



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, November 7, 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  
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 December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996-11-07-23](#)

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

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

**A.3. PRS 23-0136 6400 Apollo Beach Blvd Holdings, LLC**

This application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0136-11-07-23](#)

**A.4. DRI 23-0195 GTIS METRO DG LLC**

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

**Attachments:** [23-0195-11-07-23](#)

**A.5. PRS 23-0210 GTIS METRO DG LLC**

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

**Attachments:** [23-0210-11-07-23](#)

**A.6. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC**

This Application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0335-11-07-23](#)

**A.7. PRS 23-0382 HILLWARD AND HERNDERSON, P.A.**

This application is being Continued by the Applicant, as Matter of Right, to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0382-11-07-23](#)

**A.8. SU-LE 23-0498 STEPHEN J. DIBBS**

This application is being Continued by the Applicant, as Matter of Right, to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0498-11-07-23](#)

**A.9. PRS 23-0508 MARK BENTLEY, ESQ, B.C.S, AICP**

This Application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0508-11-07-23](#)

**A.10. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC**

This Application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0591-11-07-23](#)

**A.11. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC**

This Application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0767-11-07-23](#)

**A.12. PRS 23-0789 WILLIAM J MOLLOY, MOLLOY & JAMES**

This application is being Continued by the Applicant, as Matter of Right, to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0789-11-07-23](#)

**A.13. PRS 23-0838 BREWLAND DEVELOPMENT, LLC**

This application is being Continued by the Applicant, as Matter of Right, to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0838-11-07-23](#)

**A.14. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC**

This Application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0877-11-07-23](#)

**A.15. PRS 23-0968 TIM RANKIN**

This application is being Continued by the Applicant, as Matter of Right, to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0968-11-07-23](#)

**A.16. PRS 23-0972 BRYAN W SYKES ESQ/ MERIDIAN PARTNERS LAW P.A.**

This Application is out of order and is being continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0972-11-07-23](#)

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

Staff is requesting the item be continued to the December 12, 2023, 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 December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**A.19. V23-0011 MVCA, LLC & Falkenburg Capital, LLC.**

Staff is requesting the item be continued to the December 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

**B.1. Application Number:** **RZ-PD 23-0109**  
**Applicant:** RYAN MEYER AS MANAGER OF PANAMINT-SYMMES ROAD LLC  
**Location:** 7515 Symmes Rd  
**Folio Number:** 51281.0100  
**Acreage:** 4.88 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Gibsonton & Southshore Areawide Systems  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0109-11-07-23](#)

**B.2. Application Number:** **MM 23-0414**  
**Applicant:** RIVERVIEW HOTEL INVESTMENT GROUP LLC  
**Location:** 140ft S of Alafia Preserve Ave & Magnolia View Ct intersection.  
**Folio Number:** 76324.0005, 76324.0006, 76324.0010, & 76343.1000  
**Acreage:** 5.6 acres, more or less  
**Comprehensive Plan:** CMU-12 & SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** PD (06-0848)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0414-11-07-23](#)

**B.3. Application Number:** RZ-STD 23-0573  
**Applicant:** 3 NICKELS, LLC  
**Location:** 3806 E 60 Hwy  
**Folio Number:** 92870.0000  
**Acreage:** 3.74 acres, more or less  
**Comprehensive Plan:** AE  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** CG & AS-0.4  
**Request:** Rezone to CG-R  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0573-11-07-23](#)

**B.4. Application Number:** RZ-STD 23-0640`  
**Applicant:** MUNIRA GODIL  
**Location:** 8609 S78th St.  
**Folio Number:** 49244.0200  
**Acreage:** 0.35 Acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems  
**Existing Zoning:** BPO & ZC  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0640-11-07-23](#)

**B.5. Release of Expired Warranty Securities**  
 Release the Performance and Warranty Securities for the projects listed as Exhibit "A". The securities were in place for past development projects and have now expired. Releases were not requested by the developers and/or engineers of record and are currently being held waiting release. Securities which remain unclaimed after release will be escheated to the state. With this Action, this will be the final step in closing out these projects.

**Attachments:** [Release of Expired Securities](#)

**B.6. 2023-2024 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, L.L.C.**

Authorize for execution the 2023-2024 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, LLC. This is an agreement renewed annually that ensures that if Mosaic Fertilizer, LLC were to fail to complete reclamation of mined lands in Hillsborough County that there would be funding available for the County to complete the reclamation work. This Financial Responsibility Agreement protects the County from negative financial impacts of adverse environmental issues and or failure of the company to complete required reclamation activities. No County funds are required for this item.

**Attachments:** [Mosaic 2023-2024 Financial Agreement KB NT KM GBC 2023-09-29](#)

**B.7. JPL Land Holding LLC; Release of Letter of Credit S-4420**

Release of reclamation letter of credit in the amount of \$157,936.90 for land excavation operating permit 12-3-LE.

**Attachments:** [JPL Land Holding LLC; Release of Leter of Credit S-4420](#)

**B.8. Car Guys - Valrico Off-Site PI# 4727**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Car Guys - Valrico Off-Site located in Section 29, Township 29, and Range 21 (water and wastewater) 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 \$12,379.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Car Guys - Valrico Off-Site](#)



**B.9. Sherwood Manor Phase 3C PI#4097**

Accept the plat for recording for Sherwood Manor Phase 3C, located in Section 17, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the 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 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 \$272,225.19, a Warranty Bond in the amount of \$57,972.04 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements.

School Concurrency was approved based on a Developer Agreement and a payment of \$174,900.00 was made on September 7, 2023.

**Attachments:** [Sherwood Manor Phase 3C](#)

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

**C.1. Public Hearing - Vacating Petition by Vi Le, Leighton Tran, and Johnny Mai to vacate a portion of a 10-foot-wide platted public utility easement, in Apollo Beach.**

Adopt a Resolution vacating a portion of a 10-foot-wide platted public utility easement, lying within Lot 43, Block 2, of the plat of Ayersworth Glen, as recorded in Plat Book 111, Page 166, of the public records of Hillsborough County. The proposed vacate area is located at 10839 Standing Stone Drive (Folio No 077952-5306), generally lying east of US Highway 301 and South of County Road 672, in Apollo Beach and consists of approximately 30 square feet. The Petitioners, Vi Le, Leighton Tran, and Johnny Mai, have submitted this request to resolve the encroachment of a shed constructed in 2022 approximately .4 feet (approximately 5 inches) into a portion of the 10-foot-wide utility easement. Reviewing departments, agencies, and utility providers have raised no objections to this request. 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:** [V23-0013](#)

**D. PHOSPHATE ITEMS**

**D.1. Application Number:** DRI 23-0742  
**Applicant:**  
**Location:** 1000ft N of State Rd 674 & S County Rd 39 Intersection & Both Sides of S County Rd 39 & 16000ft S of State Rd 674 & S County Rd 39 intersection & Both Sides of S County Rd 39, & 6200ft S of the State Rd 674 & S County Rd 39 Intersection & 800ft W Side of S County Rd 39.  
**Folio Number:** 89016.0000, 89017.0000, 89018.0000, 94306.0000, 94307.0000, 94314.0000, 94316.0000, 94318.0000, 94319.0000, 94380.0000, 94382.0000, 94424.0000, 94425.0000, 94427.0000 & 94428.0000  
**Acreage:** 48734 acres, more or less  
**Comprehensive Plan:** AM, AR & A  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** AM  
**Request:** Continue final deposition of a mass of clay determined to be extracted from Hardee County into Hillsborough County clay settling areas L-1, L-2, L-3, F-4, F-5, F-7 for 5-years or until the CSA have reached fill capacity.  
**RECOMMENDATION:**  
**Phosphate Hearing Master:** Approval  
**Public Utilities:** Approvable, Subject to Conditions

**Attachments:** [D-01\\_23-0742](#)

**E. PUBLIC HEARING-LAND USE**

**F. REGULAR AGENDA**

**F.1. Application Number:** **RZ-PD 23-0059**  
**Applicant:** MARK BENTLEY, ESP., B.C.S., AICP  
**Location:** 400ft NE of Harney Rd & Tom Folsom Rd intersection.  
**Folio Number:** 61036.0000, 61039.0000, & 61046.0000  
**Acreage:** 2.51 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** CN & AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0059-11-07-23](#)

**F.2. Application Number:** **RZ-STD 23-0082**  
**Applicant:** C & C INVESTMENT PROPERTIES OF TAMPA LLC  
**Location:** 750ft SE of 4th Ave 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:** [23-0082-11-07-23](#)

**F.3. Application Number:** RZ-STD 23-0203 Remand  
**Applicant:** MAAN CAPITAL MANAGEMENT LLC  
**Location:** 11315 N 301 Hwy  
**Folio Number:** 61126.0000  
**Acreage:** 5 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** AR  
**Request:** Rezone to CN-R  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0203-11-07-23](#)

**F.4. Application Number:** RZ-STD 23-0552  
**Applicant:** MIKE SCHLECHTER  
**Location:** SE corner of W SR 60 & Rain Frog Ln.  
**Folio Number:** 93093.0352  
**Acreage:** 5.45 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** AR  
**Request:** Rezone to CI(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0552-11-07-23](#)

**F.5. Application Number:** RZ-STD 23-0571  
**Applicant:** RU PROJECT MANAGEMENT GROUP, LLC  
**Location:** SE corner of N Himes Ave & River Cove Dr  
**Folio Number:** 25882.0000 & 25882.0100  
**Acreage:** .73 acres, more or less  
**Comprehensive Plan:** RES-20  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** BPO & RSC-6  
**Request:** Rezone to RSC-9  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0571-11-07-23](#)

**F.6. Application Number:** MM 23-0578  
**Applicant:** SOUTHCREEK, LLC  
**Location:** SW corner of Alder Green Dr & S US Hwy 301.  
**Folio Number:** 77771.9439  
**Acreage:** 2.53 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems  
**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:** [23-0578-11-07-23](#)

**F.7. Application Number:** RZ-STD 23-0792  
**Applicant:** JON BERRY  
**Location:** N OF Arch McDonald Dr & Siloam Springs Dr Intersection.  
**Folio Number:** 86777.0000  
**Acreage:** 20.12 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RSC-2  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0792\\_11-07-23](#)

**F.8. Application Number:** RZ-STD 23-0846  
**Applicant:** HOMES BY WESTBAY  
**Location:** 250ft SW of Colonial Ridge Dr & Guiles Rd Intersection, & S of Guiles Rd.  
**Folio Number:** 7311.0000, 73118.0000, 73119.0000, 73120.1500, 73122.0000  
73123.5540 & 73135.0000  
**Acreage:** 33.48 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** RSC-3 & ASC-1  
**Request:** Rezone to RSC-4  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0846-11-07-23](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**