



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, October 10, 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 November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-10-10-23](#)

A.2. PRS 23-0299 MARK BENTLEY, 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: [23-0299-10-10-23](#)

A.3. PRS 23-0382 HILLWARD AND HERNDERSON, P.A.

This Application is out of order and is being continued to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0382-10-10-23](#)

A.4. SU-LE 23-0498 STEPHEN J. DIBBS

This application is being Continued by the Applicant, as Matter of Right, to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0498-10-10-23](#)

A.5. PRS 23-0508 MARK BENTLEY, ESQ, B.C.S, AICP

This application is being Continued by the Applicant, as Matter of Right, to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0508-10-10-23](#)

A.6. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC

This application is being Continued by the Applicant, as Matter of Right, to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0591-10-10-23](#)

A.7. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0767-10-10-23](#)

A.8. PRS 23-0789 WILLIAM J MOLLOY

This Application is out of order and is being continued to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0789-10-10-23](#)

A.9. PRS 23-0838 BREWLAND DEVELOPMENT, LLC

This Application is out of order and is being continued to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0838-10-10-23](#)

A.10. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC

This application is being Continued by the Applicant, as Matter of Right, to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0877-10-10-23](#)

A.11. PRS 23-0878 LYVWELL CARROLLWOOD SS JV 1 LLC

This application is being Continued by the Applicant, as Matter of Right, to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0878-10-10-23](#)

A.12. V22-0005 Trailside Citrus Park, LLC

Staff is requesting the item be continued to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

- A.13. **V22-0019 Touchstone CDD and Lennar Homes LLC**
Staff is requesting the item be continued to the November 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

- B.1. **Application Number:** RZ-PD 22-1647
Applicant: EBLA CAPITAL, LLC
Location: 12208 Four Oaks Rd.
Folio Number: 19113.0000
Acreage: 4.65 acres, more or less
Comprehensive Plan: RES_9
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: RSC-9
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-1647-10-10-23](#)

- B.2. **Application Number:** RZ-STD 23-0324
Applicant: CRISTOBAL BONAFE
Location: 8427 N Manhattan Ave.
Folio Number: 24180.0100
Acreage: 0.2 acres, more or less
Comprehensive Plan: RES-12
Service Area: Urban
Community Plan: None
Existing Zoning: RSC-6
Request: Rezone to RDC-12
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0324-10-10-23](#)

B.3. Application Number: RZ-STD 23-0593
Applicant: ACME PARTNERS, INC
Location: 4509 George Rd.
Folio Number: 31407.0000
Acreage: 1.77 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Town N' Country
Existing Zoning: BPO & CI
Request: Rezone to CI
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0593-10-10-23](#)

B.4. Lake Pearl PI#6244

Accept the plat for recording for Lake Pearl, located in Section 10, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater along with off-site water and wastewater ext) 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 \$12,831,313.00, a Warranty Bond in the amount of \$804,199.00 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 \$22,906.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved and there is existing capacity for the subdivision.

Attachments: [Lake Pearl](#)

B.5. Laurel Bay Townhomes PI#5907

Accept the plat for recording for Laurel Bay Townhomes, located in Section 03, Township 29, and Range 20, 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 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 Check in the amount of \$4,375.00, a Warranty Check in the amount of \$14,780.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$2,687.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved and there is existing capacity for the subdivision.

Attachments: [Laurel Bay Townhomes](#)

B.6. Magnolia Creek Phase 2 fka Riverview Flower Farm PI#5855

Accept the plat for recording for Magnolia Creek Phase 2 fka Riverview Flower Farm, located in Section 31, Township 30, and Range 20, 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 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 \$2,693,585.56, a Warranty Bond in the amount of \$199,234.78 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 \$13,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved and there is existing capacity for the subdivision.

Attachments: [Magnolia Creek Phase 2 fka Riverview Flower Farm](#)

B.7. South Shore Pointe PI#5630

Accept the plat for recording for South Shore Pointe, located in Section 10, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the 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 \$2,608,909.05, a Warranty Bond in the amount of \$63,538.31 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 \$35,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved based on a Developer Agreement and a payment of \$1,463,108.00 was made on September 1, 2023.

Attachments: [South Shore Pointe](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

- E.1. Application Number:** PRS 23-0744
Applicant: LANDIS EVANS & PARTNERS, INC & EMPLOYEES
Location: N of W Broad St & N Emerald Ave Intersection.
Folio Number: 25903.0000, 25903.0100, 25903.0200, 25903.0300, 25905.0000
 25906.0000
Acreage: 6.25 acres, more or less
Comprehensive Plan: RES-20 & RES-6
Service Area: Urban
Community Plan: None
Existing Zoning: PD (18-0943)
Request: Minor Modification to PD
 • Modify access to W. Broad St from gated emergency access to full access
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0744-10-10-23](#)

E.2. Application Number: PRS 23-0879
Applicant: EISENHOWER PROPERTY GROUP
Location: NE & SE Corners of Berry Grove Blvd & S US Hwy 301 Intersection, & 300ft N of Marine Grass Dr & Berry Grove Blvd Intersection Both Sides of the St & E of ED Ln & Saffold Rd Intersection.
Folio Number: 79637.0100, 79710.0583. 79710.0586, 79710.0587, 79715.4010 & 79715.4020
Acreage: 129.25 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Community Plan: Wimauma
Existing Zoning: PD (19-0102)
Request: Minor Modification to PD

- Allow the remaining/un-platted 101 residential units to receive preliminary plat approval by removing requirement that the employment/job opportunities anticipated to be generated/needed by the residential units be in place/existing within the boundary of the Wimauma Community Village Plan prior to preliminary plat approval.

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0879-10-10-23](#)

E.3. Application Number: PRS 23-0940
Applicant: STILLWATER PROPERTY OWNERS ASSOCIATION INC
Location: 7799 Still Lakes Dr.
Folio Number: 887.5098
Acreage: 2.37 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: PD (97-0069)
Request: Minor Modification to PD

- Remove community recreation area to combine with adjacent residential lot

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0940-10-10-23](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 22-0075 Remand
Applicant: MATMATTAMY TAMPA/ SARASOTA, LLC
Location: 12910 Boyette Rd.
Folio Number: 76763.1500
Acreage: 17.67 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0075-10-10-23](#)

F.2. Application Number: MM 22-1637
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: 200ft NE of E Chelsea St & Berkley Dr Intersection.
Folio Number: 41118.0000 & 41120.0100
Acreage: 2.04 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (92-0053)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-1637-10-10-23](#)

F.3. Application Number: RZ-PD 23-0408
Applicant: FLORIDA HOME PARTNERSHIP, INC
Location: 904 N 7TH St.
Folio Number: 79267.0000
Acreage: 0.35 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma & SouthShore Areawide Systems Plan
Existing Zoning: RSC-2
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0408-10-10-23](#)

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT