

Hillsborough County

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



Results

Tuesday, July 9, 2024

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 Pat Kemp, Commissioner Joshua Wostal, and Commissioner Christine Miller

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 18-0996 STREETFRONT COMMERCIAL PROPERTIES LLC**

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-07-09-24](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

A.2. PRS 24-0227 WSI LAKEVIEW, LLC

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0227_07-09-24](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

A.3. SU-LE 24-0264 RAZORBACK RANCH LLC

The application has been withdrawn by the applicant

Attachments: [24-0264_Q](#)

Result: Withdrawn

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Withdrawn.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

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

Absent: Kemp

A.4. PRS 24-0536 CATHERINE HARTLEY

This Application is out of order and is being continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0536-07-09-24](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

A.5. PRS 24-0635 731 KNOWELS LLC

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0635_07-09-24](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

A.6. PRS 24-0651 TODD PRESSMAN

The application has been withdrawn by the applicant

Attachments: [24-0651-07-09-24](#)

Result: Withdrawn

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

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

Absent: Kemp

A.7. PRS 24-0713 TODD PRESSMAN

This application is being Continued by the Applicant, as Matter of Right, to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0713_07-09-24](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/10/2024. The motion carried by the following vote:

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

Absent: Kemp

A.8. PRS 24-0729 TODD PRESSMAN

This Application is out of order and is being continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0729-07-09-24](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

A.9. V22-0005 Trailside Citrus Park, LLC

The application has been withdrawn by the applicant

Attachments: [V22-0005](#)

Result: Withdrawn

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

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

Absent: Kemp

A.10. V23-0011 MVCA, LLC and Falkenburg Capital, LLC

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [V23-0011_Q](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

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, and Miller

Absent: Kemp

B.1. Application Number: **RZ-PD 24-0293**
Applicant: VIRGINIA J REMSON & KEITH A REMSON/ TRUSTEES
Location: 11211 Remson Ln.
Folio Number: 77434.0000
Acreage: 11.46 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview, Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0293_07-09-24](#)

Result: Approved

B.2. Application Number: **RZ-STD 24-0469**
Applicant: FOURTH PROPERTY LLC C/O SUSAN THOMPSON
Location: 13627 & 13647 N Florida Ave.
Folio Number: 18193.0000 & portion of 18194.0000
Acreage: 1.27 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: CN, RSC-6 & CG
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0469-07-09-24](#)

Result: Approved

B.3. Application Number: **RZ-PD 24-0454**
Applicant: PULTE HOME COMPANY, LLC
Location: 11120 & 11008 Tom Folsom Rd.
Folio Number: 60921.0000 & 60946.0000
Acreage: 32.3 acres, more or less
Comprehensive Plan: RES-4

Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (22-0319) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0454-07-09-24](#)

Result: Approved

B.4. Balm Grove East PI#5110

Accept the plat for recording for Balm Grove East, located in Section 25, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater and off-site roads, drainage, 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 \$3,336,655.00, a Warranty Bond in the amount of \$1,855,967.00 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 \$37,820.00 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 \$864,514.00 was made on June 4, 2024.

Attachments: [Balm Grove East](#)

Result: Approved

B.5. Cypress Ridge Phase 1 PI#5508

Accept the plat for recording for Cypress Ridge Phase 1, located in Section 20, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads, drainage, water, wastewater and sidewalks and off-site watermain 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 \$3,826,809.38, a Warranty Bond in the amount of \$849,622.50 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 \$48,431.25 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: [Cypress Ridge Phase 1](#)

Result: Approved

B.6. Graceland Estates Phase 3 PI#4436

Accept the plat for recording for Graceland Estates Phase 3, located in Section 16, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) 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 \$909,748.31, a Warranty Bond in the amount of \$120,801.80 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 \$4,843.75 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: [Graceland Estates Phase 3](#)

Result: Approved

B.7. Magnolia Creek Phase 2 Replat

Accept the replat for recording for Magnolia Creek Phase 2 Replat, located in Section 31, Township 30, and Range 20. On October 10, 2023, Magnolia Creek Phase 2 Final Plat was accepted by the BOCC and all bonding for construction, warranty and lot corners were included. This replat is to correctly show a drainage easement.

Attachments: [Magnolia Creek Phase 2 Replat](#)

Result: Approved

B.8. Montague Townhomes PI#5885

Accept the plat for recording for Montague Townhomes, located in Section 28, Township 28, and Range 17, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, 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 \$257,087.96, a Warranty Bond in the amount of \$480,022.95 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 \$9,815.00 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: [Montague Townhomes](#)

Result: Approved

B.9. Waterset Wolf Creek Phase F (Infrastructure) PI#5502

Accept the plat for recording for Waterset Wolf Creek Phase F (Infrastructure), located in Section 34, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the 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 \$6,912,037.88, a Warranty Bond in the amount of \$169,816.55 and authorize the Chairman to execute the the Subdivider's Agreement for Construction and Warranty of Required Improvements. School Concurrency would not apply as this plat is infrastructure only with no residential units.

Attachments: [Waterset Wolf Creek Phase F \(Infrastructure\)](#)

Result: Approved

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: **PRS 24-0301**
Applicant: BAY FOOD BROKERAGE, INC.
Location: 450' W of Golfwood Blvd & Memorial Hwy intersection
 & N side of Memorial Hwy.
Folio Number: 9110.000 & 9111.0000
Acreage: 1.99 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: PD (85-0336)
Request: Minor Modification to PD
 • Modify access, number of buildings, building height and
 screening for new development phase
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0301 07-09-24](#)

Result: Approved

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

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

Absent: Kemp

E.2. Application Number: **PRS 24-0632**
Applicant: MASONIC PARK AND YOUTH CAMP, INC
Location: 600ft NE of Willow Rd & S US Hwy 301 Intersection

Folio Number: 57988.0000, 79726.0000 & 79727.0000
Acreage: 199.91 acres, more or less
Comprehensive Plan: AR
Service Area: Rural
Community Plan: Little Manatee South & South Shore Areawide Systems Plan
Existing Zoning: PD & ZC
Request: Minor Modification to PD
 • Modify RV park development standards
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0632](#)

Result: Approved with Conditions

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

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

Opposed: Cameron Cepeda

Absent: Kemp

E.3. Application Number: PRS 24-0755
Applicant: ONE OAK DEVELOPMENT, LLC
Location: 10417 Gibsonton Dr.
Folio Number: Portion of 76621.0102
Acreage: 1.174 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (03-0424)
Request: Minor Modification to PD
 • Modify Parcel A to add as permitted uses fast-food restaurants and restaurants with drive-throughs
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0755](#)

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, and Miller

Absent: Kemp

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 23-0997
Applicant: CHELSEA D. HARDY, DIR. OF LAND ACQUISITION, LENNAR
Location: 700ft N of 30th St NE & Waterset Blvd Intersection.
Folio Number: 54169.0000
Acreage: 227.78 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach

Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [23-0997 07-09-24](#)

Result: Approved

Motion: A motion was made by Commissioner Myers, 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, and Miller

Absent: Kemp

F.2. Application Number: **MM 24-0029**
Applicant: TODD PRESSMAN, PRES, PRESSMAN & ASSOC, INC
Location: 4008 N Orient Rd.
Folio Number: 41148.0000
Acreage: 0.21 acres, more or less
Comprehensive Plan: RCP
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [24-0029 07-09-24](#)

Result: Approved with Conditions

Motion: A motion was made by Commissioner Cameron Cepeda, seconded by Commissioner Myers, that this agenda item be Approved with Conditions. The motion carried by the following vote:

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

Absent: Kemp

F.3. Application Number: **RZ-PD 24-0183**
Applicant: GREEN LABEL VENTURES, LLC
Location: 4002 Garden Ln.
Folio Number: 40821.0000
Acreage: 2.47 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: BPO
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0183_07-09-24](#)

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, and Miller

Absent: Kemp

F.4. **Application Number:** **RZ-STD 24-0232**
Applicant: TODD PRESSMAN
Location: 10619 Summer Season Pl.
Folio Number: 3720.0100
Acreage: 4.53 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: AS-1
Request: Rezone to CG-R
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Approval
Planning Commission: Inconsistent with Plan

Attachments: [24-0232_07-09-24](#)

Result: Approved

Motion: A motion was made by Commissioner Cameron Cepeda, 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, and Miller

Absent: Kemp

F.5. **Application Number:** **RZ-STD 24-0338**
Applicant: CASEY R LOWE
Location: 11117 Oak Dr.
Folio Number: 73683.0000
Acreage: 1.43 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon; Urban General & Suburban Character Districts
Existing Zoning: ASC-1
Request: Rezone to RSC-6(MH)R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0338_07-09-24](#)

Result: Approved

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

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

Absent: Kemp

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. DRI 24-0781 BROOKFIELD PROPERTIES

Staff recommends that the Board of County Commissioners (Board) approve the proposed changes in accordance with the attached resolution subject to any changes by the County Attorney's Office. This recommendation is based, in part, on the Waterset DRI Map H received on May 10, 2024.

This Development Order amendment is accompanied by related zoning application PRS 24-0633.

Attachments: [24-0781_07-09-24](#)

Result: Approved

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

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

Absent: Kemp

G.1.B. Application Number:	PRS 24-0633
Applicant:	BROOKFIELD PROPERTIES
Location:	SE & SW Corners of Covington Garden Dr & Paseo Al Mar Blvd Intersection.
Folio Number:	54156.2000 & Portion of 54165.5416
Acreage:	5.01 acres, more or less
Comprehensive Plan:	SMU-6
Service Area:	Urban
Community Plan:	Apollo Beach
Existing Zoning:	PD (14-0815)
Request:	Minor Modification to PD <ul style="list-style-type: none">• Modify site plan and conditions to create two new development tracts 9A (Mixed Use Central) and 9B (Residential).
RECOMMENDATION:	Approvable, Subject to Conditions

Attachments: [24-0633](#)

Result: Approved

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

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

Absent: Kemp

H. COMMISSIONERS' ITEMS

H.1. COMMISSIONER WOSTAL

Direct staff and the County Attorney's Office to work with Planning Commission staff review the County's Comprehensive Plan and identify Goals, Objectives or Policies that may need to be considered in the review of Live Local Projects.

Attachments: [7-9-24 Commissioner Item Comp Plan LLA Review](#)

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, and Miller

Absent: Kemp

I. STAFF ITEMS

I.1. STATUS REPORT ON LIVE LOCAL ACT DEVELOPMENT PROJECTS

Attachments: [I-01_7-9-24 BOCC LLA Project Status Report.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 08/13/2024. The motion carried by the following vote:

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

Absent: Kemp

I.2. REPORT ON ORANGE COUNTY LIVE LOCAL ACT STANDARD OPERATING PROCEDURES

Attachments: [Orange CO LLA Process.Final.AG](#)

Result: Approved

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

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

Absent: Kemp

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT