



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, January 10, 2023**

**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
- COMMISSIONERS' 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 February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996](#)

**A.2. SU-LE 22-0920 RAZORBACK RANCH LLC**

This Application is out of order and is being continued to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-0920](#)

**A.3. PRS 22-0937 BDG CITRUS POINT II, LLC**

The application has been withdrawn by the applicant

**Attachments:** [22-0937](#)

**A.4. PRS 22-0940 BDG CITRUS POINT I, LLC**

The application has been withdrawn by the applicant

**Attachments:** [22-0940](#)

**A.5. PRS 22-1006 ZIMPLE DEVELOPMENT LLC**

This application is being Continued by the Applicant, as Matter of Right, to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-1006](#)

**A.6. PRS 22-1174 BIG BEND LA LLC**

This application is being Continued by the Applicant, as Matter of Right, to the March 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-1174](#)

- A.7. RZ-STD 22-1303 DAVID MULLEN**  
Staff is requesting the item be Remanded to the February 20, 2023, Zoning Hearing Master Meeting at 6:00 P.M.

**Attachments:** [22-1303](#)

- A.8. PRS 22-1492 BLAKE MARTIN**  
This Application is out of order and is being continued to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-1492](#)

- A.9. PRS 22-1504 SHUMAKER, LOOP & KENDRICK, LLP, DAVID B. SINGER**  
This Application is out of order and is being continued to the April 11, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-1504](#)

- A.10. PRS 22-1609 AVANTI ACQUISITION COMPANY, LLC**  
The application has been withdrawn by the applicant

**Attachments:** [22-1609](#)

- A.11. V22-0019**  
Staff is requesting the item be continued to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

**B.1. Application Number:** MM 22-0860  
**Applicant:** SUNFIELD HOMES, INC & AMBERGLEN DEVELOPMENT, INC  
**Location:** NW Corner of US Hwy 301 & Alder Green Dr.  
**Folio Number:** 77771.9438  
**Acreage:** 4.62 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (04-1476)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0860](#)

**B.2. Application Number:** RZ-PD 22-1223  
**Applicant:** PROPERTY RESERVE INC.  
**Location:** W Side of 12th St SE & Harvest Home Ct Intersection.  
**Folio Number:** 55237.0000 & 55237.0002  
**Acreage:** 4.29 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Ruskin  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1223](#)

- B.3. Application Number:** MM 22-1301
- Applicant:** CC SAFFOLD FARMS, LLC
- Location:** E Corner of S US Hwy 301 & Saffold Rd.
- Folio Number:** 79637.0100, 79715.4010 & 79715.4020
- Acreage:** 58.07 acres, more or less
- Comprehensive Plan:** WVR-2
- Service Area:** Rural
- Community Plan:** Wimauma
- Existing Zoning:** PD (19-0102)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, subject to conditions
- Planning Commission:** Consistent with Plan

**Attachments:** [22-1301](#)

**B.4. Riverview Landings PI#5755**

Accept the plat for recording for Riverview Landings, located in Section 13, Township 30, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site water and wastewater and off-site water and roadway) 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 \$1,684,308.44, a Warranty Bond in the amount of \$50,423.69, 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 \$18,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved and there is existing capacity for the subdivision.

**Attachments:** [Riverview Landings](#)

**B.5. River Pointe Subdivision PI#5639**

Accept the plat for recording for River Pointe Subdivision, located in Section 19, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site roads, 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 \$296,642.50, a Warranty Bond in the amount of \$44,471.60, 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 \$2,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [River Pointe Subdivision](#)

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

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

- E.1. Application Number:** PRS 22-1372
- Applicant:** TOM MATTER
- Location:** 6206 N Dale Mabry
- Folio Number:** 29253.0000
- Acreage:** .84 Acres more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** None
- Existing Zoning:** PD (21-0592)
- Request:** Minor Modification to PD
  - Increase building height from 22 to 35 feet
- RECOMMENDATION:** Approval

**Attachments:** [22-1372](#)

**E.2. Application Number:** PRS 22-1592  
**Applicant:** SUN CITY WEST MASTER ASSOCIATION, INC  
**Location:** N End of Gloucester Blvd & 160 ft S of Sun City Center Blvd.  
**Folio Number:** 56776.0100 & 56776.5699  
**Acreage:** 6.04 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Sun City Center  
**Existing Zoning:** PD (91-0181)  
**Request:** Minor Modification of PD  
• Add emergency access point onto SR 674/Sun City Boulevard  
**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [22-1592](#)

**E.3. Application Number:** PRS 22-1607  
**Applicant:** FRED & ESTELA OROSZ  
**Location:** 13025 State St.  
**Folio Number:** 4105.0000  
**Acreage:** 9.6 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Northwest Hillsborough & Town and Country  
**Existing Zoning:** PD (10-0213)  
**Request:** Minor Modification to PD  
• Modify site plan/conditions to allow portion of parcel in Planned Development (PD) to be subdivided/combined with adjacent parcel not within PD  
**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [22-1607](#)



**F. REGULAR AGENDA**

**F.1. Application Number:** **RZ-PD 22-0461**  
**Applicant:** T. TRUETT GARDNER & GARDNER BREWER HUDSON  
**Location:** NE Corner of Old Big Bend Rd & Simmons rd.  
**Folio Number:** 77557.0000, 77558.0000, 77569.0000  
**Acreage:** 80.54 acres, more or less  
**Comprehensive Plan:** RES-6, UMU-20 & SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** AR, RSC-9 & PD (04-1820)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0461](#)

**F.2. Application Number:** **RZ-STD 22-0698**  
**Applicant:** DAVID WRIGHT/ TSP COMPANIES, INC  
**Location:** 1010 Lithia Pinecrest Rd.  
**Folio Number:** 71130.0000  
**Acreage:** 0.43 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (80-0206)  
**Request:** Rezone to CN (R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0698](#)

**F.3. Application Number:** **RZ-PD 22-0943**  
**Applicant:** BEAUCHAMP PROPERTIES, LLC  
**Location:** NW Corner of Beauchamp Rd & Hawk Griffin Rd.  
**Folio Number:** 81832.0000 & 81833.0000  
**Acreage:** 14.93 acres, more or less  
**Comprehensive Plan:** LI-P  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** AI  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0943](#)

**F.4. Application Number:** **RZ-PD 22-0949**  
**Applicant:** GRACE CONTRACTING & DEVELOPMENT, LLC/  
 DAVID B. SINGER; SHUMAKER, LOOP & KENDRICK LLP  
**Location:** 1003 Myrtle Rd.  
**Folio Number:** 76792.0500  
**Acreage:** 7.59 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0949](#)

**F.5. Application Number:** **RZ-PD 22-1103**  
**Applicant:** JACOB EGAN, ONYX & EAST  
**Location:** 200ft se OF Cone Grove Rd & Fern Hill Dr.  
**Folio Number:** 77173.0005 & 77173.0010  
**Acreage:** 17.4 acres, more or less  
**Comprehensive Plan:** SMU-6  
**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:** [22-1103](#)

**F.6. Application Number:** **MM 22-1112**  
**Applicant:** LANDSIDE INVESTMENTS, LLC  
**Location:** NE Corner of Watson Rd & Providence Rd.  
**Folio Number:** 74147.0000, 74147.0031, 74147.0525, 74147.0275 & 74147.0001  
**Acreage:** 76.36 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (97-0113)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1112](#)

**F.7. Application Number:** **RZ-PD 22-1224**  
**Applicant:** PROPERTY RESERVE INC/ JACOB T. CREMER  
 STEARNS WEAVER MILLER  
**Location:** 603 SE 12th St.  
**Folio Number:** 56731.0000  
**Acreage:** 33.58 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & 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:** [22-1224](#)

**F.8. Application Number:** **RZ-STD 22-1449**  
**Applicant:** KELLI CONTE  
**Location:** 310ft SW of Vel St & Railroad St Intersection.  
**Folio Number:** 79342.0000  
**Acreage:** 0.27 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Wimauma & Southshore Areawide Systems Plan  
**Existing Zoning:** RSC-6  
**Request:** Rezone to RSC-6(MH)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1449](#)

**F.9. Application Number:** **RZ-STD 22-1452**  
**Applicant:** SANDRA GRAY, TRUSTEE OF THE JAMES C. ROWLAND  
 JACQUELINE C. ROWLAND TRUST DATED  
 AUGUST 19, 1998.  
**Location:** 10526 Hunter Rd.  
**Folio Number:** 93886.4000  
**Acreage:** 4.8 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Southshore Areawide Systems Plan  
**Existing Zoning:** AR  
**Request:** Rezone to AS-1  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

Attachments: [22-1452](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** **RZ-PD 22-0562**  
**Applicant:** 86TH STREET HOLDINGS LLC/ ISABELLE ALBERT,  
 AICP HALFF ASSOCIATES, INC  
**Location:** NE Corner of Causeway Blvd & S 86th St.  
**Folio Number:** 44657.0000 & 44659.0000  
**Acreage:** 7.22 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** RSC-6 & PD (87-0083)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approved  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

Attachments: [22-0562](#)

**G.1.B. Application Number:** PRS 22-1487  
**Applicant:** 86th ST HOLDINGS LLC/ ISABELLE ALBERT,  
HALFF ASSOCIATES, INC  
**Location:** 2608 S 86th St.  
**Folio Number:** 44659.0000  
**Acreage:** 2.37 acres more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (87-0083)  
**Request:** Minor Modification to PD  
• Modify site plan to remove parcel from Planned Development  
**RECOMMENDATION:** Supportable

Attachments: [22-1487](#)

- H. COMMISSIONERS' ITEMS**
  - I. STAFF ITEMS**
  - J. COUNTY ATTORNEY'S ITEMS**
  - K. OFF THE AGENDA ITEMS**
- ADJOURNMENT**