



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, March 19, 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
- 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 April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996-03-19-24](#)

**A.2. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC**

The application has been withdrawn by staff

**Attachments:** [23-0767-03-19-24](#)

**A.3. PRS 23-0838 BREWLAND DEVELOPMENT, LLC**

This Application is out of order and is being continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0838-03-19-24](#)

**A.4. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC**

This application is being Continued by the Applicant, as Matter of Right, to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0877-03-19-24](#)

**A.5. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC**

This application is being Continued by the Applicant, as Matter of Right, to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0591-03-19-24](#)

**A.6. PRS 24-0027 CHANNELSIDE PARTNERS, LLC**

This Application is out of order and is being continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0027-03-19-24](#)

**A.7. PRS 24-0064 TONY MUNIZ JR**

Staff is requesting the item be continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0064-03-19-24](#)

**A.8. PRS 24-0129 CITIGROUP TECHNOLOGY INC**

This Application is out of order and is being continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0129-03-05-24](#)

**A.9. PRS 24-0227 WSI LAKEVIEW, LLC**

This Application is out of order and is being continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0227-03-19-24](#)

**A.10. SU-LE 24-0264 RAZORBACK RANCH LLC**

This application is being Continued by the Applicant, as Matter of Right, to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0264-03-19-24](#)

**A.11. PRS 24-0279 TAMPA ELECTRIC COMPANY**

This application is being Continued by the Applicant, as Matter of Right, to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0279-03-19-24](#)

**A.12. PRS 24-0301 BAY FOOD BROKERAGE, INC.**

This application is being Continued by the Applicant, as Matter of Right, to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0301-03-19-24](#)

**A.13. PRS 24-0309 MOHAMAD ALI HASBINI/TRUSTEE**

This application is being Continued by the Applicant, as Matter of Right, to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0309-03-19-24](#)

**A.14. RZ-PD 22-1390 GTIS METRO DG LLC**

Staff is requesting the item be continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [22-1390-03-19-24](#)

**A.15. PRS 23-0210 GTIS METRO DG LLC**

This application is being Continued by the Applicant, as Matter of Right, to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0210-03-19-24](#)

**A.16. DRI 23-0195 GTIS METRO DG LLC**

This application is being Continued by the Applicant, as Matter of Right, to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0195-03-19-24](#)

**A.17. V22-0005 Trailside Citrus Park, LLC**

Staff is requesting the item be continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**A.18. V22-0019 Touchstone CDD and Lennar Homes LLC**

Staff is requesting the item be continued to the April 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

**B.1. Application Number:** MM 23-0281 Remand  
**Applicant:** P.J. CALLAGHAN COMPANY, INC. / GRANT MCLAUGHLIN  
**Location:** 12315 579 Hwy.  
**Folio Number:** 60413.0000  
**Acreage:** 44.34 acres, more or less  
**Comprehensive Plan:** OC-20 & R-1  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (04-1681)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0281-03-19-24](#)

**B.2. Application Number:** RZ-PD 23-0882  
**Applicant:** 11809 SUMNER RD WIMAUMA LLC  
**Location:** 2100ft E Side of Sumner Rd & S US Hwy 301 Intersection,  
& S of the Sumner Rd.  
**Folio Number:** 77937.0000 & 77942.0100  
**Acreage:** 19.16 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** SouthShore Areawide Systems  
**Community Plan:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0882-03-19-24](#)

**B.3. Application Number:** RZ-STD 23-1041  
**Applicant:** DESMOND SURUJABALI LLC  
**Location:** 8212 S 78th St.  
**Folio Number:** 49127.0000  
**Acreage:** 1.1 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems  
**Existing Zoning:** AS-1  
**Request:** Rezone to M  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-1041-03-19-24](#)

**B.4. Application Number:** RZ-STD 24-0191  
**Applicant:** ISABELLE ALBERT, HALFF ASSOCIATES  
**Location:** 300ft E of E Martin Luther King Blvd & N Valrico Rd Intersection, & 180ft N Side of the E Martin Luther King Blvd.  
**Folio Number:** 84761.0000 & 84767.0000  
**Acreage:** 0.37 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** RSC-6  
**Request:** Rezone to RSC-6 (MH)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0191-03-19-24](#)

**B.5. Historic Preservation Tax Exemption for 1208 North Howard Avenue, Tampa, FL**  
 Approve the attached resolution and covenant granting a historic preservation property tax exemption for improvements to the bricked-in light industrial/warehouse facility located at 1208 North Howard Avenue (Folio 177976.0000), a locally designated historic landmark, effective January 1, 2024, through December 31, 2033.

**Attachments:** [Historic.Preservation.Tax.Exemption.1208.Howard.Agenda.Item.](#)

**B.6. Estates at Riversedge fka Riversedge Pl#5976**

Accept the plat for recording for Estates at Riversedge fka Riversedge, located in Section 22, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and 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 \$1,351,586.10, a Warranty Bond in the amount of \$108,126.89 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 \$3,443.75 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:** [Estates at Riversedge](#)

**B.7. Ironwood Flats at Brandon Green Off-Site Pl# 4927**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Ironwood Flats at Brandon Green Off-Site located in Section 27, Township 29, and Range 20 (roadway and turnlanes) for Maintenance 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 \$108,067.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Ironwood Flats at Brandon Green Off-Site](#)

**B.8. Tampa Bay Water's Water Use Permit Transfer from Suburban Land Reserve, Inc.**

Direct staff to not arbitrate Tampa Bay Water's (TBW) transfer of 590,100 gallons per day from Water Use Permit No. 2000656.013 owned by Suburban Land Reserve to Tampa Bay Water's Balm Farm Water Use Permit, to serve Hillsborough County customers. Staff has reviewed the proposed permit and found no issues that warrant arbitration. Should the Board of County Commissioner's (BOCC) direct staff to arbitrate this item, arbitration costs could exceed \$50,000 and would require a budget amendment to allocate additional funds for arbitration services.

**Attachments:** [Wtr Transfer from Suburban Land Reserve](#)

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



- C.1. V23-0011 Public Hearing - Vacating Petition by MVCA, LLC and Falkenburg Capital, LLC, to vacate a portion of Mission Village - Phase One, an unimproved subdivision plat, in Brandon**  
Adopt a Resolution vacating a portion of Mission Village - Phase One subdivision plat, as recorded in Plat Book 110, Page 321, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located generally lying south of Palm River Road and north of Estuary Lakes Drive, in Brandon, and consists of approximately 34,301 square feet (0.79 acres). The vacate area is contiguous to a 9.68 acre vacate area, which was previously approved on September 13, 2022 (as further explained in the Background). The Petitioners, MVCA, LLC and Falkenburg Capital, LLC, are requesting to vacate said portion of the unimproved subdivision plat for future site redevelopment. Reviewing departments, agencies, and utility providers have raised no objections to this request. The financial impact associated with this item consisted of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

**Attachments:** [V23-0011](#)

- C.2. Public Hearing - Vacating Petition by Simmons Loop Apartment Partners WB LLC to vacate of The Estates of Bullfrog Creek plat in Riverview.**  
Adopt a Resolution vacating a portion of The Estates at Bullfrog Creek plat, as recorded in Plat Book 83, Page 25, of the public records of Hillsborough County, being more particularly Lots 1-7. The proposed vacate area is located south of Big Bend Road, north of Paseo Al Mar Boulevard, and west of US Highway 301 (Folios No. 77771-9052, 77771-9054, 77771-9056, 77771-9058, 77771-9060, 77771-9062, 77771-9064), in Riverview and consists of approximately 2,202,277 square feet (50.55 acres). The Petitioner, Simmons Loop Apartment Partners WB LLC, has submitted this request in furtherance of a site redevelopment, which is anticipated to be the new Olado Apartments. The new construction plans are currently under review (PI#6449) by various departments and agencies, and will be conducted in accordance with applicable laws, codes, ordinances, and procedures. Reviewing departments, agencies, and utility providers have raised no objections to this request. Stormwater has noted the need for the redevelopment to maintain historical drainage to the north, which is provided for through a previously recorded, standalone drainage easement as reflected on the plat. This drainage easement will not be affected by approval of this item since it is not dedicated through the plat. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

**Attachments:** [V23-0005](#)

**C.3. Public Hearing - Vacating Petition by James S. Eggert and Sheryl M. Eggert to vacate a portion of a 15-foot-wide platted public utility easement within Folio No 072856-0520, in Brandon**  
 Adopt a Resolution vacating a portion of a 15-foot-wide platted public utility easement, lying within Lot 8, Block 3, of the plat of Holiday Hills- Unit No 3, as recorded in Plat Book 43, Page 85, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located at 2229 Malibu Drive, within Folio No 072856-0520, generally lying north of Bloomingdale Avenue and east of John Moore Road, in Brandon, and consists of approximately 3,944 square feet (0.10 acres). The Petitioners, James S. Eggert and Sheryl M. Eggert, have submitted this request to allow for the installation of a shed into a portion of the utility easement. Reviewing departments, agencies, and utility providers have raised no objections to this request. The financial impact associated with this item consisted of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

**Attachments:** [V23-0009](#)

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** PRS 24-0102  
**Applicant:** VALERIE ANN-MCCOY SCHARFF &  
**Location:** 1221 Callista Ave.  
**Folio Number:** 74748.6014  
**Acreage:** 0.19 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (92-0382)  
**Request:** Minor Modification to PD  
 • Allow Accessory Dwelling  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0102-03-19-24](#)

**E.2. Application Number:** PRS 24-0104  
**Applicant:** RON CAUTHAN, P.E./ CHASTAIN-SKILLMAN, INC  
**Location:** 400ft N of Candle Stick Ln & Summerfield Crossing Blvd Intersection & W Side of Summerfield Crossing Blvd.  
**Folio Number:** Portion of 77667.0014  
**Acreage:** 1.03 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** PD (81-0339A)  
**Request:** Minor Modification  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0104-03-19-24](#)

**E.3. Application Number:** PRS 24-0112  
**Applicant:** SUMMERALL LAND ACQUISITION LLC  
**Location:** N of Bloomingdale Ave & Old Twig Ln Intersection & Both Sides of Old Twig Ln.  
**Folio Number:** 73807.5000, 73807.5010 & 73814.0000  
**Acreage:** 27.49 acres, more or less  
**Comprehensive Plan:** RES-16  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (21-0420)  
**Request:** Minor Modification to PD  
• Modify Bloomingdale Avenue Design Exception to provide for bus stop and shelter in lieu of pedestrian crossing and funding of crossing guard.  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0112-03-19-24](#)

**E.4. Application Number:** PRS 24-0219  
**Applicant:** EISENHOWER PROPERTY GROUP. LLC  
**Location:** 2300ft NE of N US Hwy 301 & Ranch RD Intersection, & W Side of the N US Hwy.  
**Folio Number:** 79962.0000, 79965.0000, 79966.0000, 79967.0000, 79970.0000 79974.0000 & 79981.0010  
**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  
 • Remove requirement for certain number of units (200) to be for Housing for Older Persons; modify timing of construction of internal community park, building height, units per development pod and internal layout.  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0219-03-19-24](#)

**E.5. Initial Consideration of HC/CPA 24-06, a Privately Initiated Comprehensive Plan Text Amendment of the Energy Industrial Park (EIP) section of the Future Land Use Element to add a residential option**

**Attachments:** [HC CPA 24-06 EIP Residential Memo - BOCC 03-19-2024](#)

**E.6. Initial Consideration of HC/CPA 24-07, HC/CPA 24-09, HC/CPA 24-13 a Privately Initiated Comprehensive Plan Amendment to expand the Urban Service Area**

**Attachments:** [24-07 24-09 and 24-13 USA Expansion Memo - BOCC 03-19-2024](#)

**E.7. Initial Consideration of HC/CPA 24-11, a Privately Initiated Comprehensive Plan Amendment to expand the Urban Service Area boundary**

**Attachments:** [CPA 24-11 West Lake Drive Memo](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** **RZ-PD 23-0584**  
**Applicant:** TAMPA BAY GENERAL CONTRACTORS LLC  
**Location:** 1550ft NE of Bayshore Rd & S US Hwy 41 Intersection,  
 S Side of US Hwy 41.  
**Folio Number:** 57731.0025  
**Acreage:** 2.71 acres, more or less  
**Comprehensive Plan:** RES-2  
**Service Area:** Rural  
**Community Plan:** Little Manatee South, SouthShore Areawide Systems Plan  
**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:** [23-0584-03-29-24](#)

**F.2. Application Number:** **MM 23-0617**  
**Applicant:** HAPPY TRAVELER RV PARK & RESORT LLC  
**Location:** SE Corner of E Fowler Ave & Walker Rd.  
**Folio Number:** 61059.0000 & 61060.0000  
**Acreage:** 28.3 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (89-0052)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0617-03-09-24](#)

**F.3. Application Number:** RZ-STD 23-0828 Remand  
**Applicant:** ORIENT ROAD HOLDINGS  
**Location:** 6501 Orient Rd.  
**Folio Number:** 40151.0100  
**Acreage:** 1.2 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** East Lake-Orient Park  
**Existing Zoning:** ASC-1  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Supportable  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0828-03-19-24](#)

**F.4. Application Number:** RZ-PD 23-0622  
**Applicant:** LYNN & LINEBAUGH DEVELOPMENT LLC  
**Location:** 90ft SW of Lynn Rd & Lynn Lake Cir Intersection.  
**Folio Number:** 23764.0000, 23764.0050 & 23765.0100  
**Acreage:** 8.825 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0622-03-19-24](#)

**F.5. Application Number:** MM 23-0881  
**Applicant:** JORDAN FARRALES  
**Location:** 200ft SW of S US Hwy 301 & Windermere Lake Dr Intersection.  
**Folio Number:** 72269.0300  
**Acreage:** 6.35 acres, more or less  
**Comprehensive Plan:** UMU-20 & CMU-12  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (88-0084)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0881-03-19-24](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Public Hearing - Vacating Petition by Sims Family Partnership, LTD. to vacate portions of unimproved platted public right-of-way within Folios No. 057489-0000, 057489-0100, and 057488-0000, in Ruskin.**

Adopt a Resolution vacating portions of an unimproved platted public right-of-way lying in and between Blocks 5, 6, 7, and 8, within the plat of Fairmont Park, as recorded in Plat Book 21, Page 40, of the public records of Hillsborough County, and being more particularly described in the Resolution. Staff notes that the Planning Commission objects to one of the seven proposed right of way vacate areas lying between Blocks 5 and 6 (Wheeling Avenue) as it has potential as a future access point to the Southshore Community Resource Center. The proposed vacate area is located within folios: 057489-0000, 057489-0100, and 057488-0000, generally lying southeast of US Highway 41 and north of 21st Avenue West and consists of 148,474 square feet (3.41 acres), in Ruskin. The Petitioner, Sims Family Partnership, LTD., has submitted this vacate request. Eleven County reviewing departments, and four reviewing utility providers have raised no objection to this request. Based on the County departments having no current or foreseeable need for the subject right-of-way, staff recommends approval of this item. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

**Attachments:** [V23-0010](#)

**G.1.B. Application Number:** RZ-STD 23-0714  
**Applicant:** HIGHLAND HOMES, INC  
**Location:** 900ft S of 14th Ave SE & 1st St SW Intersection, E Side of 1st St Sw.  
**Folio Number:** 57488.0000, 57489.0000 & 57489.0100  
**Acreage:** 15.85 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Ruskin and SouthShore Areawide Systems  
**Existing Zoning:** AR & RSC-6  
**Request:** RSC-9 (R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, with Restrictions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0714-03-19-24](#)

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