



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, February 10, 2026

County Center, 2nd Floor

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. All Board land use meetings are open to the public and are held at 9:00 a.m., unless otherwise indicated.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

Any person who might wish to appeal any decision made by the Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

A ten-minute break may be taken mid-morning during each Board meeting. Should the Board determine that a meeting will last beyond noon; the chair may announce a recess from 12:00 noon until 1:30 p.m.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Comcast and Frontier Ch. 22 and Spectrum 637.

All cellular phones and pagers must be turned off while in the Boardroom.



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

9:00 A.M.

1. CALL TO ORDER BY THE CHAIRMAN
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVE CHANGES TO THE AGENDA, AS REQUESTED BY THE DEVELOPMENT SERVICES DIRECTOR OR BOARD MEMBERS
5. APPROVAL OF CHANGES TO THE AGENDA
6. APPROVAL OF CONSENT AGENDA
7. LIST OF ITEMS SCHEDULED FOR A TIME CERTAIN

PUBLIC MEETING

LIST OF PUBLIC HEARINGS, MEETINGS AND WORKSHOPS NOTICED FOR A TIME CERTAIN

9:00 A.M.

PUBLIC HEARINGS – VACATION OF RIGHTS-OF-WAY, EASEMENTS & PLATS
PHOSPHATE ITEMS
PUBLIC HEARINGS – LAND USE
REGULAR AGENDA
PUBLIC HEARINGS – RELATED ITEMS
STAFF ITEM
COMMISSIONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS

A.1. RZ-PD 25-0383 BASSAM DAMMAK

This Application is out of order and is being continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [25-0383-02-10-26](#)

A.2. PRS 25-0570 COASTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT

Staff is requesting the item be continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0570-02-10-26](#)

A.3. SU-LE 25-0861 DGPS RECYCLING, LLC

This application has been withdrawn by Development Services Staff.

Attachments: [25-0861-02-10-26](#)

A.4. RZ-PD 25-1338 SYED L ALI

The application is out of order to proceed and is being remanded to the March 23, 2026, Zoning Hearing Master Hearing

Attachments: [25-1338-02-10-26](#)

A.5. PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP

This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [26-0173-02-10-26](#)

A.6. PRS 26-0177 US FOODS, INC

This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

Attachments: [26-0177-02-10-26](#)

A.7. PRS 26-0182 PSS, LLC

Staff is requesting the item be continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [26-0182-02-10-26](#)

A.8. PRS 26-0300 1819 INVESTMENT LLC

This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [26-0300-02-10-26](#)

A.9. PRS 26-0307 DUNE FB DEBT, LLC

This application has been withdrawn by the applicant.

Attachments: [26-0307-02-10-26](#)

B. CONSENT AGENDA

- B.1. Application Number:** MM 25-0586
- Applicant:** RAED PETRUS
- Location:** 5524 Van Dyke Rd.
- Folio Number:** 14804.0000
- Acreage:** 2.28 acres, more or less
- Comprehensive Plan:** R-4
- Service Area:** Urban
- Community Plan:** Lutz
- Existing Zoning:** PD (92-0099)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [25-0586-02-10-26](#)

B.2. Application Number: MM 25-1081
Applicant: SJB VENTURES LLC / XLM MANAGEMENT LLC
Location: 2814 SE 14th Ave.
Folio Number: 55070.0000
Acreage: 4.6 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: PD (10-0296)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1081-02-10-26](#)

B.3. Application Number: RZ-PD 25-1250
Applicant: HILL WARD HENDERSON, P.A.
Location: 11528 672 Hwy.
Folio Number: 77793.0100
Acreage: 20 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Balm, Riverview & Southshore Areawide Systems
Existing Zoning: AR & RSC-2
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1250-02-10-26](#)

B.4. Application Number: MM 25-1362
Applicant: DNR CAPITAL LLC
Location: 5510 Carmack Rd.
Folio Number: 62850.0000
Acreage: 2.52 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (98-1269)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1362-02-10-26](#)

B.5. Application Number: RZ-STD 25-1418
Applicant: FARMER ENTERPRISE FLORIDA LLC
Location: 206 W 92 Hwy
Folio Number: 63523.0100
Acreage: 1.03 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: ASC-1 & CG
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-1418-02-10-26](#)

B.6. 2025/2026 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, L.L.C.
 Authorize for execution of the 2025/2026 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, LLC. This is an agreement renewed annually that ensures that if Mosaic Fertilizer, LLC, were to fail to complete reclamation of mined land in Hillsborough County that there would be funding available for the County to complete the reclamation work. This Financial Responsibility Agreement protects the County from negative financial impacts of adverse environmental issues and/or failure of the company to complete required reclamation activities.

Attachments: [2025-2026 Financial Responsibility Agreement](#)

B.7. Mosaic's Clay Settling Area Resolution 2024/2025 Annual Report

Acceptance of the phosphate clay settling area 2024/2025 annual report submitted by Mosaic Fertilizer, L.L.C., as required by Resolution R23-095, for informational purposes.

Attachments: [Clay Settling Area Resolution 2024-2025 Annual Rpt](#)

B.8. Mosaic's Hopewell Mine 2024/2025 Annual Report

Acceptance of the Mosaic's Hopewell Mine 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.

Attachments: [PMAR 25-1063 - Hopewell Mine 2024-2025 AR](#)

B.9. Mosaic's Big Four Mine DRI #80 2024/2025 Annual Report

Acceptance of the Big Four Mine DRI #80 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.

Attachments: [PMAR 25-1185 - Big Four Mine 2024-2025 AR](#)

B.10. Anand Nilay aka Anand Vihar Ph 3 PI#6765

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Anand Nilay aka Anand Vihar Ph 3, located in Section 05, Township 27 and Range 30. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roadway improvements) 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 Performance Bond in the amount of \$58,100.00, a Warranty Bond in the amount of \$5,995.00 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 \$7,425.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Anand Nilay aka Anand Vihar Ph 3](#)

B.11. Crossroads West Off-Site fka Tanner Warehouse West PI#6446

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Tanner Rd improvements, water and wastewater) for Maintenance to serve Crossroads West Off-Site, located in Section 05, Township 29, 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 \$89,917.22 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Crossroads West Off-Site](#)

B.12. Edgewater Reserve Subdivision PI#5696

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Edgewater Reserve Subdivision, located in Section 14, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public off-site improvement facilities (roads, drainage, sidewalks, water, wastewater and reclaimed water) 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 Performance Bond in the amount of \$6,720,879.38, a Warranty Bond in the amount of \$150,866.77 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 \$26,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Edgewater Reserve Subdivision](#)

B.13. Townhomes at Walden Lakes Off-Site PI#6013

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and drainage) for Maintenance to serve Townhomes at Walden Lakes Off-Site, located in Section 12, Township 29, and Range 21, 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 \$34,590.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Townhomes at Walden Lakes Off-Site](#)

B.14. Waterset Wolf Creek Phase H2 HC-FINPLAT-25-000013

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Waterset Wolf Creek Phase H2, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water, wastewater and reclaimed water) 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 Performance Bond in the amount of \$11,939,906.24, a Warranty Bond in the amount of \$906,658.85 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 \$14,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Waterset Wolf Creek Phase H2](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. V24-0007 Public Hearing- Vacating Petition by Standard Building Solutions Inc., Madison Montgomery Tamiami LLC and Building Materials Manufacturing LLC to vacate a portion of improved platted and deeded public right-of-way abutting Folio Nos. 048906-5000, 047005-0000, 048905-0000 and 047007-0000 in Greater Palm River.**

Adopt a Resolution vacating a portion of improved platted and deeded public right-of-way, consisting of approximately 89,931.10 square feet (2.07 acres). The subject right-of-way was created through 3 instruments : (i) through the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58, (ii) through that certain deed to Hillsborough County dated December 23, 1965, as recorded in Official Record Book 1567, Page 292, and (iii) through that certain deed to Hillsborough County dated March 8, 1966, as recorded in Official Record Book 1607, Page 231, all of the Public Records of Hillsborough County. Standard Building Solutions Inc., Madison Montgomery Tamiami, and Building Materials Manufacturing LLC ("Petitioners") submitted this request to unite the parcels for improved functionality. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections to this vacating 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: [C-01_V24-0007 Package](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 26-0171
Applicant: BING KEARNEY
Location: Madison Ave, 700ft W of Madison Ave & Joanne Kearney Blvd Intersection, N side of the St.
Folio Number: Portion of 48936.0226
Acreage: 17 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (00-1241)
Request: Minor Modification to PD
 • Modify location where open storage is permitted
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0171-02-10-26](#)

E.2. Application Number: PRS 26-0308
Applicant: DUNE FL LAND I SUB LLC
Location: W of Lagoon Shore Blvd & Sailor Pines Ct Intersection & NW Corner of Captain Davis Dr & Lagoon Shore Blvd.
Folio Number: 78878.0000
Acreage: 19.11 acres, more or less
Comprehensive Plan: RES-6 & RES-4
Service Area: Urban
Community Plan: Wimauma & SouthShore Areawide Systems
Existing Zoning: PD (05-0210)
Request: Minor Modification to PD
 • Modify condition regarding transit facilities
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0308-02-10-26](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-STD 25-1320**
Applicant: RU PROJECT MANAGEMENT GROUP, LLC / RUTH LONDONO
Location: 13930 Downing St.
Folio Number: 84555.0000
Acreage: 0.34 acres, more or less
Comprehensive Plan: OC-20
Service Area: Rural
Community Plan: None
Existing Zoning: RSC-6
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Proposed Restrictions
Planning Commission: Inconsistent with Plan

Attachments: [25-1320-02-10-26](#)

F.2. Application Number: **MM 25-1375**
Applicant: LLC PHILLIPS EDISON & COMPANY
Location: 11607 & 11609 Boyette Rd.
Folio Number: 76681.0050 & 76681.0100
Acreage: 3.07 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: PD (15-0694)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-1375-02-10-26](#)

F.3. Application Number: RZ-STD 26-0037
Applicant: MELVA RODRIGUEZ
Location: 7916 Benjamin Rd.
Folio Number: 27418.0000
Acreage: 0.66 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Town and Country
Existing Zoning: AI
Request: Rezone to M
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0037-02-10-26](#)

F.4. Historic Landmark Designation Report for Wimauma Memorial Cemetery, 6012 and 6014 Edina Street, Wimauma, Florida
 Approve the Historic Landmark Designation of the Wimauma Memorial Cemetery, 6012 and 6014 Edina Street, Wimauma, Florida. Landmark designation of this property will not require the expenditure of any County funds.

Attachments: [Wimauma Memorial Cemetery Landmarking](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: RZ-STD 26-0124
Applicant: TAMPA ELECTRIC COMPANY
Location: Horton Rd 1700' S of Old Hopewell Rd & Horton Rd intersection
 W side of the St.
Folio Number: 93105.0000, 93112.0000, & 93128.0000
Acreage: 1620.20 acres, more or less
Comprehensive Plan: AM
Service Area: Rural
Community Plan: None
Existing Zoning: PD (82-0223)
Request: Rezone to AM
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [26-0124-02-10-26](#)

G.1.B. Application Number: PRS 26-0299
Applicant: TAMPA ELECTRIC COMPANY
Location: SW Corner of Horton Rd & Rising Sun Rd.
Folio Number: 93105.0000, 93112.0000 & 93128.0000
Acreage: 1620 acres, more or less
Comprehensive Plan: A/M
Service Area: Rural
Community Plan: None
Existing Zoning: AM & PD (82-0223)
Request: Minor Modification to PD
• Modify PD to remove parcels from PD
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [26-0299-02-10-26](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

Attachments: [LLA BOCC Project Progress-02-10-26](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT