

# **Hillsborough County**

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



## **Results**

**Tuesday, July 22, 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. RZ-PD 24-1147 JAY TANNER**

Staff is requesting the item be continued to the August 12, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-1147-07-22-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Miller, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/12/2025. The motion carried by the following vote:

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

**A.2. PRS 25-0317 JAY TANNER**

This Application is out of order and is being continued to the August 12, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0317-07-22-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Miller, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/12/2025. The motion carried by the following vote:

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

**A.3. PRS 25-0754 JEFFREY ANDERSON**

This application is being Continued by the Applicant, as Matter of Right, to the September 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [25-0754-07-22-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Miller, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 09/09/2025. The motion carried by the following vote:

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

**A.4. PRS 25-0831 APOLLO BEACH PROPERTY LLC**

This application is being Continued by the Applicant, as Matter of Right, to the August 12, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [25-0831-07-22-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Miller, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/12/2025. The motion carried by the following vote:

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

**A.5. PRS 25-0835 CORTARO HEIGHTS APARTMENTS LLC**

This Application is out of order and is being continued to the August 12, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:**     [25-0835-07-22-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Miller, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/12/2025. 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 Cohen, 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.1. Application Number:** **MM 25-0243**  
**Applicant:** SYMMES DEVELOPMENT LLC  
**Location:** S of Poinsettia St & Symmes Rd Intersection.  
**Folio Number:** 77244.0010 & 77244.0015  
**Acreage:** 7.47 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** PD (04-0054)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0243-07-22-25](#)

**Result:** Approved

**B.2. Application Number:** **RZ-PD 25-0423**  
**Applicant:** SAMER ALGHAFARI, GHAFARI ASSOCIATES  
**Location:** 10022 Davis Rd.  
**Folio Number:** 37536.0000  
**Acreage:** 4.35 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** East Lake- Orient Park  
**Existing Zoning:** ASC-1 & RSC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0423-07-22-25](#)

**Result:** Approved

**B.3. Application Number:** RZ-STD 25-0639  
**Applicant:** CERTIFIED MOTORS LLC  
**Location:** 6208 W. Linebaugh Ave.  
**Folio Number:** 23851.0000  
**Acreage:** 1.16 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** AI (80-0001)  
**Request:** Rezone to M(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0639-07-22-25](#)

**Result:** Approved

**B.4. Historic Preservation Grant Award Agreement for Grant Application # 2025-01 , A.P. Dickman House Designated Historic Landmark**

Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$5,421 for roof replacement in like kind of the A.P. Dickman House Designated Historic Landmark located at 120 Dickman Drive SW in the Ruskin area (property folio 56235.0000).

**Attachments:** [HP GRant 2025-01](#)

**Result:** Approved

**B.5. Berry Bay Village C Expedited Building Permit Bonding PI#5076**

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- and Off-Site Improvements for the Berry Bay Village C 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- and off-site improvements as well as certain indemnifications of the County. No certificates of occupancy may be issued until such time as the on- and off-site 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 a Performance Bond for the on-site improvements in the amount of \$840,950.00 and for the off-site improvements in the amount of \$338,834.00 and provide Development Services with administrative rights to release such performance securities upon proper completion of required improvements, and submittal and approval of all required documentation.

**Attachments:** [Berry Bay Village C Expedited Building Permit On-Site and Off-Site](#)

**Result:** Approved

**B.6. Creek Ridge Preserve Ph 3 PI#4716**

Accept the plat for recording for Creek Ridge Preserve Ph 3, located in Section 23, Township 30, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$139,600.00, a Warranty Bond in the amount of \$19,589.70 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 \$2,250.00 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 a Developer Agreement and a payment of \$118,812.00 was made on October 28, 2024.

**Attachments:**     [Creek Ridge Preserve Ph 3](#)

**Result:** Approved

**B.7. Forest Brooke Ph 6B PI#3948**

Accept the plat for recording for Forest Brooke Ph 6B, located in Section 17, Township 32, and Range 20. Construction has been completed and has been certified by Lucas Carlo, a Florida Professional Engineer, with Hamilton Engineering & Surveying, LLC.

School Concurrency was approved for this project based on a Developer Agreement and a payment of \$308,998.00 was made on May 23, 2025.

**Attachments:**     [Forest Brooke Phase 6B](#)

**Result:** Approved

**B.8. Lake Bluetail Off-Site PI#6705**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (watermain extension) for Maintenance to serve Lake Bluetail Off-Site, located in Section 05, 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 \$7,144.78 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:**     [Lake Bluetail Off-Site](#)

**Result:** Approved



**B.9. Lutz Lake Fern Residential Lift Station Off-Site PI#6844**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (lift station) for Maintenance to serve Lutz Lake Fern Residential Lift Station Off-Site, located in Section 10, Township 27, 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 \$6,053.40 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:**     [Lutz Lake Fern Residential Lift Station Off-Site](#)

**Result:** Approved

**B.10. Myers Estates On-Site & Off-Site P1#7052**

Accept the plat for recording for Myers Estates On-Site & Off-Site, located in Section 02, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads and water along with off-site roads 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 \$272,530.00, a Warranty Bond in the amount of \$41,590.80 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 \$3,700.00 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:**     [B-10 Myers Estates On-Site & Off-Site](#)

**Result:** Approved

**B.11. Oakmont Self Storage Off-Site PI#5808**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (sidewalks, water and wastewater) for Maintenance to serve Oakmont Self Storage Off-Site, located in Section 17, 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 Bond in the amount of \$49,432.64 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:**     [Oakmont Self Storage Off-Site](#)

**Result:** Approved

**B.12. Off-Premises Sign Relocation and Reconstruction Agreement between Hillsborough County and SG Outdoor, Inc.**

**Attachments:** [SG Outdoor Sign Relocation Agt](#)

**Result:** Approved

**C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**

- C.1. V24-0003 Public Hearing - Vacating Petition by Jeanette L. Hernandez to vacate a portion of improved platted public right-of-way abutting Folio No. 060134-0000, in Thonotosassa.** Adopt a Resolution vacating a portion of improved, platted public right-of-way known as Sterling Road consisting of approximately 4,642 square feet (0.11 acres), lying within the plat of Sterling Heights, as recorded in Plat Book 32, Page 31, of the Public Records of Hillsborough County, and described in the Resolution. The Petitioner, Jeanette L. Hernandez, the fee simple owner of the lands underlying the subject right-of-way, has submitted this request to connect the two non-contiguous portions of her property that are currently bisected by the subject vacate area. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way improvements. There are no objections to this vacating request. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

**Attachments:** [V24-0003 Agenda Package](#)

**Result:** Approved

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

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

**Absent:** Cameron Cepeda

- C.2. V24-0017 Public Hearing - Vacating Petition by Tampa 92, LLC to vacate Watkins Estates, a platted subdivision, in East Rural Hillsborough County.** Adopt a Resolution vacating the entirety of the plat of Watkins Estates, as recorded in Plat Book 117, Page 120, of the Public Records of Hillsborough County, Florida and described in the Resolution. The Petitioner, Tampa 92, LLC, has submitted this request to comply with final condition of approval # 17(c) for RZ-PD 23-0780. Additionally, the Petitioner intends to eventually combine the proposed vacate area with their adjacent property to the east. Reviewing departments, agencies, and utility providers have raised no objections to this request. EPC has noted any future impacts to wetlands (or conservation areas) will be separately reviewed as a 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:** [V24-0017 Agenda Package FINAL](#)

**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, Cohen, Wostal, Miller, and Boles

**Absent:** Cameron Cepeda

**C.3. V25-0007 Public Hearing - Vacating Petition by Rolexis A. Antuna Loret De Mola and Namays Dalice Mestre Solis to vacate a platted public utility easement within Folio No 023830-4016, in Greater Carrollwood Northdale.**

Adopt a Resolution vacating a platted public utility easement consisting of approximately 680 square feet (0.016 acres) within Lot 7, Block 6, of the plat of Henderson Road Subdivision Unit No. 2, as recorded in Plat Book 46, Page 79, of the Public Records of Hillsborough County, and described in the Resolution. The Petitioners, Rolexis A. Antuna Loret De Mola and Namays Dalice Mestre Solis, submit this request to cure an encroachment (a gazebo constructed in 2024) within the utility easement. There are no active or planned future utilities in the easement. The encroachment resulted in the Issuance of code compliance case HC-CMP-24-0000184, which was scheduled for hearing on May 9, 2024. However, the hearing date for the case has been placed on hold pending the outcome of this vacate request. 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:** [V25-0007 Agenda Package FINAL](#)

**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

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

<b>E.1. Application Number:</b>	<b>PRS 25-0236</b>
<b>Applicant:</b>	DAVID WRIGHT/TSP COMPANIES, INC.
<b>Location:</b>	11601 Boy Scout Rd.
<b>Folio Number:</b>	2560.0000
<b>Acreage:</b>	9.7 acres, more or less
<b>Comprehensive Plan:</b>	AE
<b>Service Area:</b>	Rural
<b>Community Plan:</b>	Keystone Odessa
<b>Existing Zoning:</b>	PD (21-1338)
<b>Request:</b>	Minor Modification to PD
	• Modify size and location of accessory dwelling
<b>RECOMMENDATION:</b>	Approvable, Subject to Conditions

**Attachments:** [25-0236-07-22-25](#)

**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 25-0315  
**Applicant:** BIG TOP OF TAMPA INC  
**Location:** NE Corner of E Fowler Ave & Jefferson Rd.  
**Folio Number:** 60138.0005  
**Acreage:** 3.73 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (20-0107)  
**Request:** Minor Modification to PD  
• Modify type of access to Jefferson Road  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0315-07-22-25](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 09/09/2025. The motion carried by the following vote:

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

**E.3. Application Number:** PRS 25-0426  
**Applicant:** STANLEY MARTIN HOMES C/O RICK W HARCROW,  
DIV. PRES.  
**Location:** S of Ibisview Ln & Seagrass Pl Intersection.  
**Folio Number:** 54191.2052, 54191.2054, 54191.2056 & Multiple  
**Acreage:** 14.25 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Apollo Beach & SouthShore Areawide Systems  
**Existing Zoning:** PD (98-1513)  
**Request:** Minor Modification to PD  
• Modify development standards for single-family detached  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0426-07-22-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cohen, 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.4. Application Number:** PRS 25-0570  
**Applicant:** COSTAL CONSTRUCTION GROUP, FL (DBA LATITUDE 27 DEVELOPMENT)  
**Location:** 6505 N 78th St.  
**Folio Number:** 40349.0000  
**Acreage:** 16.9 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** PD (19-0284)  
**Request:** Minor Modification to PD  
• Modify project design concerning road/intersection improvements, unit numbers and locations of sidewalks, stormwater, and unit types  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0570-07-22-25](#)

**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 08/12/2025. The motion carried by the following vote:

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

**E.5. Application Number:** PRS 25-0585  
**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  
• Add a 3000 square feet building addition  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0585-07-22-25](#)

**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

**E.6. Application Number:** PRS 25-0672  
**Applicant:** SHERRIE VEGA  
**Location:** County Rd 672, 1200ft Dupree Rd & County Rd 672 Intersection North of the St.  
**Folio Number:** Portion of 88570.0500 & 88570.0550  
**Acreage:** 14.9 acres, more or less  
**Comprehensive Plan:** AR & RES-1  
**Service Area:** Rural  
**Community Plan:** Balm  
**Existing Zoning:** PD (02-0849)  
**Request:** Minor Modification to PD  
• Add additional access points to development Parcel 2  
**RECOMMENDATION:** (Delete and Enter Text)

**Attachments:** [25-0672-07-22-25](#)

**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, and Boles

**Absent:** Miller

**E.7. Application Number:** PRS 25-0759  
**Applicant:** EISENHOWER PROPERTY GROUP, LLC  
**Location:** Gate Dancer Rd. 200ft S of Simmons Loop & Gate Dancer Rd. Intersection, E Side of the Street.  
**Folio Number:** 77762.0000, 77772.0100, 77772.1000 & Portion of 77772.7000  
**Acreage:** 62.42 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**Existing Zoning:** PD (24-0697)  
**Request:** Minor Modification to PD  
• Remove two pedestrian trail option requirements  
**RECOMMENDATION:** (Delete and Enter Text)

**Attachments:** [25-0759-07-22-25](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Cohen, 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.8.**    **Application Number:**                    **PRS 25-0795**  
          **Applicant:**                                 RIVERSTONE TAMPA, LLC  
          **Location:**                                 3901 & 3909 N 301 Hwy.  
          **Folio Number:**                           42878.0000 & 42885.0000  
          **Acreage:**                                   4.79 acres, more or less  
          **Comprehensive Plan:**                   CMU-12  
          **Service Area:**                           Urban  
          **Community Plan:**                       East Lake Orient Park  
          **Existing Zoning:**                       PD (22-1705)  
          **Request:**                                  Minor Modification to PD  
   • Modify uses and buffering/screening in development Parcel A  
  
          **RECOMMENDATION:**                   Approvable, Subject to Conditions

**Attachments:**            [25-0795-07-22-25](#)

**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:**                    **MM 24-1152**  
          **Applicant:**                                 TYLER HUDSON & GARDNER BREWER HUDSON, P.A.  
          **Location:**                                 NW Corner of Cypress Ln.  
          **Folio Number:**                           14015.0100 & 14084.0130  
          **Acreage:**                                   11.74 acres, more or less  
          **Comprehensive Plan:**                   NMU-4  
          **Service Area:**                           Rural  
          **Community Plan:**                       Lutz  
          **Existing Zoning:**                       PD (03-0348)  
          **Request:**                                  Major Modification to PD  
          **RECOMMENDATION:**  
          **Zoning Hearing Master:**                Denial  
          **Development Services:**               Approvable, Subject to Conditions  
          **Planning Commission:**                Consistent with Plan

**Attachments:**            [24-1152-07-22-25](#)

**Result:** Approved with Conditions

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

<b>F.2.</b>	<b>Application Number:</b>	<b>RZ-PD 24-1202</b>
	<b>Applicant:</b>	TODD PRESSMAN
	<b>Location:</b>	6022 & 6040 Maple Ln.
	<b>Folio Number:</b>	40537.0000 & 40539.0000
	<b>Acreage:</b>	2.97 acres, more or less
	<b>Comprehensive Plan:</b>	CMU-12
	<b>Service Area:</b>	Urban
	<b>Community Plan:</b>	East Lake-Orient Park
	<b>Existing Zoning:</b>	AS-1
	<b>Request:</b>	Rezone to PD
	<b>RECOMMENDATION:</b>	
	<b>Zoning Hearing Master:</b>	Approval
	<b>Development Services:</b>	Approval
	<b>Planning Commission:</b>	Consistent with Plan

**Attachments:** [24-1202-07-22-25](#)

**Result:** Approved

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

<b>F.3.</b>	<b>Application Number:</b>	<b>RZ-PD 24-1231 Remand</b>
	<b>Applicant:</b>	A&V Development, LLC
	<b>Location:</b>	West Side of E Kirby St & N 50th ST Intersection.
	<b>Folio Number:</b>	39016.0120, 39016.0200, 39018.0000, 39019.0000, 39020.0000, 39021.0000, 39023.0000, 39025.0000, 39029.0000 & 39500.0200
	<b>Acreage:</b>	17.74 acres, more or less
	<b>Comprehensive Plan:</b>	RES-20 & RES-6
	<b>Service Area:</b>	Urban
	<b>Community Plan:</b>	East Lake-Orient Park
	<b>Existing Zoning:</b>	PD (22-1338) & RSC-6
	<b>Request:</b>	Rezone to PD
	<b>RECOMMENDATION:</b>	
	<b>Zoning Hearing Master:</b>	Approval
	<b>Development Services:</b>	Not Supportable
	<b>Planning Commission:</b>	Consistent with Plan

**Attachments:** [24-1231-07-22-25](#)

**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:** Myers, Cameron Cepeda, Cohen, Wostal, Miller, and Boles

**Opposed:** Hagan



**F.4. Application Number:** **RZ-PD 25-0333**  
**Applicant:** RYAN COMPANIES C/O ANDREW T. MANNING  
**Location:** NW Corner of Mary Lou Dr & Simmons Loop Intersection.  
**Folio Number:** 77739.0000, 77741.0000 & 77744.0000  
**Acreage:** 3.97 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & 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:** [25-0333-07-22-25](#)

**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-PD 25-0460**  
**Applicant:** RM TAMPA LLC  
**Location:** SE Corner of N 20th St & E 131st Ave.  
**Folio Number:** 36274.2125, 26274.2068, 36274.2036 & Multiple  
**Acreage:** 8.59 acres, more or less  
**Comprehensive Plan:** RES-20  
**Service Area:** Urban  
**Community Plan:** University Area  
**Existing Zoning:** RMC-16 & PD (00-0174)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [25-0460-07-22-25](#)

**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.6.**     **Application Number:**                    **MM 25-0479**  
          **Applicant:**                                 GERRY DEDENBACH, AICP & LEED AP  
          **Location:**                                 SW Corner of Sweat Loop Rd & 672 Hwy Intersection.  
          **Folio Number:**                            88669.0000, 88671.0000  
          **Acreage:**                                    474.1 acres, more or less  
          **Comprehensive Plan:**                    A/R  
          **Service Area:**                            Rural  
          **Community Plan:**                        Balm & SouthShore Areawide Systems  
          **Existing Zoning:**                        PD (03-0250)  
          **Request:**                                    Major Modification to PD  
          **RECOMMENDATION:**  
          **Zoning Hearing Master:**                Approval  
          **Development Services:**                Approvable, Subject to Conditions  
          **Planning Commission:**                Consistent with Plan

**Attachments:**        [25-0479-07-22-25](#)

**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.7.**     **Application Number:**                    **RZ-STD 25-0514**  
          **Applicant:**                                 JULIUS P KEBLINSKAS SR.  
          **Location:**                                 11487 N 301 Hwy.  
          **Folio Number:**                            60904.0000  
          **Acreage:**                                    1.93 acres, more or less  
          **Comprehensive Plan:**                    SMU-6  
          **Service Area:**                            Urban  
          **Community Plan:**                        Thonotosassa  
          **Existing Zoning:**                        AS-0.4  
          **Request:**                                    Rezone to CG(R)  
          **RECOMMENDATION:**  
          **Zoning Hearing Master:**                Approval  
          **Development Services:**                Approval  
          **Planning Commission:**                Consistent with Plan

**Attachments:**        [25-0514-07-22-25](#)

**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**

**H.                COMMISSIONERS' ITEMS**

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

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

**Result:** Accepted

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Accepted to the BOCC Land Use, due back on 08/12/2025. The motion carried by the following vote:

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

**I.2. Designation of the Hillsborough County Development Services Department Director as the administrative authority to receive, review, process and approve plats in accordance with Section 177.071, Florida Statutes.**

**Attachments:**     [Plat Approval Designation](#)

**Result:** Approved

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

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