

# **Hillsborough County**

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



## **Results**

**Tuesday, June 10, 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  
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](#)

**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 09/09/2025. The motion carried by the following vote:

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

**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](#)

**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 09/09/2025. The motion carried by the following vote:

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

**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](#)

**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 09/09/2025. The motion carried by the following vote:

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

**A.4. PRS 25-0315 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](#)

**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 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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 07/22/2025. 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 Cohen, to approve the Consent Agenda. The motion carried by the following vote:

Approved the Consent Agenda

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

<b>B.1. Application Number:</b>	<b>RZ-PD 24-1155</b>
<b>Applicant:</b>	TODD PRESSMAN, PRESSMAN & ASSOC, INC.
<b>Location:</b>	5702 Anna Dr.
<b>Folio Number:</b>	62885.0000
<b>Acreage:</b>	5.06 acres, more or less
<b>Comprehensive Plan:</b>	CMU-12
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	Seffner-Mango
<b>Existing Zoning:</b>	ASC-1
<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:** [24-1155-06-10-25](#)

**Result:** Remanded

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Remanded to the Zoning Hearing Master, due back on 07/21/2025. The motion carried by the following vote:

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

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved



- 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](#)

**Result:** Approved

- 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](#)

**Result:** Approved

- 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](#)

**Result:** Approved

- 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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Approved

**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](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Wostal, that this agenda item be Continued to the BOCC Land Use, due back on 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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

**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](#)

**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.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](#)

**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.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](#)

**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.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](#)

**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.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](#)

**Result:** Approved

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

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

**F. REGULAR AGENDA**

**F.1. Application Number:** **RZ-PD 24-1013**  
**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](#)

**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.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](#)

**Result:** Remanded

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Myers, that this agenda item be Remanded to the Zoning Hearing Master, due back on 07/21/2025. The motion carried by the following vote:

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

**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](#)

**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 07/22/2025. The motion carried by the following vote:

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

**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](#)

**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, Wostal, Miller, and Boles

**Opposed:** Cohen



**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](#)

**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.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](#)

**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 - Report 6-10.AG](#)

**Result:** Accepted

**Motion:** A motion was made by Commissioner Wostal, seconded by Commissioner Cohen, that this agenda item be Accepted to the BOCC Land Use, due back on 07/22/2025. The motion carried by the following vote:

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

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

**Attachments:**     [LDC Wastewater Service Report 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, Cameron Cepeda, Cohen, Wostal, Miller, and Boles

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