



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, August 12, 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 24-1147 JAY TANNER**

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: [24-1147-08-12-25](#)

A.2. PRS 25-0317 JAY TANNER

This Application is out of order and is being continued to the September 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0317-08-12-25](#)

A.3. PRS 25-0754 JEFFREY ANDERSON

This application is being Continued by the Applicant, as Matter of Right, to the October 07, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [25-0754-08-12-25](#)

A.4. PRS 25-0835 CORTARO HEIGHTS APARTMENTS LLC

This Application is out of order and is being continued to the September 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0835-08-12-25](#)

A.5. SU-LE 25-0861 DGPS RECYCLING, 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: [25-0861-08-12-25](#)

A.6. PRS 25-0866 MATT A BURICH

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: [25-0866-08-12-25](#)

A.7. PRS 25-0918 JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

This Application is out of order and is being continued to the September 09, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [25-0918-08-12-25](#)

B. CONSENT AGENDA

- B.1. Application Number:** **RZ-PD 25-0447**
Applicant: BAPS TAMPA LLC (NARHARI PATEL)
Location: 9556 E. Fowler Ave.
Folio Number: 60149.0000
Acreage: 33.64 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (84-0339) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [25-0447-08-12-25](#)

B.2. Apollo Beach FSER Off-Site PI#6531

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lanes, sidewalk, water and wastewater) for Maintenance to serve Apollo Beach FSER Off-Site, located in Section 33, Township 31, and Range 19, 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 \$24,365.10 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Apollo Beach FSER Off-Site](#)

B.3. Ruskin Self Storage Off-Site PI#6725

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water) for Maintenance to serve Ruskin Self Storage Off-Site, located in Section 10, Township 32, and Range 19, 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 \$11,847.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

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

B.4. Waterset-WolfCreek 19th Ave Turn Lane Off-Site PI#5502

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lanes) for Maintenance to serve Waterset-Wolf Creek 19th Ave Turn Lane Off-Site, located in Section 03, Township 32, and Range 19, 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 \$24,794.10 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Waterset-Wolf Creek 19th Ave Turn Lane Off-Site](#)

B.5. WaWa at Hillsborough and Double Branch Off-Site PI#6213

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, turnlane, water and wastewater) for Maintenance to serve WaWa at Hillsborough and Double Branch Off-Site, located in Section 19, 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 Letter of Credit in the amount of \$24,790.72 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

Attachments: [WaWa at Hillsborough and Double Branch Off-Site](#)

B.6. Waterset Wolf Creek Phase E PI#5502

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 E Subdivision, 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 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 \$4,582,114.39, a Warranty Bond in the amount of \$328,034.55 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 \$35,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on adequate capacity for the project.

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

B.7. Westchase Townhomes PI#3665

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 Westchase Townhomes Subdivision, located in Section 22, Township 28, and Range 17. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (off-site roads, drainage, sidewalks and watermain) 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 \$880,583.61, a Warranty Bond in the amount of \$11,884.55 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 \$7,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on adequate capacity for the project.

Attachments: [Westchase Townhomes](#)

B.8. Sunridge Chase Subdivision fka Riverbend North PI#7008

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 Sunridge Chase Subdivision fka Riverbend North Subdivision, located in Section 17, Township 32 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site water & wastewater and off-site water, wastewater and sidewalks) 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 \$2,154,389.13, a Warranty Bond in the amount of \$165,808.76 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 \$5,387.50 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 \$199,542.00 was made on 08/01/2025.

Attachments: [Sunridge Chase Subdivision fka Riverbend North](#)

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

- E.1. 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: [25-0570-08-12-25](#)

E.2. Application Number: PRS 25-0831
Applicant: APOLLO BEACH PROPERTY LLC
Location: Signet Dr., 3200ft W of Signet Dr. & Golf Ridge Dr. Intersection, & E Side of the St.
Folio Number: Portion of 52528.0000
Acreage: 49 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Apollo Beach & SouthShore Area Wide Systems
Existing Zoning: PD (77-0123)
Request: Minor Modification to PD
• Modify internal design/location of open space, vehicle Circulation and wetland preservation areas
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0831-08-12-25](#)

E.3. Application Number: PRS 25-0921
Applicant: MIDDLEBURG COMMUNITIES, ATTN: TIM MCEACHERN
Location: SW Corner of E. State Rd 60 & S Miller Rd.
Folio Number: 86354.0000, 86355.0000, 86359.0000 & 86361.0000
Acreage: 18.48 acres, more or less
Comprehensive Plan: RES-9 & RES-4
Service Area: Urban
Community Plan: Valrico
Existing Zoning: PD (06-0464)
Request: Minor Modification to PD
• Modify building locations/setbacks and stormwater/floodplain compensation areas and type of State Road 60 access
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [25-0921-08-12-25](#)

F. REGULAR AGENDA

F.1. Application Number: **MM 24-0675**
Applicant: ENERGY INDUSTRIAL PARK LLC C/O DARRELL HANSON
Location: South of E. State Rd 60& Sydney Washer Rd.
Folio Number: 86121.0000, 86122.0000, & Multiple
Acreage: 2978.04 acres, more or less
Comprehensive Plan: EIP
Service Area: Urban
Community Plan: None
Existing Zoning: PD (10-0692)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0675-08-12-25](#)

F.2. Application Number: **RZ-PD 24-1353**
Applicant: TODD PRESSMAN
Location: 13320 Cain Rd.
Folio Number: 3638.0000 & 3638.1000
Acreage: 3.88 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: PD (17-1112)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [24-1353-08-12-25](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT