



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, March 9, 2021

**R. W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Ave.**

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 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

A.2. PRS 20-0949 TSP COMPANIES, INC

Staff is requesting the item be continued to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

A.3. PRS 21-0060 WILLAFORD GROVES, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the April 13, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

A.4. PRS 21-0081 DALLAS EVANS, P.E

Staff is requesting the item be continued to the April 13, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

A.5. PRS 21-0082 TSP COMPANIES, INC

The Applicant is requesting the item be continued, as a Matter of Right, to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

A.6. PRS 21-0204 GOLF AND SEA CLUB, INC

Staff is requesting the item be continued to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

A.7. PRS 21-0254 MICHAEL MORINA

Staff is requesting the item be continued to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

A.8. PRS 21-0255 PETERSON PLACE LLC/ DAVID NGUYEN

The Applicant is requesting the item be continued, as a Matter of Right, to the April 13, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

A.9. PRS 21-0259 RHODINE DEVELOPMENT LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A.M.

A.10. PRS 21-0260 DEDE GRUNDEL

This Application is out of order and is being continued to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9: A.M.

A.11. CDD 21-0157 PETITION TO ESTABLISH THE CYPRESS RIDGE

Staff is requesting the item be continued to the April 13, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

B. CONSENT AGENDA**B.1. Valencia Del Sol 19th Ave Eastbound Auxiliary Lane**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Paving) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department serve Valencia Del Sol 19th Ave Eastbound Auxiliary Lane, located in Section 31, Township 31, and Range 20. 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 \$8,270.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

B.2. Avila Unit 11 F

Accept the plat for recording for Avila Unit 11 F, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Michael R. Tucker, a Florida Professional Engineer, with Heidt Design, LLC.

B.3. Avila Unit 11 K

Accept the plat for recording for Avila Unit 11 K, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Michael R. Tucker, a Florida Professional Engineer, with Heidt Design, LLC.

B.4. FMC Brandon Medical Office Off-Site Area Brandon Gateway North

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Paving and Drainage) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve FMC Brandon Medical Office Off-Site, located in Section 28, Township 29, and Range 20. 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 \$6,652.65 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

B.5. Hawks Fern Phase 3

Accept the plat for recording for Hawks Fern Phase 3, located in Section 36, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 comers 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 \$626,453.40, a Warranty Bond in the amount of \$22,548.74, 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 Comers in the amount of \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

B.6. Sereno Bridge Turn Lane

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Paving and Drainage) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Sereno Bridge Turn Lane, located in Section 08, Township 32, and Range 20. 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 \$6,325.16 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

B.7. Tarramor Subdivision Phase 2 flea LMJ Subdivision

Accept the plat for recording for Tarramor Subdivision Phase 2 flea LMJ Subdivision, located in Section 06, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$102,187.50, a Warranty Bond in the amount of \$24,327.90, 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 \$5,062.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B.8. The Arbours Townhomes

Accept the plat for recording for The Arbours Townhomes, located in Section I 0, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site roads, drainage and 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 \$53,945.68, a Warranty Bond in the amount of \$16,333.20, 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 \$24,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B.9. Historic Preservation Tax Exemption for 602 E. Frances Avenue, Tampa, FL

Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the single-family dwelling located at 1 715 E. Columbus Drive in the Ybor City Local Historic District (Folio 197002.0000), effective January 1, 2021 through December 31, 2030.

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

D. PHOSPHATE ITEMS

E. LAND USE

E.1. Application Number: PRS 20-1306
Applicant: THE STELLAR GROUP / ANDREW MCDEVITT
Location: 10421 Fern Hill Dr.
Folio Number: 77173.0150
Acreage: 35.79 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: PD (88-0066), PD (90-0047) & PD (98-0364)
Request: Minor Modification to PD
• Modify site plan to add additional building footprint
RECOMMENDATION: Approvable, subject to Conditions

E.2. Application Number: PRS 20-1310
Applicant: BALM GROVE LLC
Location: 15110 Balm Wimauma Rd.
Folio Number: 77848.0000
Acreage: 177 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Community Plan: Balm & Southshore Areawide Systems plan
Existing Zoning: PD (18-0304)
Request: Minor Modification to PD
• Modify the number and location of access points and modify required buffers to accommodate the access points.
RECOMMENDATION: Approvable, subject to conditions.

E.3. Application Number: PRS 20-1315
Applicant: EISENHOWER PROPERTY GROUP, LLC
Location: 15063 Balm Rd.
Folio Number: 77876.0000
Acreage: 155.72 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Community Plan: Balm & Southshore Areawide Systems plan
Existing Zoning: PD (17-0619)
Request: Minor Modification to PD

- Modify location and design of Village Node.
- Modify location of access points and internal roadway Network.
- Modify location of stormwater ponds.

RECOMMENDATION: Approvable, subject to conditions.

E.4. Application Number: PRS 21-0048
Applicant: ZION PENTECOSTAL CHURCH OF ALL PEOPLE, INC
Location: 8014 Hanley Rd.
Folio Number: 4540.0000
Acreage: 3.6 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: PD (06-0597)
Request: Minor Modification to PD

- Increase building square footage from 25, 340 to 25,740 square feet (400 sq. ft. increase)

RECOMMENDATION: Approvable, subject to Conditions.

E.5. Application Number: PRS 21-0064
Applicant: GALENCARE, INC
Location: 119 Oakfield Dr.
Folio Number: 71490.0555
Acreage: 18 acres, more or less
Comprehensive Plan: P/QP
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (97-0121)
Request: Minor Modification to PD

- Increase gross floor area from 547, 175 to 569,744 square feet (22,569 sq. ft. increase).
- Reduce southern building setback from 84.7 feet to 58.4 feet (26.3 foot reduction).

RECOMMENDATION: Approvable, Subject to Conditions.

E.6. Application Number: PRS 21-0160
Applicant: JACOB T. CREMER- STEARNS WEAVER MILLER
Location: 50ft E of Intersection: 10th St SW. / 10th Ave SW.
Folio Number: 56418.0000
Acreage: 50.32 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & Southshore Areawide Systems Plan
Existing Zoning: PD (16-1336)
Request: Minor Modification to PD

- Modify required screening to allow alternative landscaping screening plan

RECOMMENDATION: Approvable, subject to conditions

E.7. Application Number: PRS 21-0229
Applicant: BAYVIEW PROPERTIES LTD LLLP
Location: 7021 Big Bend Rd.
Folio Number: 51526.0000
Acreage: 71.96 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Apollo Beach & Southshore Areawide Systems Plan
Existing Zoning: PD (86-0154)
Request: Minor Modification to PD

- Add Townhomes to Tract 5 of the PD.
- Include specific development standards for the Townhouse units.

RECOMMENDATION: Approvable, Subject to Conditions.

E.8. CDD 21-0052 PETITION TO ESTABLISH THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT (CDD)
 Establish the Balm Grove Community Development District (CDD) in accordance with the attached ordinance .
 No direct financial impact to the County will occur as a result of this petition.
 Of the total \$35,150,000 budgeted for COD-qualified common area infrastructure development costs ("common costs"), it is estimated that about \$11,642,931 (or 33.1 %) of those costs will be funded with long-term CDD bond proceeds.

F. PETITIONS WITH NO ORAL ARGUMENT FILED

G. REGULAR AGENDA

H. PUBLIC HEARINGS - RELATED ITEMS

I. LAND DEVELOPMENT CODE AMENDMENTS

I.1. LDC 20-0721

Modify Oral Argument procedures.

I.2. LDC 20-0722

Establish time limits on effective date of Planned Development General Site Plans.

I.3. LDC 21-0416

Repurpose pre-application pre-submittal meeting to post application sufficiency review meeting.

J. COMMISSIONERS' ITEMS

J.1. Commissioner's Recommended Board Motion:

Direct staff to bring back a Land Development Code amendment that will bring special use permits for land excavation directly to the Board of County Commissioners for a public hearing and decision.

K. STAFF ITEMS

L. COUNTY ATTORNEY'S ITEMS

M. OFF THE AGENDA ITEMS

ADJOURNMENT