



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, January 7, 2025**

**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. PRS 24-0969 MICHAEL HOFFMAN**

This application is out of order and is being continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0969-01-07-25](#)

**A.2. PRS 25-0004 COMMUNITY MEDICAL CENTER ASSOCIATION, INC.**

This application has been withdrawn by the applicant.

**Attachments:** [25-0004-01-07-25](#)

**A.3. PRS 25-0029 TODD PRESSMAN**

This Application is out of order and is being continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0029-01-07-25](#)

**A.4. PRS 25-0080 VERNON ADAM SMITH**

This Application is out of order and is being continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0080-01-07-25](#)

**A.5. PRS 25-0191 NNP-SOUTHBEND II LLC**

This application is being Continued by the Applicant, as Matter of Right, to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [25-0191-01-07-25](#)

**A.6. CDD 24-1328 WATERSET SOUTH CDD**

Staff is requesting the item be continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-1328-01-07-25](#)

**A.7. RZ-STD 24-1206 TAMPA ELECTRIC COMPANY**  
Staff is requesting the item be continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-1206-01-07-24](#)

**A.8. PRS 25-0014 TAMPA ELECTRIC COMPANY**  
Staff is requesting the item be continued to the February 11, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [25-0014-01-07-25](#)

**B. CONSENT AGENDA**

**B.1. Application Number:** RZ-PD 24-0701  
**Applicant:** HANNA ROAD LLC  
**Location:** 160ft E of Theresa St & W Hanna Ave Intersection & South Side of Hanna Ave.  
**Folio Number:** 6713.0000 & 6713.0100  
**Acreage:** 1.89 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** RMC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0701-01-07-25](#)

**B.2. Application Number:** RZ-PD 24-0780  
**Applicant:** 6408 COLUMBUS, LLC  
**Location:** 6408 E Columbus Dr.  
**Folio Number:** 43485.0000  
**Acreage:** 1.73 acres, more or less  
**Comprehensive Plan:** RES12 & OC-20  
**Service Area:** Urban  
**Community Plan:** East Lake-Orient Park  
**Existing Zoning:** CI, (93-0230) & RDC-12  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0780-01-07-25](#)

**B.3. Application Number:** MM 24-0933  
**Applicant:** SWEETWATER ORGANIC COMMUNITY FARM, INC  
**Location:** 650ft E of Hanley Rd & Comanche Ave Intersection, & N Side of the W Comanche Ave & 850ft E of Hanley Rd & W Comanche Ave.  
**Folio Number:** 8711.0000 & 8761.0000  
**Acreage:** 3.87 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (10-1043)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0933-01-07-25](#)

**B.4. 11019 Tom Folsom Road PI#6455**

Accept the plat for recording for 11019 Tom Folsom Road, located in Section 17, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site street improvements, water and wastewater along with on-site roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$218,625.00, a Warranty Bond in the amount of \$302,745.75 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 \$7,425.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

**Attachments:** [11019 Tom Folsom Road](#)

**B.5. Ace Hardware - Cape Stone Off-Site PI#4478**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane and roadway) for Maintenance to serve Ace Hardware - Cape Stone Off-Site, located in Section 08, Township 32, 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 \$3,757.10 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Ace Hardware – Cape Stone Off-Site](#)

**B.6. FC&D 60th St. Recycling Facility Off-Site PI#2576**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads and drainage) for Maintenance to serve FC&D 60th St. Recycling Facility Off-Site, located in Section 10, Township 29, and Range 19, 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 \$21,940.10 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [FC&D 60th St. Recycling Facility Off-Site](#)

**B.7. Krycul Avenue Townhomes & a Lion Fl Townhomes Pl#5662**

Accept the plat for recording for Krycul Avenue Townhomes fka Lion Fl Townhomes, located in Section 08, 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, 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 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 \$2,028,978.68, a Warranty Bond in the amount of \$12,288.50 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Comers in the amount of \$6,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for this project based on adequate capacity for the project.

**Attachments:** [Krycul Avenue Townhomes fka Lion Fl Townhomes](#)

**B.8. Racetrack Road Storage Off-Site Pl#6327**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water, wastewater and roadway) for Maintenance to serve Racetrack Road Storage Off-Site, located in Section 07, Township 28, and Range 17, 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 \$4,858.73 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Racetrack Road Storage Off-Site](#)

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

**C.1. V24-0011 Vacating Petition by Jarryd and Bethany Dalfino to vacate a portion of platted public utility easement and a platted guying easement within Folio No 018954-1064 in Greater Carrollwood Northdale.**

Adopt a Resolution vacating (i) a portion of platted public utility easement consisting of approximately 1,795 square feet (0.04 acres) and (ii) a platted guying easement consisting of approximately 50 square feet (0.001 acres), collectively lying within Lot 32, Block 1, of the plat of Brentwood Subdivision as recorded in Plat Book 45, Page 33-1, of the public records of Hillsborough County, and described in the Resolution . The vacated portions of the utility easement have no future or existing uses planned (Frontier has agreed to relocate any uses) and the vacate will leave in place a five foot (5') portion for any existing or future utilities. The Petitioners, Jarryd and Bethany Dalfino, have submitted this request to (i) cure an encroachment of a pool/pool enclosure into the platted utility easement, which appears to have been in existence since approximately 1980, and (ii) eliminate an unused and obsolete platted guying easement. County departments, agencies, and utility providers have raised no objections to this request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner’s application fee of \$400.

**Attachments:** [V24-0011-01-07-25](#)

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

- E.1. Application Number:** PRS 25-0077
- Applicant:** RIVER SPRINGS, LLC
- Location:** 13420 Boyette Rd.
- Folio Number:** 76800.1194
- Acreage:** 11.3 acres, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** Southshore Areawide Systems Plan
- Existing Zoning:** PD (88-0031)
- Request:** Minor Modification to PD
  - Modify site plan to add new building
- RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0077-01-07-25](#)



**E.2. Application Number:** PRS 25-0091  
**Applicant:** RVI PLANNING & LANDSCAPE ARCHITECTURE  
**Location:** NORTHWEST CORNER OF 12TH ST NE AND 19TH AVE NE  
**Folio Number:** 54234.3342, 54234.0000, 54234.3184 & Multiple  
**Acreage:** 80.9 acres, more or less  
**Comprehensive Plan:** REs-12  
**Service Area:** Urban  
**Community Plan:** Apollo Beach, Ruskin & Southshore Areawide Systems Plan  
**Existing Zoning:** RES-12  
**Request:** Rezone to PD  
• Modify design requirements for single-family homes/lots  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0091-01-07-25](#)

**E.3. Application Number:** PRS 25-0092  
**Applicant:** PUBLIC STORAGE OPERATING COMPANY  
**Location:** 9910 and 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:** Riverview, Gibsonton & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (24-0676)  
**Request:** Minor Modification to PD  
• Modify site plan to remove building and transfer entitlements  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0092-01-07-25](#)

**E.4. Application Number:** PRS 25-0104  
**Applicant:** LIFESTYLE COMMUNITIES, LTD  
**Location:** Southeast Corner of Covington Garden Dr and Big Bend Rd.  
**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 Plan  
**Existing Zoning:** PD (86-0154)  
**Request:** Minor Modification to PD  
 • Modify site plan to relocate stormwater and reconfigure development pods  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0104-01-07-25](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** MM 24-0368  
**Applicant:** TODD SCIME  
**Location:** 7413 S 78Th St.  
**Folio Number:** 49167.0000  
**Acreage:** 1.94 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** PD (91-0123)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supportable  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [24-0368-01-07-25](#)

**F.2. Application Number:** RZ-STD 24-1142  
**Applicant:** TODD PRESSMAN  
**Location:** 4310 Castlewood Rd.  
**Folio Number:** 82921.0000  
**Acreage:** 1.56 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Seffner Mango  
**Existing Zoning:** RSC-2 & MH  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [24-1142-01-07-25](#)

**F.3. Application Number:** RZ-STD 24-1204  
**Applicant:** BIG CAT RESCUE CORP  
**Location:** 300ft S of Copeland Rd & Gunn Hwy Intersection,  
E Side of Gunn Hwy  
**Folio Number:** 2798.0050 & 2798.0060  
**Acreage:** 1.22 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Keystone-Odessa  
**Existing Zoning:** ASC-1 & AS-1  
**Request:** Rezone to AS-1  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-1204-01-07-25](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** MM 24-0677  
**Applicant:** APOLLO BEACH PROPERTY LLC  
**Location:** 801 Golf & Sea Blvd.  
**Folio Number:** Portion of 52528.0000  
**Acreage:** 49 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Apollo Beach & SouthShore Areawide Systems  
**Existing Zoning:** PD (77-0123)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0677-01-07-25](#)

**G.1.B. DRI 25-0026 APOLLO BEACH PROPERTY LLC**

Staff recommends that the Board of County Commissioners approve the proposed changes for the Apollo Beach Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Apollo Beach Map H dated December 18, 2024.

This development order amendment is accompanied by related application MM 24-0677, which is a modification to PD 77-0123 (as most recently modified by PRS 22-0429).

**Attachments:** [25-0026-01-07-25](#)

**G.2.A. Application Number:** PRS 25-0013  
**Applicant:** FLORIDA HEALTH SCIENCES CENTER INC.  
**Location:** N of Delaney Creek Blvd & Crosstown Club Pl Intersection.  
**Folio Number:** 72210.0116  
**Acreage:** 5.27 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (97-0259)  
**Request:** Minor Modification to PD  
 • Modify condition to increase maximum density in Parcel F to allow 170 multi-family units  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0013-01-07-25](#)

**G.2.B. DRI 25-0028 T. Truett Gardner and Gardner Brewer Hudson, P.A.**

This application is being Continued by the Applicant, as Matter of Right, to the January 07, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [25-0028-01-07-25](#)

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

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

**Attachments:** [LLA BOCC Project Progress - Report 1-7-25.AG](#)

**I.2. Amendments to the Comprehensive Plan Amendment Procedures Manual for Unincorporated Hillsborough County**

**Attachments:** [Amendments to the Comprehensive Plan Amendment Procedures Manual](#)

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**