



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, May 7, 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. RZ-PD 18-0996 STREETFRONT COMMERCIAL PROPERTIES LLC**

Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-05-07-24](#)

A.2. RZ-PD 22-1390 GTIS METRO DG LLC

Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1390_05-07-24](#)

A.3. DRI 23-0195 GTIS METRO DG LLC

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: [23-0195_05-07-24](#)

A.4. PRS 23-0210 GTIS METRO DG LLC

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: [23-0210_05-07-24](#)

A.5. RZ-PD 23-0993 CPI-3607, LLC & CITRUS PARK INVESTORS, LLC

Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0993-05-07-24](#)

A.6. RZ-PD 23-0994 RAM

Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0994_05-07-24](#)

- A.7. PRS 24-0027 CHANNELSIDE PARTNERS, LLC**
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: [24-0027_05-07-24](#)

- A.8. DRI 24-0030 CITIGROUP TECHNOLOGY INC**
Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0030_05-07-24](#)

- A.9. RZ-PD 24-0031 D.R. HORTON, INC.**
Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0031_05-07-24](#)

- A.10. PRS 24-0129 CITIGROUP TECHNOLOGY INC**
The application has been withdrawn by the applicant

Attachments: [24-0129-05-07-24](#)

- A.11. PRS 24-0227 WSI LAKEVIEW, LLC**
Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0227_05-07-24](#)

- A.12. SU-LE 24-0264 RAZORBACK RANCH LLC**
This Application is out of order and is being continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0264_05-07-24](#)

- A.13. PRS 24-0497 DAVID MECHANIK-MECHANIK NUCCIO HEARNE & WESTER, P. A**
The application has been withdrawn by the applicant

Attachments: [24-0497_05-07-24](#)

- A.14. PRS 24-0627 CITRUS PARK INVESTORS, LLC**
This Application is out of order and is being continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0627_05-07-24](#)

- A.15. V22-0005 Trailside Citrus Park, LLC**
Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

- A.16. V22-0019 Touchstone CDD and Lennar Homes LLC**
Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

- A.17. Vacating Petition MVCA, LLC and Falkenburg Capital, LLC**
Staff is requesting the item be continued to the June 11, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

B. CONSENT AGENDA

B.1. Application Number: **RZ-PD 23-0785**
Applicant: JOHNSON POPE/ MARK BENTLEY, ESQ, B.C.S, AICP
Location: 12398 Bull Frog Creek Rd.
Folio Number: 77457.0100
Acreage: 122.18 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Riverview and SouthShore Areawide Systems
Existing Zoning: PD (85-0317)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0785_05-07-24](#)

B.2. Application Number: **MM 23-0887**
Applicant: WMS REALTY BRANDON LLC
Location: 300ft SE of E Lumsden Rd & Emerald Dr Intersection.
Folio Number: 72462.0000
Acreage: 1.78 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon; Suburban Character District
Existing Zoning: PD (00-0457)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0887_05-07-24](#)

B.3. Application Number: SU-GEN 23-0955
Applicant: FCD INVESTMENT SOUTH, LLC
Location: 1000ft N of Bethune Dr & Williams Rd Intersection,
 & Both Sides of Williams Rd.
Folio Number: 60006.0000, 60048.0000, 60140.0050 & 60141.0000
Acreage: 50.95 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Special Use General
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0955_05-07-24](#)

B.4. Application Number: RZ-PD 24-0132
Applicant: DAVID MECHANIK
Location: 8403 & 8405 N Lois Ave.
Folio Number: 24123.0050 & 24123.0075
Acreage: 1.53 acres, more or less
Comprehensive Plan: RES-12
Service Area: Urban
Community Plan: None
Existing Zoning: RMC-16
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0132-05-07-24](#)

B.5. Application Number: RZ-STD 24-0356
Applicant: JUSTIN A MARX
Location: 19013 N 41 Hwy.
Folio Number: 13860.0000
Acreage: 0.14 acres, more or less
Comprehensive Plan: RES-6
Service Area: Rural
Community Plan: Lutz
Existing Zoning: RSC-6
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable with Restrictions
Planning Commission: Approvable, Subject to Conditions

Attachments: [24-0356_05-07-24](#)

B.6. Application Number: SU-GEN 24-0382
Applicant: GISSELLE AMPARO
Location: 13603 E 92 Hwy Dover.
Folio Number: 82662.0000
Acreage: 0.53 acres, more or less
Comprehensive Plan: RES-2
Service Area: Rural
Community Plan: None
Existing Zoning: RSC-2
Request: Special Use General
• NCU Expansion Special Use Permit
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0382_05-07-24](#)

B.7. A report from Public Utilities Department Environmental Services Division regarding 2022-2023 Annual Report of Operations and Staff Review of Compliance for Hopewell Mine, DRI 80 Big Four Mine, and DRI 263 Consolidated Mines.

Accept the 2022-2023 Annual Report of Operations for Hopewell Mine, DRI 80 Big Four Mine, and DRI 263 Consolidated Mines. Pursuant to Section 8.02.09 of the Hillsborough County Land Development Code a phosphate mining permittee is required to submit an Annual Report of Operations containing a general summary of mining operations and reclamation activities the preceding reporting year and identify expected activities for the subsequent reporting year.

Attachments: [2022-2023 AR Agency Review Combined ksm nt gbc](#)

B.8. 1909 E. Alsobrook Street Off-Site Pl# 5796

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve 1909 E. Alsobrook Street Off-Site located in Section 33, Township 28, and Range 22 (roadway) 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 \$9,262.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [1909 E Alsobrook Street Off-Site](#)

B.9. Forest Brooke Phase 5 Pl#3948

Accept the plat for recording for Forest Brooke Phase 5, located in Section 17, Township 32, 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 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 \$4,457,208.75, a Warranty Bond in the amount of \$172,232.90 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 \$29,687.50 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 payment of \$1,637,744.00 was made on March 26, 2024.

Attachments: [Forest Brooke Phase 5](#)

B.10. Simmons Loop Medical Off-Site Pl# 5669

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Simmons Loop Medical Off-Site located in Section 18, Township 31, and Range 20 (roadway, utilities, drainage) 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 Check in the amount of \$13,638.24 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Simmons Loop Medical Off-Site](#)

B.11. South Creek Phase 4 aka Grace Sweat Subdivision PI#5655

Accept the plat for recording for South Creek Phase 4 aka Grace Sweat Subdivision, located in Section 18, Township 31, 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 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 \$671,429.00, a Warranty Bond in the amount of \$183,573.00 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 \$6,540.00 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 payment of \$1,637,744.00 was made on March 26, 2024.

Attachments: [South Creek Phase 4 aka Grace Sweat Subdivision](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 24-0309
Applicant: MOHAMAD ALI HASBINI/TRUSTEE
Location: 250ft N of Channing Park Rd & Boyette Rd Intersection, & W Side of Boyette Rd.
Folio Number: 88427.0000
Acreage: 9.26 acres, more or less
Comprehensive Plan: RP-2
Service Area: Urban
Community Plan: Boyette
Existing Zoning: PD (98-0006)
Request: Minor Modification to PD
 • Modify site plan and conditions to allow 2 single-family lots
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0309_05-07-24](#)

E.2. Application Number: PRS 24-0385
Applicant: METRO DEVELOPMENT GROUP
Location: 400ft S of Jackel Chase Dr & Lagoon Shore Blvd Intersection, & W Side of the St.
Folio Number: Portion of 78878.0000, Portion of 78878.0010 & 78932.1496
Acreage: 31.68/ acres, more or less
Comprehensive Plan: RES-6 & RES-4
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: PD (05-0210)
Request: Minor Modification to PD
 • Increase building height for multi-family from 35 feet to 49.5 feet.
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0385-05-07-24](#)

E.3. Application Number: PRS 24-0460
Applicant: FARRUKH QURAIISHI
Location: 3400 Waterbridge Dr.
Folio Number: 19484.0200
Acreage: .65 Acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (83-0258)
Request: Minor Modification to PD
• Allow boat access to lake for single-family lot
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0460_05-07-24](#)

E.4. Application Number: PRS 24-0511
Applicant: PETER M GOTTSCHALK
Location: 7808 & 7812 Marsh Pointe Dr.
Folio Number: 5542.0178 & 5542.0180
Acreage: 6.71 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Northwest Hillsborough & Town & Country
Existing Zoning: PD (01-0351)
Request: Minor Modification to PD
• Increase building height from 35 feet to 45 feet
For one single-family home.
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0511-05-07-24](#)

E.5. Application Number: PRS 24-0512
Applicant: PULTE HOME COMPANY, LLC
Location: W Side of Simmons Ranch Ct and Simmons Loop Intersection.
Folio Number: 77748.0020 & 77753.0000
Acreage: 125.63 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (23-0522)
Request: Minor Modification to PD
• Modify timing of when building permits can be issued in relation to completion of required road improvement
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0512_05-07-24](#)

E.6. Application Number: PRS 24-0513
Applicant: PULTE HOME COMPANY LLC
Location: N of Gate Dancer Rd & Sea Hero Ave Intersection.
Folio Number: 77748.0500
Acreage: 80.98 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (06-1147)
Request: Minor Modification to PD
• Modify timing of when building permits can be issued relation to completion of required road improvement
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0513_05-07-24](#)

E.7. Application Number: PRS 24-0515
Applicant: HILLSBOROUGH COUNTY REAL ESTATE DEPT/
BILL HAND
Location: S of E Broadway Ave & Queen Palm Dr Intersection.
Folio Number: 65474.0000 & 67977.0510
Acreage: 227.25 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (92-0084)
Request: Minor Modification to PD
• Modify site plan to add access points
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0515_05-07-24](#)

E.8. Application Number: PRS 24-0516
Applicant: HILLSBOROUGH COUNTY REAL ESTATE DEPT/
BILL HAND
Location: 102 N Falkenburg Rd.
Folio Number: 67977.0150
Acreage: 38.01 acres, more or less
Comprehensive Plan: P/QP
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (87-0079)
Request: Minor Modification to PD
• Modify site plan to add access point
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0516_05-07-24](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-STD 23-0082 Remand**
Applicant: C & C INVESTMENT PROPERTIES OF TAMPA LLC
Location: 750ft SE of 4thAve SE & N US Hwy 41 intersection.
Folio Number: 13691.0000
Acreage: 1.24 acres, more or less
Comprehensive Plan: RES-6
Service Area: Rural
Community Plan: Lutz
Existing Zoning: RSC-6
Request: Rezone to CG-R
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0082_05-07-24](#)

F.2. Application Number: **RZ-PD 23-0778**
Applicant: DANVA INVESTMENT, LLC
Location: 4307 & 4309 W Humphrey St.
Folio Number: 24103.0000& 24113.0000
Acreage: 7.953 acres, more or less
Comprehensive Plan: RES-12
Service Area: Urban
Community Plan: None
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0778_05-07-24](#)

F.3. Application Number: RZ-STD 24-0166
Applicant: COLIN HOPKINS
Location: 673 Keysville Rd.
Folio Number: 93299.0000
Acreage: 11.37 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR
Request: Rezone to AS-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0166_05-07-24](#)

F.4. Application Number: MM 24-0241
Applicant: HABITAT FOR HUMANITY OF HILLSBOROUGH COUNTY
 FLORIDA, INC
Location: 1030ft W of Pennington Rd & Ehrlich Rd Intersection, &
 N Side of Ehrlich Rd.
Folio Number: 16232.0100
Acreage: 3.18 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (85-0486)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0241_05-07-09](#)

F.5. **Application Number:** **RZ-STD 24-0323**
 Applicant: TODD PRESSMAN
 Location: 717 N Valrico Rd.
 Folio Number: 85530.0000
 Acreage: 3.94 acres, more or less
 Comprehensive Plan: RES-4
 Service Area: Urban
 Community Plan: None
 Existing Zoning: AS-1
 Request: Rezone to RSC-4
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [24-0323_05-07-24](#)

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT