-0755)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [25-0269-05-13-25](#)

**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

**F.8. Application Number:** **SU-GEN 25-0300**  
**Applicant:** TRIPLE T. TAMPA MHP, LLC  
**Location:** 10602 Taylor Rd.  
**Folio Number:** 60795.0000  
**Acreage:** 8.81 acres, more or less  
**Comprehensive Plan:** RES-2  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (06-0085)  
**Request:** Special Use Nonconformity  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0300-05-13-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cameron Cepeda, 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.9.**     **Application Number:**                 **RZ-STD 25-0335**  
          **Applicant:**                             NRG INVESTMENTS, INC  
          **Location:**                            3917 Orange St.  
          **Folio Number:**                      65737.0000  
          **Acreage:**                             0.46 acres, more or less  
          **Comprehensive Plan:**               RES-9  
          **Service Area:**                     Urban  
          **Community Plan:**                 Seffner Mango  
          **Existing Zoning:**                 RDC-12  
          **Request:**                            Rezone to CG  
          **RECOMMENDATION:**  
          **Zoning Hearing Master:**           Approval  
          **Development Services:**           Approval  
          **Planning Commission:**           Inconsistent with Plan

**Attachments:**       [25-0335-05-13-25](#)

**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.10.**     **Application Number:**                 **RZ-STD 25-0392**  
          **Applicant:**                             GASWORX CHALET, LLC  
          **Location:**                            400ft N of Palm River Rd & Maydell Dr Intersection, &  
  E Side of Maydell Dr.  
          **Folio Number:**                      43893.0555  
          **Acreage:**                             1.02 acres, more or less  
          **Comprehensive Plan:**               RES-9  
          **Service Area:**                     Urban  
          **Community Plan:**                 Greater Palm River  
          **Existing Zoning:**                 BPO  
          **Request:**                            Rezone to RMC-9  
          **RECOMMENDATION:**  
          **Zoning Hearing Master:**           Approval  
          **Development Services:**           Approval  
          **Planning Commission:**           Consistent with Plan

**Attachments:**       [25-0392-05-13-25](#)

**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**

**G.1.A. Application Number:** **RZ-PD 25-0140**  
**Applicant:** FLORIDA HOME DEVELOPMENT, INC  
**Location:** 700ft S of Logan Cave Ave & 9th St Intersection, & E Side of 9th St.  
**Folio Number:** 79381.0000, 79383.0000, 79384.0100 & 79384.0400  
**Acreage:** 11.74 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Wimauma Village & SouthShore Areawide Systems  
**Existing Zoning:** AR & PD (92-0367)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0140-05-13-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Miller, 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.1.B. Application Number:** **PRS 25-0420**  
**Applicant:** FLORIDA HOME DEVELOPMENT, INC  
**Location:** 9th St, 620ft N of Edina St, E Side of the Street.  
**Folio Number:** 79383.0000, 79384.0100 & 79384.0400  
**Acreage:** 6.54 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Wimauma  
**Existing Zoning:** PD (92-0367)  
**Request:** Minor Modification to PD  
• Remove parcel from Planned Development  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0420-05-13-25](#)

**Result:** Approved

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

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

**H. COMMISSIONERS' ITEMS**

**H.1. COMMISSIONER WOSTAL**

Pursuant to the planning commissions letter dated March 4th 2025, direct County Staff to review the outcomes of various ordinances and land development code requirements related to sewer management systems, to include but not limited to LDC 4.02.03c and LDC 6.02.13b4.

**Attachments:** [H-01 Commissioner Wostal](#)

**Result:** Approved

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

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

**I. STAFF ITEMS****I.1. STATUS REPORT ON LIVE LOCAL ACT DEVELOPMENT PROJECTS**

**Attachments:** [LLA BOCC Project Progress](#)

**Result:** Accepted

**Motion:** Accepted to the BOCC Land Use due back on 06/10/2025

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