



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE RESULTS - FINAL

**9:00 A.M. TUESDAY, September 10, 2024**

**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. PRS 24-0874 VICTORIA DOBLE**

This application is being Continued by the Applicant, as Matter of Right, to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0874-09-10-24](#)

**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 10/08/2024. The motion carried by the following vote:

**A.2. PRS 24-0914 DAVID WRIGHT/ TSP COMPANIES, INC**

This Application is out of order and is being continued to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0914-09-10-24](#)

**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 10/08/2024. The motion carried by the following vote:

**A.3. PRS 24-0916 BESSOLO DESIGN GROUP. INC- KEVIN J. BESSOLO, AIA**

This Application is out of order and is being continued to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0916-09-10-24](#)

**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 12/10/2024. The motion carried by the following vote:

**A.4. PRS 24-0969 MICHAEL HOFFMAN**

This application is being Continued by the Applicant, as Matter of Right, to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0969-09-10-24](#)

**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 10/08/2024. The motion carried by the following vote:

**A.5. LDC 24-1069 STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A**

This application is being Continued by the Applicant, as Matter of Right, to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-1069-09-10-24](#)

**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 10/08/2024. The motion carried by the following vote:

**B. CONSENT AGENDA**

Approval of the Consent Agenda

A motion was made by Commissioner Myers, seconded by Commissioner Cohen, to approve the Consent Agenda. The motion carried by the following vote:

Approved the Consent Agenda

**B.1. Application Number:** **RZ-PD 24-0124**  
**Applicant:** PALMA DEVELOPMENT, LLC ALI HALAOUI, MGR  
**Location:** 7819 E Elm St.  
**Folio Number:** 40349.0100  
**Acreage:** 11.43 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions

Attachments: [24-0124-09-10-24](#)

**Result:** Approved

**B.2. Application Number:** **RZ-PD 24-0676**  
**Applicant:** PUBLIC STORAGE OPERATING COMPANY  
**Location:** 9910 & 9922 Old Big Bend Rd.  
**Folio Number:** 77567.0000 & 77568.0000  
**Acreage:** 4.78 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Gibsonton, Riverview & SouthShore Areawide Systems  
**Existing Zoning:** ASC-1 & AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions

Attachments: [24-0676-09-10-24](#)

**Result:** Approved

**B.3. Application Number:** **MM 24-0678**  
**Applicant:** DAVID M MECHANIK/ MECHANIK NUCCIO HEARNE & WESTER, P.A.  
**Location:** 6311 Sheldon Rd.  
**Folio Number:** 6667.0000  
**Acreage:** 1.7 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (04-1683)

**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions

**Attachments:** [24-0678-09-10-24](#)

**Result:** Approved

**B.4. Application Number:** **MM 24-0805**  
**Applicant:** BERKELEY PREPARATORY SCHOOL, INC  
**Location:** E of W Louisiana Ave & Kelly Rd Intersection.  
**Folio Number:** 9730.0000 & Portion of 9904.0000  
**Acreage:** 80.81 acres, more or less  
**Comprehensive Plan:** RES-20 & RES-6  
**Service Area:** Urban  
**Community Plan:** Town and Country  
**Existing Zoning:** PD (07-0269)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions

**Attachments:** [24-0805-09-10-24](#)

**Result:** Approved

**B.5. Application Number:** **RZ-STD 24-0807**  
**Applicant:** TODD PRESSMAN  
**Location:** 2440 S 78th St.  
**Folio Number:** 44624.0000  
**Acreage:** 4.52 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RMC-9  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval

**Attachments:** [24-0807-09-10-24](#)

**Result:** Approved

**B.6. 10410 Gibsonton Dr. Off-Site Pl# 6200**  
 Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water, wastewater and roadway) for Maintenance to serve 10410 Gibsonton Dr. Off-Site, located in Section 34, Township 28, 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 Letter of Credit in the amount of \$56,934.25 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [10410 Gibsonton Dr. Off-Site](#)

**Result:** Approved

**B.7. Advent Health Riverview Hospital Off-Site PI# 5749**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (US 301 roadway, sidewalks and watermain extensions) for Maintenance to serve Advent Health Riverview Hospital 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 Bond in the amount of \$295,162.58 and authorize the Chair to execute the Agreement for Warranty of Required Off-

**Attachments:** [Advent Health Riverview](#)

**Result:** Approved

**B.8. Chelsea Court Townhomes Agreement Termination PI#4530**

Approve and authorize the Chair to execute the Termination of the Subdivider's Agreement for Construction and Warranty of Required Improvements for Chelsea Court Townhomes, located in Section 03, Township 29, and Range 19. Also authorize the release of the performance and warranty deposits for Chelsea Court Townhomes as accepted at the April 12, 2022 BOCC

**Attachments:** [Chelsea Court Townhomes Agreement Termination](#)

**Result:** Approved

**B.9. Home Towne Studios West Sitka Street Off-Site PI# 5925**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and wastewater) for Maintenance to serve Home Towne Studios West Sitka Street Off-Site, located in Section 30, Township 28, 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 \$43,575.79 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Home Towne Studios West Sitka Street Off-Site](#)

**Result:** Approved

**B.10. Kazbour Properties Off-Site PI# 5842**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (forcemain) for Maintenance to serve Kazbour Properties Off-Site, located in Section 30, Township 29, and Range 20 upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$1,660.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Kazbour Properties Off-site](#)

**Result:** Approved

**B.11. Ruskin Reserve North PI#6513**

Accept the plat for recording for Ruskin Reserve North, located in Section 08, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site 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 \$625,862.23, a Warranty Bond in the amount of \$45,731.90 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 \$4,500.00 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

**Attachments:** [Ruskin Reserve North](#)

**Result:** Approved

**B.12. Sunset Subdivision aka Sunset Estates PI#4431**

Accept the plat for recording for Sunset Subdivision aka Sunset Estates, located in Section 17, Township 28, and Range 19. Accept a Performance Check in the amount of \$63,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$1,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency has adequate capacity for this project.

**Attachments:** [Sunset Subdivision aka Sunset Estates](#)

**Result:** Approved

**B.13. The Brooke PI#6615**

Accept the plat for recording for The Brooke, located in Section 26, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (paving, 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 \$1,535,014.95, a Warranty Bond in the amount of \$3,747.12 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of

**Attachments:** [The Brooke](#)

**Result:** Approved



**B.14. Valrico Dunkin Off-Site PI# 6127**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane and sidewalk Lithia Pinecrest) for Maintenance to serve Valrico Dunkin Off-Site, located in Section 06, Township 30, and Range 21 upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$3,240.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments:     [Valrico Dunkin Off-Site](#)

**Result:** Approved

**B.15. Winthrop Charter School Off-Site PI# 6405**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lanes and sidewalks) for Maintenance to serve Winthrop Charter School Off-Site, located in Section 09, Township 30, and Range 20 upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$38,058.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments:     [Winthrop Charter School Off-Site](#)

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

**D.            PHOSPHATE ITEMS**

**E.            PUBLIC HEARING-LAND USE**

<b>E.1.</b>	<b>Application Number:</b>	<b>PRS 24-0713</b>
	<b>Applicant:</b>	TODD PRESSMAN
	<b>Location:</b>	5326 Williams Rd.
	<b>Folio Number:</b>	65027.0000
	<b>Acreage:</b>	21.71 acres, more or less
	<b>Comprehensive Plan:</b>	UMU-20
	<b>Service Area:</b>	Urban
	<b>Community Plan:</b>	Seffner Mango
	<b>Existing Zoning:</b>	PD (00-0171)
	<b>Request:</b>	Minor Modification to PD
		• Modify the design of Old Hillsborough Ave improvements
	<b>RECOMMENDATION:</b>	Approvable, Subject to Conditions

Attachments:     [24-0713-09-10-24](#)

**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:

<b>E.2.</b>	<b>Application Number:</b>	<b>PRS 24-0919</b>
	<b>Applicant:</b>	EISENHOWER PROPERTY GROUP, LLC

**Location:** 2400ft NE of N US Hwy 301 & Ranch Rd Intersection, & W Side of the N US Hwy 301.  
**Folio Number:** 79962.0000, 79965.0000, 79966.0000 & multiple  
**Acreage:** 1,948 acres, more or less  
**Comprehensive Plan:** PEC  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** PD (07-1838)  
**Request:** Minor Modification to PD  
 • Add allowance to utilize Upland Forest Density Bonus  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [24-0919-09-10-24](#)

**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:

**E.3. Application Number:** **PRS 24-0993**  
**Applicant:** WESTTOWN PRESBYTERIAN CHURCH IN AMERICA INC  
**Location:** 13521 Race Track Rd.  
**Folio Number:** 3532.0070  
**Acreage:** 35.44 acres, more or less  
**Comprehensive Plan:** NMU-4  
**Service Area:** Urban  
**Community Plan:** Northwest Hillsborough  
**Existing Zoning:** PD (10-0792)  
**Request:** Minor Modification to PD  
 • Increase number of students for childcare center  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [24-0993-09-10-24](#)

**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:

**E.4. Application Number:** **PRS 24-1033**  
**Applicant:** WILLIAM MOLLOY  
**Location:** 4100ft N of Saffold Rd & S County Rd 579 Intersection & W Side of the County Rd 579.  
**Folio Number:** 79672.0100, 79672.0101, 79672.0102 & Multiple  
**Acreage:** 528 acres, more or less  
**Comprehensive Plan:** WVR-2  
**Service Area:** Rural  
**Community Plan:** Wimauma  
**Existing Zoning:** PD (18-1048)  
**Request:** Minor Modification to PD  
 • Modify lot development standards and the design of required off-site road improvements

**Attachments:** [24-1033-09-10-24](#)

**Result:** Approved

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

- E.5. Application Number:** PRS 24-1036
- Applicant:** 301 WIMAUMA, LLC
- Location:** NW Corner of Saffold Rd & S County Rd 579, & 9400ft N of Saffold Rd & County Rd 579 Intersection.
- Folio Number:** 79455.0100, 79456.0000, 79852.0010 & Multiple
- Acreage:** 909.27 acres, more or less
- Comprehensive Plan:** WVR-2
- Service Area:** Rural
- Community Plan:** Wimauma
- Existing Zoning:** PD (23-0041)
- Request:** Minor Modification to PD
  - Modify timing of required off-site improvements to S County Road 579

**Attachments:** [24-1036-09-10-24](#)

**Result:** Approved

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

- E.6. Application Number:** PRS 24-1046
- Applicant:** HARBOUR RETAIL PARTNERS
- Location:** NW & NE Corners of Paseo Al Mar Blvd & Milestone Dr.
- Folio Number:** 53966.0010 & 53975.2432
- Acreage:** 6.52 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
  - Modify sign type to allow pole signs
- RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [24-1046-09-10-24](#)

**Result:** Approved

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

- E.7. CDD 24-0811 PETITION TO ESTABLISH THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT (CDD)**
- Establish the West Lake Community Development District (CDD) in accordance with the attached ordinance.
- Of the total \$31,152,317 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$4,833,379 (or 15.52%) of those costs will be funded with

long-term CDD bond proceeds.

**Attachments:** [24-0811 West Lake CDD 09-10-24](#)

**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:

- E.8. Initial Consideration of HC/CPA 24-32, a Privately Initiated Comprehensive Plan Text Amendment to eliminate Policy 47.18 under the Planned Environmental Community ½ Section of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan**

**Attachments:** [PEC Memo - BOCC 09-10-2024](#)

**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 10/08/2024. The motion carried by the following vote:

- E.9. Initial Consideration of HC/CPA 24-33, a Privately Initiated Comprehensive Plan Text Amendment to expand the Urban Service Area boundary**

**Attachments:** [E-09 South Dover Road Memo - BOCC 09-10-2024](#)

**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 10/08/2024. The motion carried by the following vote:

- E.10. Initial Consideration of HC/CPA 24-35 and HC/CPA 24-37 Privately Initiated Comprehensive Plan Text Amendments to expand the Urban Service Area boundary**

**Attachments:** [Balm Wimauma Memo - BOCC 9-10-2024](#)

**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 10/08/2024. The motion carried by the following vote:

**F. REGULAR AGENDA**

- F.1. Application Number:** MM 24-0034
- Applicant:** SHREE KULKAMI, SERENITY CAPITAL MANAGEMENT, LLC
- Location:** 740 Eleton Springs Dr.
- Folio Number:** 78887.0000
- Acreage:** 9.08 acres more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Wimauma, SouthShore Areawide Systems
- Existing Zoning:** PD (92-0366)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval, in Part

**Development Services:** Approvable, Subject to Conditions

**Attachments:** [24-0034-09-10-24](#)

**Result:** Approved with Conditions

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

- F.2. **Application Number:** **RZ-PD 24-0538**
- Applicant:** ALLIANT PARTNERS DEVELOPMENT
- Location:** 12910 Boyette Rd.
- Folio Number:** 76763.1500
- Acreage:** 18.06 acres, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** Riverview
- Existing Zoning:** AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions

**Attachments:** [24-0538-09-10-24](#)

**Result:** Approved with Conditions

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

- F.3. **Application Number:** **RZ-STD 24-0836**
- Applicant:** TODD PRESSMAN
- Location:** 12712 Boyette Rd.
- Folio Number:** 76782.0000
- Acreage:** 1.58 acres, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** Riverview, SouthShore Areawide Systems
- Existing Zoning:** BPO. 06-1983 (R)
- Request:** Rezone to CG(R)
- RECOMMENDATION:**
- Zoning Hearing Master:** Denial
- Development Services:** Not Supportable

**Attachments:** [24-0836-09-10-24](#)

**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:

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. V23-0014 Public Hearing - Vacating Petition by WSI Lakeview, LLC to vacate a portion of improved platted public right-of-way, and two platted utility easements, within the Corporex Business Park, in East Lake Orient Park.**

Adopt a Resolution vacating (i) a portion of improved platted public right-of-way known as Lakeview Center Drive (located in the East Lake Orient Park Area) consisting of approximately 29,657 square feet (0.681 acres) (the “ROW Area”), (ii) a portion of a platted 20’ Utility Easement consisting of approximately 6,879 square feet (0.158 acres) (the “North Easement Area”), and (iii) the entirety of a platted 20’ Utility Easement consisting of approximately 1,926 square feet (0.044 acres) (the “South Easement Area”), collectively lying within the plat of Corporex Business Park, as recorded in Plat Book 55, Page 51-1, of the public records of Hillsborough County, and described in the Resolution. The Petitioner, WSI Lakeview, LLC, intends to redevelop the site as an industrial warehouse complex and has submitted this request to further the site’s redevelopment. As further detailed in the background, a temporary public access easement is being reserved in the vacating resolution over the ROW Area. County departments, agencies, and utilities providers have raised no objections to this request. Estimated costs for required advertising per statute, recording fees, and processing, are accounted

**Attachments:** [V23-0014-09-10-24](#)

**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:

- G.1.B. Application Number:** PRS 24-0227
- Applicant:** WSI LAKEVIEW, LLC
- Location:** 6700 Lakeview Center Dr.
- Folio Number:** 42145.5020
- Acreage:** 19.22 acres, more or less
- Comprehensive Plan:** RCP
- Service Area:** Urban
- Community Plan:** East lake Orient Park
- Existing Zoning:** PD (95-0048)
- Request:** Minor Modification to PD
  - Modify site plan to incorporate into site plan an area of vacated right-of-way
- RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [24-0227-09-10-24](#)

**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:

**G.2.A. DRI 24-0376 DEVELOPMENT ORDER AMENDMENT FOR SOUTHBEND DEVELOPMENT OF REGIONAL IMPACT #145**

Staff recommends that the Board of County Commissioners find that the proposed changes for the Southbend Development of Regional Impact (DRI) would not cause additional unmitigated impacts and recommends approval in accordance with the attached resolution subject to any changes by the County Attorneys Office. This recommendation is based, in part, on Southbend Map H dated and received on August 9, 2024. This Development Order Amendment is accompanied by related zoning application MM 24-0300.

**Attachments:** [24-0376-09-10-24](#)

**Result:** Approved

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

- G.2.B. Application Number:** MM 24-0300
- Applicant:** LIFESTYLE COMMUNITIES, LTD
- Location:** SE Corner of Big Bend Rd & Covington Garden Dr.
- Folio Number:** 51521.0210, 51523.0100 & 51523.0150
- Acreage:** 137.09 acres, more or less
- Comprehensive Plan:** CMU-12 & UMU-20
- Service Area:** Urban
- Community Plan:** Apollo Beach & SouthShore Areawide Systems
- Existing Zoning:** PD (86-0154)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions

**Attachments:** [24-0300-09-10-24](#)

**Result:** Approved

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

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

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

**Attachments:** [LLA BOCC Project Progress - 09-10-24](#)

**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 10/08/2024. The motion carried by the following vote:

**J. COUNTY ATTORNEY'S ITEMS****J.1. Approve Mediated Settlement Proposal from Mediation Proceeding initiated by Petitioners, the County, and St. Mark's Episcopal Church of Tampa, Inc., concerning the BOCC's Approval of CPA 16-23 and MM 23-0951 on May 9, 2024.**

Approve the Mediated Settlement Proposal from a Mediation Proceeding initiated by Petitioners, the County, and St. Mark's Episcopal Church of Tampa, Inc., concerning the BOCC's Approval of CPA 16-23 and MM 23-0951 on May 9, 2024.

This item will not have a financial impact upon the County

**Attachments:** [Torres Settlement Agenda Item](#)

**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:

**K. OFF THE AGENDA ITEMS****ADJOURNMENT**