



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, June 10, 2025

County Center, 2nd Floor

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

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

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

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

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

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

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



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

9:00 A.M.

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

PUBLIC MEETING

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

9:00 A.M.

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

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. RZ-PD 22-1390 GTIS METRO DG LLC**

Staff is requesting the item be continued to the September 09, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1390-06-10-25](#)

A.2. DRI 23-0195 GTIS METRO DG LLC

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: [23-0195-06-10-25](#)

A.3. PRS 23-0210 GTIS METRO DG LLC

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: [23-0210-06-10-25](#)

A.4. PRS 25-0315 BIG TOP OF TAMPA INC

Staff is requesting the item be continued to the July 22, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0315-06-10-25](#)

A.5. PRS 25-0317 JAY TANNER

This Application is out of order and is being continued to the July 22, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0317-06-10-25](#)

A.6. PRS 25-0426 STANLEY MARTIN HOMES C/O RICK W HARCROW, DIV. PRES

This Application is out of order and is being continued to the July 22, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [25-0426-06-10-25](#)

A.7. PRS 25-0570 COSTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT

Staff is requesting the item be continued to the July 22, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0570-06-10-25](#)

A.8. PRS 25-0585 KEEL FARMS INC.

This application is being Continued by the Applicant, as Matter of Right, to the July 22, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0585-06-10-25](#)

A.9. PRS 25-0672 SHERRIE VEGA

This application is being Continued by the Applicant, as Matter of Right, to the July 22, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0672-06-10-25](#)

B. CONSENT AGENDA

B.1. Application Number:	RZ-PD 24-1155
Applicant:	TODD PRESSMAN, PRESSMAN & ASSOC, INC.
Location:	5702 Anna Dr.
Folio Number:	62885.0000
Acreage:	5.06 acres, more or less
Comprehensive Plan:	CMU-12
Service Area:	Urban
Community Plan:	Seffner-Mango
Existing Zoning:	ASC-1
Request:	Rezone to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [24-1155-06-10-25](#)

B.2. Application Number: **RZ-PD 25-0144**
Applicant: TODD PRESSMAN
Location: 2800ft SE of 19th Ave NE & W Lake Dr Intersection,
& E Side of W Lake Dr.
Folio Number: 77959.0104, 77959.0106 & 77959.0108
Acreage: 20.05 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma Village & SouthShore Areawide Systems
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0144-06-10-25](#)

B.3. Application Number: **RZ-STD 25-0177**
Applicant: RIVERVIEW DRIVE FARMS LLC
Location: 200ft W of Henderson St & Riverview Dr Intersection, &
South Side of Riverview Dr.
Folio Number: 49428.0000, 49430.0000, & 49436.0000
Acreage: 9.84 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview, Gibsonton & SouthShore Area Wide Systems
Existing Zoning: PD (06-1721)
Request: Rezone to AS-1(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-0177-06-10-25](#)

B.4. Application Number: **RZ-STD 25-0178**
Applicant: FELIX ALBERTO MORENO ET AL & ECLIPSE
GLOBAL INVESTMENTS LLC
Location: S Side of Riverview Dr & Palmer St Intersection.
Folio Number: 49433.0000 & 49445.0000
Acreage: 4.54 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Gibsonton, Riverview & SouthShore Areawide Systems
Existing Zoning: PD (06-1721)
Request: Rezone to RSC-6
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [25-0178-06-10-25](#)

B.5. Application Number: **RZ-PD 25-0308**
Applicant: AMERCO REAL ESTATE COMPANY
Location: SW Corner of E College Ave & SE 27th St Intersection.
Folio Number: 55030.0000, 55031.0000, 55032.0000 & 55036.0000
Acreage: 5.35 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: ASC-1 & AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0308-06-10-25](#)

B.6. A report from Public Utilities Department Environmental Services Division regarding 2022-2023 Annual Report of Operations and Staff Review of Compliance for Hopewell Mine.
Accept the 2023-2024 Annual Report of Operations for Hopewell Mine. Pursuant to Section 8.02.09 of the Hillsborough County Land Development Code a phosphate mining permittee is required to submit an Annual Report of Operations containing a general summary of mining operations and reclamation activities the preceding reporting year and identify expected activities for the subsequent reporting year .

Attachments: [PMAR 24-1074 - Hopewell Mine 2023-2024 AR](#)

- B.7. A report from Public Utilities Department Environmental Services Division regarding 2022-2023 Annual Report of Operations and Staff Review of Compliance for DRI 80 Big Four Mine.**
Accept the 2023-2024 Annual Report of Operations for Big Four Mine. Pursuant to Section 8.02.09 of the Hillsborough County Land Development Code a phosphate mining permittee is required to submit an Annual Report of Operations containing a general summary of mining operations and reclamation activities the preceding reporting year and identify expected activities for the subsequent reporting year .

Attachments: [PMAR 24-1134 - Big Four Mine 2023-2024 Annual Report](#)

- B.8. A report from Public Utilities Department Environmental Services Division regarding 2022-2023 Annual Report of Operations and Staff Review of Compliance for DRI 263 Consolidated Mines.**
Accept the 2023-2024 Annual Report of Operations for Consolidated Mines. Pursuant to Section 8.02.09 of the Hillsborough County Land Development Code a phosphate mining permittee is required to submit an Annual Report of Operations containing a general summary of mining operations and reclamation activities the preceding reporting year and identify expected activities for the subsequent reporting year .

Attachments: [PMAR 24-1175 - Consolidated Mines 2023-2024 AR](#)

- B.9. Staff review of Compliance for Clay Settling Area Resolution R23-095**
Accept phosphate clay settling area 2023-2024 annual report submitted by Mosaic Fertilizer, L.L.C., as required by Resolution R23-095. Based on the provided data, Mosaic appears to be in compliance with Resolution R23-095. This staff report is for informational purposes.

Attachments: [2023-2024 Clay Settling Area AR](#)

- B.10. Jallo Carwash Ehrlich Road Off-Site PI#6168**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and force main) for Maintenance to serve Jallo Carwash Ehrlich Road Off-Site, located in Section 02, Township 28, and Range 17, 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 \$92,052.68 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Jallo Carwash Ehrlich Road Off-Site](#)

B.11. Simmons Loop MOB Off-Site PI#6697

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway improvements, drainage, water and wastewater) for Maintenance to serve Simmons Loop MOB Off-Site, located in Section 18, Township 31, 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 \$72,794.23 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Simmons Loop MOB Off-Site](#)

B.12. Starbucks Lutz Off-Site PI#6817

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway improvements, sidewalks and watermain) for Maintenance to serve Starbucks Lutz Off-Site, located in Section 25, 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 \$14,953.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Starbucks Lutz Off-Site](#)

B.13. Historic Preservation Tax Exemption for 1704 W. Jetton Avenue, Tampa, FL

Approve the attached resolution and covenant granting a historic preservation property tax exemption for improvements to the single-family residence located at 1704 W. Jetton Avenue (Folio 185714.0100), in a Local Historic District and National Register Historic District (Hyde Park), effective January 1, 2025, through December 31, 2034.

Attachments: [B-13 Historic Preservation Tax Exemption for 1704 W. Jetton Avenue, Tampa, FL](#)

B.14. Historic Preservation Tax Exemption for 1807 N. Morgan Street, Tampa, FL

Approve the attached resolution and covenant granting a historic preservation property tax exemption for improvements to the 2-story house utilized as a commercial office located at 1807 N. Morgan Street (Folio 191582.0000), in the Tampa Heights Local Historic District, effective January 1, 2025, through December 31, 2034.

Attachments: [Historic Preservation Tax Exemption for 1807 N. Morgan Street, Tampa, FL](#)

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

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

Attachments: [25-0236-06-10-25](#)

E.2. Application Number: PRS 25-0573
Applicant: EPG1 LLC & EPG BERRY BAY HOLDINGS LLC
Location: SW Corner of Bonita Dr & Crestview Rd.
Folio Number: 79636.0000, 79636.0020, 79636.0060 & Multiple
Acreage: 53.43 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Community Plan: Wimauma
Existing Zoning: PD (24-0044)
Request: Minor Modification to PD
• Remove WVR-2 development standards and requirements
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0573-06-10-25](#)

- E.3. Application Number:** **PRS 25-0655**
Applicant: VINETTE GODELIA- STEARNS WEAVER MILLER
Location: E of S 50th St & Old 41A Hwy.
Folio Number: 48870.0100, (Portion of 49042.0000 & 49289.0000) & multiple
Acreage: 1282.7 acres, more or less
Comprehensive Plan: LI & N
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems Plan
Existing Zoning: PD (99-1153)
Request: Minor Modification to PD
• Modify height of phosphogypsum stack
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0655-06-10-25](#)

- E.4. Application Number:** **PRS 25-0664**
Applicant: BRUCE E OLDS. NANCY D OLDS
Location: E Fowler Ave. 500ft Walker Rd & E Fowler Ave Intersection,
N of the St.
Folio Number: 60062.0000, 60063.0000, 60064.0000 & 60065.0000
Acreage: 4.8 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (23-0784)
Request: Minor Modification to PD
• Modify building type and height and location of access to
Fowler Avenue
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0664-06-10-25](#)

- E.5. Application Number:** **PRS 25-0665**
Applicant: SKYWAY TOWERS, LLC
Location: 10701 Bloomingdale Ave.
Folio Number: 73992.0600
Acreage: 7.04 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems Plan
Existing Zoning: PD (86-0103)
Request: Minor Modification to PD
• Add allowance for cell tower to Parcel A-1
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0665-06-10-25](#)

- E.6. Application Number:** **PRS 25-0670**
Applicant: WINTHROP TOWN BUILDER LLC & LANDSLIDE INVESTMENT INC
Location: 200ft E of Winthrop Pk St & Prospect Pk Pl Intersection, & NW Corner of Emerson Lake Dr & Bleeker St.
Folio Number: 74147.0040 & Portion of 74147.0000
Acreage: 1.04 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems Plan
Existing Zoning: PD (97-0113)
Request: Minor Modification to PD
• Modify permitted uses in two development parcels
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0670-06-10-25](#)

- E.7. CDD 25-0525 PETITION TO MERGE THE BELMONT & BELMONT II COMMUNITY DEVELOPMENT DISTRICTS (CDD)**
Approve the merger of the Belmont and Belmont II Community Development Districts (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

Attachments: [25-0525-06-10-25](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 24-1013**
Applicant: R & L ENTERPRISES III OF TAMPA
Location: 11902 & 11904 Rhodine Rd.
Folio Number: 77327.0000 & 77328.0000
Acreage: 2.5 acres, more or less
Comprehensive Plan: RES-1
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: [24-1013-06-10-25](#)

F.2. Application Number: **MM 24-1141**
Applicant: TODD PRESSMAN
Location: SW Corner of Livingston Ave & Sinclair Hills Rd.
Folio Number: 34476.0000 & 34497.0000
Acreage: 0.9 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: None
Existing Zoning: PD (06-1564)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [24-1141-06-10-25](#)

F.3. 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: [24-1231-06-10-25](#)

F.4. Application Number: **RZ-PD 24-1311**
Applicant: DILIP AGARWAL
Location: 8704 Jackson Springs Rd.
Folio Number: 6980.0000
Acreage: 2.11 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: Town 'N Country
Existing Zoning: CN
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-1311-06-10-25](#)

F.5. **Application Number:** **MM 25-0133**
 Applicant: BREAKWATER DEVELOPMENT GROUP/ KATHY HESS
 Location: S Side of Belterra Bay Pl & 19th Ave NW Intersection.
 Folio Number: 55742.0000
 Acreage: 8.75 acres, more or less
 Comprehensive Plan: OC-20
 Service Area: Urban
 Community Plan: Ruskin & SouthShore Areawide Systems
 Existing Zoning: PD (07-0785)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [25-0133-06-10-25](#)

F.6. **Application Number:** **RZ-PD 25-0261**
 Applicant: SHELDON OMV LLC
 Location: NW Corner of Rivercrest Dr & S US Hwy 301.
 Folio Number: 76440.0000 & 76440.0100
 Acreage: 0.82 acres, more or less
 Comprehensive Plan: SMU-6
 Service Area: Urban
 Community Plan: Riverview & SouthShore Areawide Systems
 Existing Zoning: CG & PD
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [25-0261-06-10-25](#)

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 - Report 6-10.AG](#)

I.2. LAND DEVELOPMENT CODE REQUIREMENTS FOR SANITARY SEWER FACILITIES

Attachments: [LDC Wastewater Service Report Final](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT