



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, August 13, 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**

This application has been withdrawn by the applicant

**Attachments:** [18-0996-08-13-24](#)

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

Staff is requesting the item be continued to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [22-1390-08-13-24](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0195-08-13-24](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the October 08, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0210-08-13-24](#)

**A.5. PRS 24-0227 WSI LAKEVIEW, LLC**

Staff is requesting the item be continued to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0227-08-13-24](#)

**A.6. PRS 24-0729 TODD PRESSMAN**

This Application is out of order and is being continued to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0729-08-13-24](#)

- A.7. PRS 24-0800 WILLIAM RYAN HOMES**  
This application has been withdrawn by the applicant

**Attachments:** [24-0800-08-13-24](#)

- A.8. PRS 24-0874 VICTORIA DOBLE**  
This Application is out of order and is being continued to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0874-0813-24](#)

- A.9. PRS 24-0914 DAVID WRIGHT/ TSP COMPANIES, INC**  
This Application is out of order and is being continued to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0914-0813-24](#)

- A.10. PRS 24-0916 BESSOLO DESIGN GROUP. INC- KEVIN J. BESSOLO, AIA**  
This Application is out of order and is being continued to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0916-08-13-24](#)

- A.11. PRS 24-0919 EISENHOWER PROPERTY GROUP, LLC**  
This application is being Continued by the Applicant, as Matter of Right, to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0919-08-13-24](#)

- A.12. V23-0011 MVCA, LLC and Falkenburg Capital, LLC**  
The application has been withdrawn by the staff

**Attachments:** [V23-0011-08-13-24](#)

**B. CONSENT AGENDA**

**B.1. Application Number:** **RZ-PD 24-0141**  
**Applicant:** ANDREY METELSKI  
**Location:** 400ft E of N Saint Cloud Ave & Washington Rd intersection & N Side of Washington Rd.  
**Folio Number:** 85633.1000 & 85636.0000  
**Acreage:** 7.19 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0141-08-13-24](#)

**B.2. Application Number:** **RZ-PD 24-0239**  
**Applicant:** BUC-A-DAY STORAGE LLC  
**Location:** 900ft N of 11th Ave NE & 3rd St NE Intersection, & E Side of 3rd St NE.  
**Folio Number:** 55628.0200, 55629.0100 & 55630.0100  
**Acreage:** 35.65 acres, more or less  
**Comprehensive Plan:** LI-P & RES-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & Southshore Areawide Systems  
**Existing Zoning:** PD (02-1307), AI & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0239-08-13-24](#)

**B.3. Application Number:** SU-GEN 24-0257  
**Applicant:** TODD PRESSMAN  
**Location:** 1107 W 92 Hwy.  
**Folio Number:** 63272.0000  
**Acreage:** 2.99 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** CG & AI  
**Request:** Special Use- Nonconformity  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0257-08-13-24](#)

**B.4. Application Number:** RZ-STD 24-0681  
**Applicant:** TODD PRESSMAN  
**Location:** 2007 E Fletcher Ave.  
**Folio Number:** 35783.0100  
**Acreage:** 0.68 acres, more or less  
**Comprehensive Plan:** OC-20 & RES-20  
**Service Area:** Urban  
**Community Plan:** University Area  
**Existing Zoning:** CN  
**Request:** Rezone to CG-R  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0681-08-13-24](#)

- B.5. Application Number:** RZ-PD 24-0791
- Applicant:** RAT DOG DEVELOPMENT, LLC
- Location:** E Side of Salt Chime St & W Lake Dr Intersection.
- Folio Number:** 79523.0000
- Acreage:** 49.16 acres, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** Wimauma, SouthShore
- Existing Zoning:** AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

**Attachments:** [24-0791-08-13-24](#)

- B.6. South Creek Amenity Center Off-Site PI# 6273**  
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve South Creek Amenity Center Off-Site, located in Section 18, Township 31, and Range 20 (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 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 \$18,135.64 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [South Creek Amenity Center Off-Site](#)

- B.7. Summerall Apartments Off-Site PI# 6124**  
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Summerall Apartments Off-Site, located in Section 05, Township 30, and Range 20 (roadway, sidewalks and 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 Letter of Credit in the amount of \$27,307.23 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Summerall Apartments Off-Site](#)

**B.8. Target Outparcel Bloomingdale & Gornto Off-Site Pl# 5985**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Target Outparcel Bloomingdale & Gornto Off-Site, located in Section 05, Township 30, and Range 20 (turnlane, sidewalks and water extension) 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 Letter of Credit in the amount of \$19,550.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Target Outparcel Bloomingdale & Gornto Off-Site](#)

**B.9. Authorize the County Attorney's Office to file a petition for writ of certiorari with the Second District Court of Appeal in the matter of G.L. Acquisitions Corporation, Inc. v. Hillsborough County, which arose from Board's denial of RZ-PD 23-0132.**

**Attachments:** [GLA Order Granting PWC](#)

**C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS****C.1. V23-0006 Public Hearing - Vacating Petition by EastGroup Properties, L.P. to vacate a 20-foot-wide portion of unimproved public right-of-way known as East Old Hillsborough Avenue, abutting Folio 065057-0100, in Seffner Mango.**

Adopt a Resolution vacating a 20-foot-wide portion of an unimproved public right-of-way known as East Old Hillsborough Avenue as established in 1927 by virtue of Commissioner's Minute Book (CMB) S, Page 330, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located adjacent to Folio No. 065057-0100, generally lying south of East US Highway 92 and east of Interstate 75, in Seffner Mango and contains approximately 17,447 square feet (0.40 acres). The Petitioner, EastGroup Properties, L.P., has submitted this request to support the redevelopment of the property for the Tanner East Planned Development Rezoning project. County Departments, agencies, and utility providers have raised no objections and have no current or foreseeable need for the subject portion of the right-of-way (as further explained in the background). Estimated costs for required advertising per statute, recording fees and processing, are accounted for in the Petitioners application fee of \$400.

**Attachments:** [V23-0006](#)



**C.2. V 24-0005 Public Hearing - Vacating Petition by CND-Rhodine LLC, to vacate portions of unimproved platted public utility easement of Peninsula at Rhodine Lake a Partial Replat, in Riverview.**

Adopt a Resolution vacating portions of platted public utility easements, lying within (i) Lots 32-39 (Parcel “A”) and (ii) Lot 17 and Tract B (together, Parcel “B”) as noted on location map, of the plat of Peninsula at Rhodine Lake a Partial Replat, as recorded in Plat Book 146, Page 102, of the public records of Hillsborough County, Florida, and being more particularly described in the Resolution. The proposed vacate areas are located generally lying east of US Highway 301 and north of Rhodine Drive, in Riverview, and consist of approximately 4,001 square feet (0.09 acres) within Parcel “A”; and approximately 1,100 square feet (0.03 acres) within Parcel “B”. County Departments, agencies, and utility providers have raised no objections and have no current or foreseeable need for the subject easements. Furthermore, staff notes that if this vacating request is approved, there appears to be adequate utility easement remaining on the northern boundary of Lots 32-39 and on the western boundary of Lot 17. Estimated costs for required advertising per statute, recording fees and processing, are accounted for in the Petitioners application fee of \$400.

Attachments: [V24-0005](#)

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

<b>E.1. Application Number:</b>	<b>PRS 24-0536</b>
<b>Applicant:</b>	CATHERINE HARTLEY
<b>Location:</b>	NW Corner of E 136th Ave & N 20th St.
<b>Folio Number:</b>	35741.0000, 35742.0000, 35752.0000 & 35753.0000
<b>Acreage:</b>	1.74 acres, more or less
<b>Comprehensive Plan:</b>	RES-20
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	University
<b>Existing Zoning:</b>	PD (22-0083)
<b>Request:</b>	Minor Modification to PD
	<ul style="list-style-type: none"> <li>• Remove access point and modify site plan design</li> </ul>
<b>RECOMMENDATION:</b>	Approvable, Subject to Conditions

Attachments: [24-0536-08-13-24](#)

**E.2. Application Number:** PRS 24-0635  
**Applicant:** 731 KNOWLES LLC  
**Location:** 731 Knowles Rd  
**Folio Number:** 73306.0000  
**Acreage:** 8.15 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (88-0096)  
**Request:** Minor Modification to PD  
 • Modify size and design of buildings and recreation use areas  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [24-0635-08-13-24](#)

**E.3. Application Number:** PRS 24-0917  
**Applicant:** BRYAN W SYKES. ESQ/ MERIDIAN PARTNERS LAW P. A  
**Location:** NW Corner of Oak Preserve Blvd & Kinnan St.  
**Folio Number:** 59227.0084  
**Acreage:** 61.87 acres, more or less  
**Comprehensive Plan:** NMU-4  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** PD (07-0533)  
**Request:** Minor Modification to PD  
 • Add a fourth development option to permit a mix of permitted single-family detached and multi-family units  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [24-0917-08-13-24](#)

**E.4. CDD 24-1000 PETITION TO CONTRACT THE BOUNDARIES OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)**  
 Approve the Triple Creek Community Development District (CDD) boundary modification in accordance with the attached ordinance subject to any changes by the County Attorney’s Office.

**Attachments:** [CDD 24-1000](#)

**F. REGULAR AGENDA**

- F.1. Application Number:** RZ-PD 24-0393
- Applicant:** MICHAEL HOFFMAN
- Location:** 2005 Sinclair Hills Rd.
- Folio Number:** 34537.0000
- Acreage:** 1.42 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** University
- Existing Zoning:** AS-1
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

**Attachments:** [24-0393-08-13-24](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. DRI 24-0030 CITIGROUP TECHNOLOGY INC**

Staff recommends that the Board of County Commissioners (BOCC) approve the proposed changes for the Sabal Center of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Sabal Center DRI Map H received on April 15, 2024. Folios eligible for Phase 1 trip limited entitlement land use exchange have been added to Map H. No other changes are proposed for DRI Map H. This development order amendment is accompanied by related zoning application, MM 24-0758 .

**Attachments:** [24-0030-08-13-24](#)

**G.1.B. Application Number:** MM 24-0758  
**Applicant:** CITIGROUP TECHNOLY INC  
**Location:** SE Corner of E Martin Luther King Blvd & Falkenburg Rd Intersection.  
**Folio Number:** 65683.5010, 65683.5030, 65683.5062, 65683.5100, 65683.5302, 65683.5304, 65683.5306, 65683.5310, 65683.5312, 65683.5314 65683.5316 & 65683.5318  
**Acreage:** 129.68 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** PD (96-0097)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0758-08-13-24](#)

**G.2.A. Application Number:** RZ-PD 24-0044  
**Applicant:** EPG1, LLC  
**Location:** NE & SE Corners of S US Hwy 301 & Saffold Rd, & 3650ft S of W Lake Dr & E Side of the Street.  
**Folio Number:** 77960.0000, 79636.0000, 79636.0060, 79636.0020 & Multiple  
**Acreage:** 646.95 acres, more or less  
**Comprehensive Plan:** WVR-2  
**Service Area:** Rural  
**Community Plan:** Wimauma & SouthShore Areawide Systems  
**Existing Zoning:** PD (19-0102) & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0044-08-13-24](#)

**G.2.B. CDD 24-0559 PETITION TO EXPAND THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT (CDD)**

Approve expansion of the Berry Bay 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 of \$7, 920,000 budgeted for development costs for the expansion parcel, it is estimated that \$4,355,000 (or about 54%) of development costs will be funded with long-term CDD bond proceeds .

**Attachments:** [CDD 24-0559](#)

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

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

**Attachments:** [LLA BOCC Project Progress Report](#)

**I.2. Staff Report on Privately Initiated Land Development Code Amendment to Amend Article VII - Signs**

**Attachments:** [24-1069-08-13-24](#)

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**