

**Rezoning Application: PD 24-1231 - Remand****Zoning Hearing Master Date:** March 24, 2025**BOCC Land Use Meeting Date:** May 13, 2025**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: A&V Development, LLC

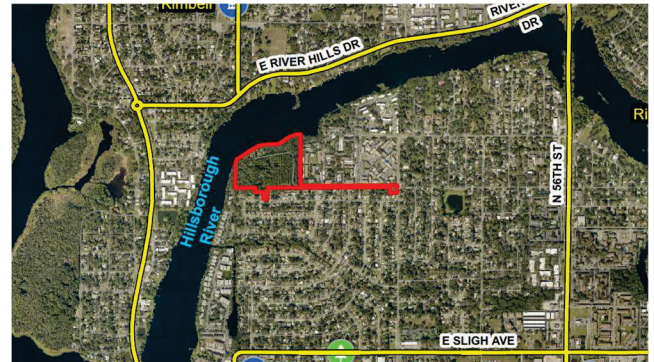
FLU Category: Res --6 (Residential – 6)  
Res --20 (Residential – 20)

Service Area: Urban

Site Acreage: 17.74

Community Plan Area: East Lake/Orient Park

Overlay: None

**Introduction Summary**

The applicant is requesting to rezone 17.74 acres from PD 22-1338 and RSC-6 to Planned Development (PD) to allow for the development of 180 fee simple, attached single-family (platted townhouse) dwellings, to allow for a single-family residence to remain developed in accordance with RSC-6 requirements, and remove the approved flex from RES-20.

Zoning	Existing		Proposed
Districts	PD 22-1338	RSC-6	PD 24-1231
Typical General Uses	Multi-Family	Single-Family	Single-Family Attached & Detached
Acreage	17.31	0.47	17.74
Density/Intensity	11.58 DU per GA/NA	6 DU per GA/NA	10.2
Mathematical Maximum*	204	2	181

\*number represents a pre-development approximation

**Development**

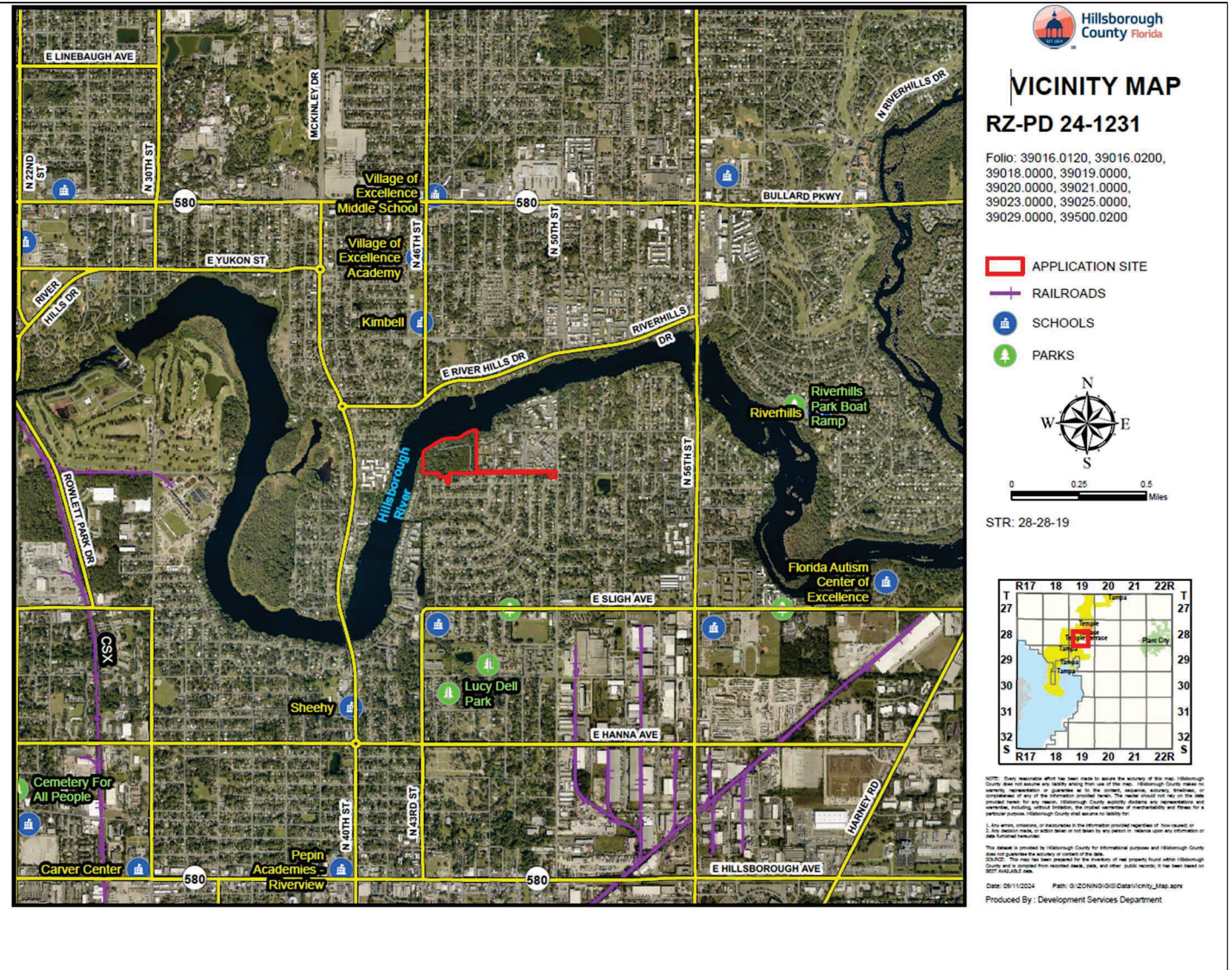
Standards	Existing		Proposed	
District(s)	PD 22-1338	RSC-6	PD 24-1231 Detached	PD 24-1231 Attached
Lot Size / Lot Width	NA	7,000 SF/70'	7,000 SF/70' (Single-Family, Remaining)	1,620 SF/18' (Platted Townhomes)
Setbacks / Buffering and Screening	15' Building Separation 50' Hillsborough River Setback 5' Type A Incompatible Use Buffer	Front: 25' Rear: 10' Side: 7.5'	Front: 25' Side: 7.5' Rear: 25'	15' Building Separation 50' Hillsborough River Setback 20' Perimeter Setback 5' Type "A" Incompatible Use Buffer Front: 20' Garages: 20' Side: 7.5' Front, functioning as side: 10' Rear: 15'
Height	55'	35'	35'	35'

PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Unsupportable
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**2.0 LAND USE MAP SET AND SUMMARY DATA**

## 2.1 Vicinity Map



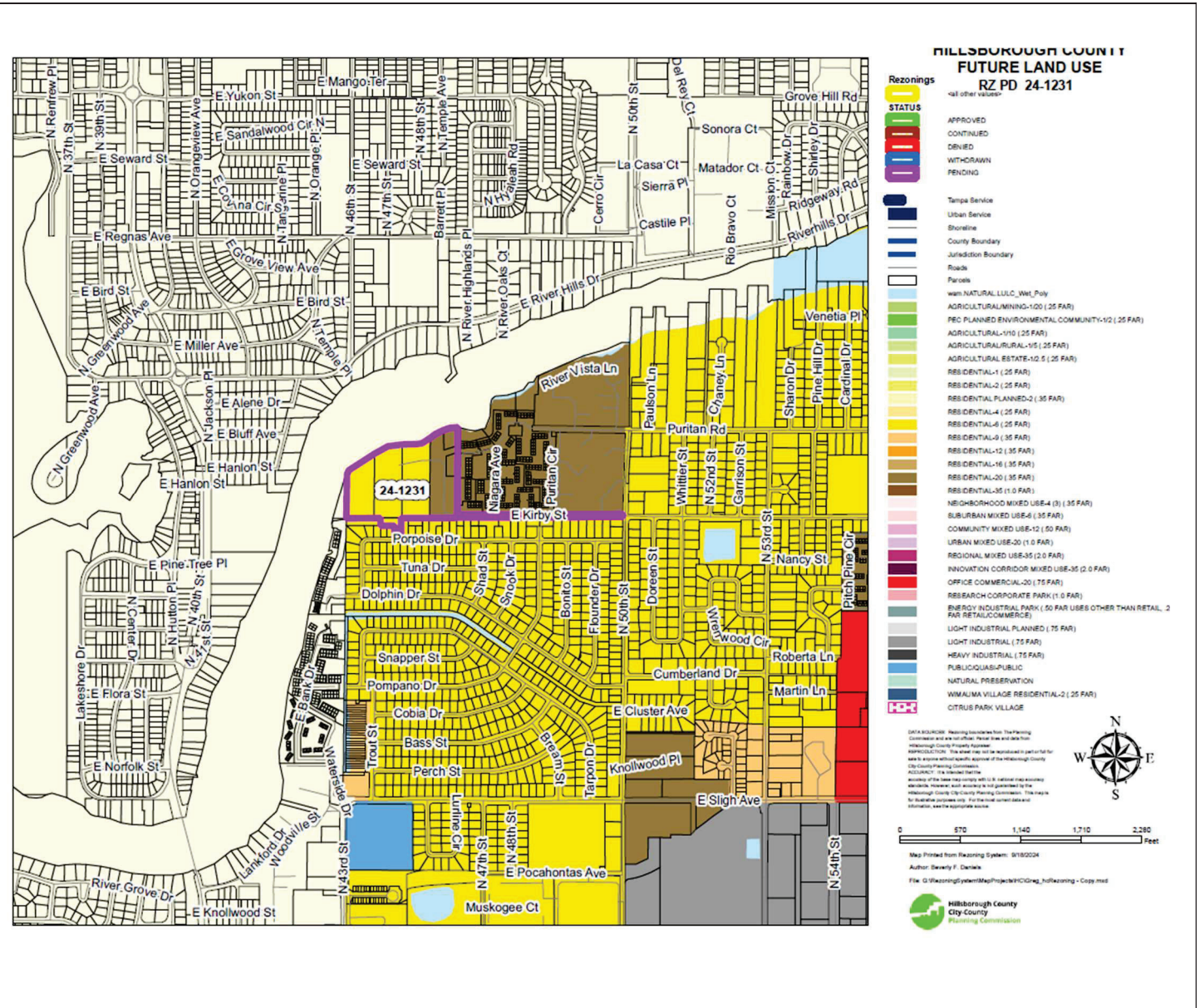
### Context of Surrounding Area:

The property is located approximately half a mile north of Sligh Avenue, half a mile west of 56<sup>th</sup> Street and within the East Lake/Orient Park community and is developed for multi-family and single-family detached use with densities varying from 4 to 20 units per acre. The Hillsborough River runs along the north boundary, and the property abuts the City of Tampa to the west and north.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map

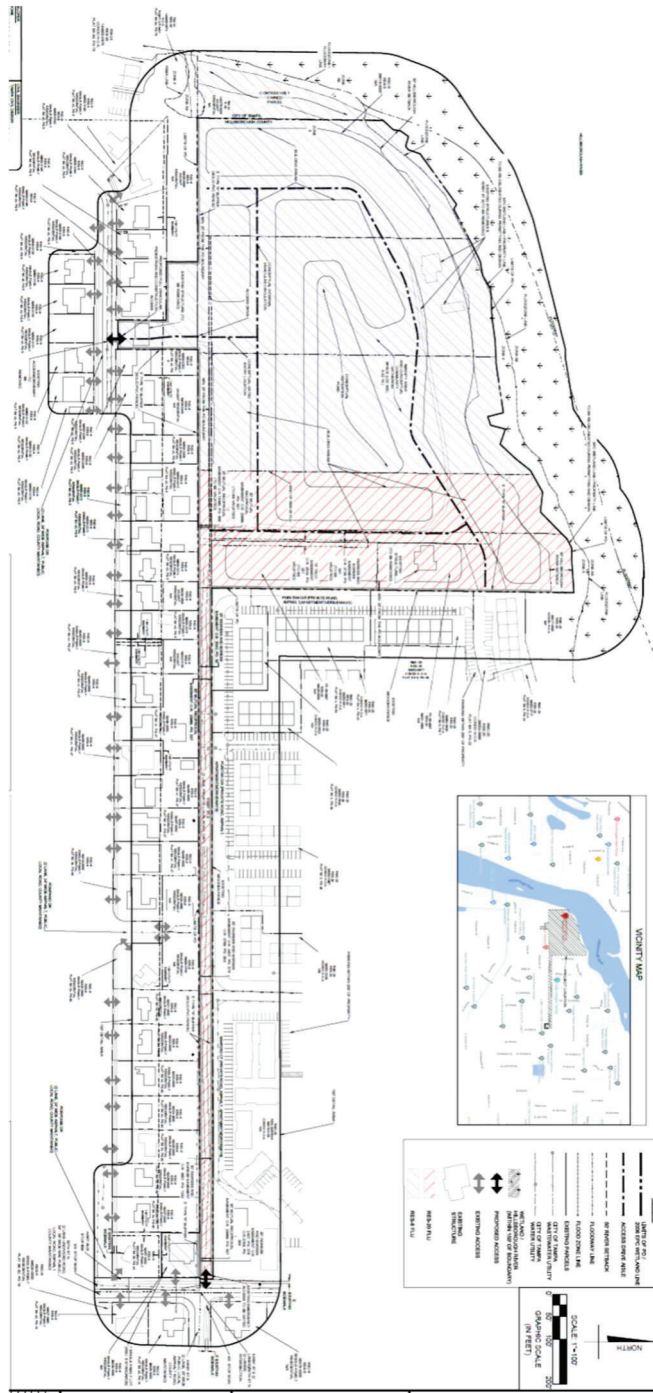


Subject Site Future Land Use Category	Res --6 (Residential – 6) Res --20 (Residential – 20)
Maximum Density/FAR	Res – 6: 6 DU per GA/FAR: 0.25 up to 175,000 SF Res – 20: 20 DU per GA/FAR: 0.75/0.35 up to 175,000 SF
Typical Uses	Res – 6: residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed use. Res – 20: residential, neighborhood commercial, office, multi-purpose and mixed use.





## 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Porpoise Drive	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 50 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,129	74	92
Proposed	1,330	89	105
Difference (+/-)	(+201)	(+)15	+(13)

\*Trips reported are based on net new external trips unless otherwise noted.

**Connectivity and Cross Access**

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Emergency Access	None	Meets LDC
West		None	None	Meets LDC

Notes:

**Design Exception/Administrative Variance**

Road Name/Nature of Request	Type	Finding
Porpoise Drive/Access Spacing	Administrative Variance Requested	Approvable

Notes:



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Environmental</b>				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities</b>				
<b>Transportation</b>				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
<b>Service Area/ Water &amp; Wastewater</b>				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>				
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees:</b>				
Urban Mobility, Northeast Parks/Fire - 180 townhome units and 1 single family dwelling				
Townhouse (Fee estimate is based on 1,500 sf, 1-2 Story)		Single Family Detached (Fee estimate is based on 2,000 sf)		
Mobility: \$ 6,661		Mobility: \$ 9,183		
Parks: \$ 1,957		Parks: \$ 2,145		
School: \$ 7,027		School: \$ 8,227		
Fire: \$ 249		Fire: \$ 335		
Total per Unit: \$15,894		Total per House: \$19,890		

Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <div><div><input type="checkbox"/> Meets Locational Criteria</div><div><input checked="" type="checkbox"/> N/A</div></div> <div><div><input type="checkbox"/> Locational Criteria Waiver Requested</div><div></div></div> <div><div><input type="checkbox"/> Minimum Density Met</div><div><input type="checkbox"/> N/A</div></div>	<div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div>	<div><div><input type="checkbox"/> Inconsistent</div><div><input checked="" type="checkbox"/> Consistent</div></div>	<div><div><input type="checkbox"/> Yes</div><div><input checked="" type="checkbox"/> No</div></div>	



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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

If utilizing the existing approved access for PD 22-1338 staff finds the proposed townhome use would be compatible with the existing development and zoning pattern in the area. The subject access point is located to the north of the adjacent single-family subdivision that is adjacent to the south and was the subject of previous litigation which determined it to be sufficient. However, the proposed development would include the replacement of a single-family residence on Porpoise Drive with a non-emergency access point to serve the proposed 180 dwelling unit Townhome development. This access would reroute the traffic for the project through the existing single-family neighborhood. Staff finds this proposed development configuration would have an adverse impact on the neighborhood by significantly changing the character of this established single-family neighborhood that was developed in 1970. The private access to Porpoise Drive is proposed in a location not originally contemplated when the subdivision was developed and would replace an existing single-family home mid-block within the subdivision with an access drive/road serving a 180-unit townhome project. This configuration will significantly alter the visual continuity of the long-established single-family neighborhood by converting an existing platted residential lot and home within other existing homes on both sides into an access drive for the proposed development.


Based on the above considerations, staff finds the proposed development's access to Porpoise Drive would adversely impact the functional and visual character of the neighborhood and would be **incompatible with the development pattern in the area**.

### 5.2 Recommendation

Based on the above, Staff finds the application not supportable.

6.0 PROPOSED CONDITIONS

NA

Zoning Administrator Sign Off:	
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

**APPLICATION NUMBER:** PD 24-1231 - Remand

**ZHM HEARING DATE:** MARCH 24, 2025

**BOCC LUM MEETING DATE:** May 13, 2025

Case Reviewer: Sam Ball

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



## 8.0 PROPOSED SITE PLAN (FULL)



**APPLICATION NUMBER: PD 24-1231 - Remand**

ZHM HEARING DATE: MARCH 24, 2025

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Sam Ball

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA/SECTOR:** East Lake Orient Park/ Northeast

**DATE:** 12/10/2024  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 24-1231

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

- The project shall be permitted a vehicular and pedestrian access to Porpoise Dr. and a gated emergency access to 50<sup>th</sup> St., as shown in the PD site plan.
- If PD 24-1231 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 9, 2024) from the Section 6.04.07 Hillsborough County Land Development Code (LDC) requirement meet minimum access spacing standards for a local roadway. The Administrative Variance was found approvable by the County Engineer (on December 10, 2024). If the rezoning is approved, the County Engineer will approve the Administrative Variance Request to allow the proposed access connection on Porpoise Dr. within less than 50 feet of the existing driveways to the east and west.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone ten (10) parcels totaling +/- 17.74 acres from Residential Single-Family Convention – 6 (RSC-6) and Planned Development (PD-22-1338) to a new Planned Development (PD) to construct 180 townhomes and 1 single family detached unit with vehicular and pedestrian access to Porpoise Dr. The approved PD zoning allows for 204 multi-family dwelling units vehicular and pedestrian access approved on 50<sup>th</sup> Street.

The site is generally located on the west 50<sup>th</sup> Street and north of Porpoise Dr. The Future Land Use designation of the site is Residential – 6 (R-6) and Residential – 20 (R-20).

#### ***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single Family Dwelling Units (ITE code 210)	19	1	2
PD, 204 Multifamily Dwelling Units (ITE code 221)	1,110	73	90
Total	1,129	74	92

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Single Family Dwelling Unit (ITE code 210)	9	1	1
PD, 180 Townhome Dwelling Units (ITE code 215)	1,321	88	104
Total	1,330	89	105

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+201</b>	<b>+15</b>	<b>+13</b>

The proposed rezoning would result increase of trips potentially generated by development of the subject site by +201 average daily trips, +15 trips in the a.m. peak hour, and +13 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

50<sup>th</sup> Street is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/- 20 ft. wide pavement within a range of +/- 54 to +/- 56 feet of right of way. There is intermittent sidewalk on the eastern side and sidewalk on the western side of the roadway within the vicinity of the proposed project.

Porpoise Dr. is 2-lane, Hillsborough County maintained, urban, local roadway, characterized by +/- 20 ft. of pavement within +/- 50 of right of way. There are sidewalks and curbs on both sides of the roadway.

**SITE ACCESS**

The project is proposing a full vehicular and pedestrian access connection on Porpoise Dr. and a gated emergency access on 50<sup>th</sup> St. The proposed project driveway on Porpoise Dr. is a Type II connection requiring a minimum of 50-foot spacing from all other driveways along the roadway. As the project access does not meet the minimum spacing from existing driveways along Porpoise Dr., the applicant's traffic engineer has requested an Administrative Variance discussed in greater detail below.

The applicant submitted a transportation analysis that indicates site access improvements are not warranted.

#### **REQUESTED ADMINISTRATIVE VARIANCE – ACCESS SPACING**

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated December 9, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Porpoise Dr. access. Per the LDC, Porpoise Dr. is a Class 7 roadway, which requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 36 feet from an existing residential driveway to the west and +/-1 foot or less from two other driveways to the east and west. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on December 10, 2024. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

#### **ROADWAY LEVEL OF SERVICE (LOS)**

50<sup>th</sup> Street and Porpoise Drive are not regulated roadway and was not included in the Level of Service (LOS) Report.



**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Tuesday, December 10, 2024 4:06 PM  
**To:** Steven Henry [shenry@lincks.com]  
**CC:** Elise Batsel [ebatsel@stearnsweaver.com]; Kevin Realı [krealı@stearnsweaver.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]  
**Subject:** FW: RZ PD 24-1231 Administrative Variance Review  
**Attachments:** 24-1231 Rev AVReq 12-10-24.pdf

Steve,  
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24 -1231 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

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## Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>

**Sent:** Tuesday, December 10, 2024 3:00 PM

**To:** Williams, Michael <WilliamsM@hcfl.gov>

**Cc:** Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

**Subject:** RZ PD 24-1231 Administrative Variance Review

Hello Mike,

The attached AV is approvable to me, please copy the following people in your response email:

[shenry@lincks.com](mailto:shenry@lincks.com)

[ebatsel@stearnsweaver.com](mailto:ebatsel@stearnsweaver.com)

[kreali@stearnsweaver.com](mailto:kreali@stearnsweaver.com)

[ballf@hcfl.gov](mailto:ballf@hcfl.gov)

[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review Manager**

Development Services Department

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough County Florida**

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# Transportation Comment Sheet

## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Porpoise Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
50 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,129	74	92
Proposed	1,330	89	105
Difference (+/-)	(+)201	(+)15	(+)13

\*Trips reported are based on net new external trips unless otherwise noted.

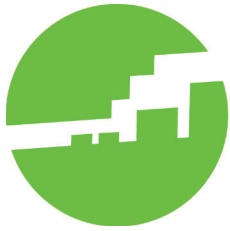
Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Emergency Access	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Porpoise Dr./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

## 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.





**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> March 24, 2025  <b>Report Prepared:</b> March 13, 2025	<b>Case Number:</b> PD 24-1231  <b>Folio(s):</b> 39018.0000, 39019.0000, 39020.0000, 39023.0000, 39021.0000, 39025.0000, 39016.0200, 39016.0120, and 39029.0000  <b>General Location:</b> West of 50 <sup>th</sup> Street North, north of Porpoise Drive
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-6</b> (6 du/ga, 0.25 FAR) & <b>Residential-20</b> (20 du/ga, 0.75/0.35 FAR)
<b>Service Area</b>	Urban Service Area
<b>Community Plan(s)</b>	East Lake-Orient Park
<b>Rezoning Request</b>	PD to develop 180 multi-family townhomes and 1 single family detached dwelling unit
<b>Parcel Size</b>	+/- 17.74 acres
<b>Street Functional Classification</b>	50 <sup>th</sup> Street North – <b>Local</b> Porpoise Drive – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	B, C, D

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
<b>Subject Property</b>	Residential-6 + Residential-20	PD + RSC-6	Vacant + Single Family
<b>North</b>	N/A	N/A	N/A
<b>South</b>	Residential-6	RSC-6	Single-Family Residential
<b>East</b>	Residential-20	RMC-20	Multi-Family
<b>West</b>	N/A	N/A	N/A

**Staff Analysis of Goals, Objectives and Policies:**

The 17.74 ± acre subject site is generally located west of 50<sup>th</sup> Street North, north of Porpoise Drive. The subject site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The subject site has two Future Land Use classifications, Residential-6 (RES-6) and Residential-20 (RES-20). The applicant is requesting to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) and Planned Development (PD 22-1338) to Planned Development (PD) for a 180-unit multi-family residential development. The previous PD included an approved flex which is proposed to be removed. The removal of the approved flex of 1.21 acres in the Residential-20 area, located to the east, allows the proposed development to meet the intent of the East Lake Orient Park Community Plan.

According to Appendix A of the Future Land Use Element (FLUE), the intent of the RES-6 category is to “designate areas that are suitable for low density residential development.” The intent of the RES-20 category is to “designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.” RES-6 is located to the south of the subject site. RES-20 is located to the east. The city of Tampa limits are located to the west and north of the site across the Tampa By Pass Canal with Future Land uses of R-35 and R-10. The applicant is proposing to spread the density throughout the PD boundary (180 units) for a density of 10du/ga over the entire project boundary.

The proposed rezoning meets the intent of Objective 1 which requires that 80 percent of the growth of the county to be within the Urban Service Area and of Policy 1.4 of the Future Land Use Element (FLUE). Policy 1.4 states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of

development proposals in maintaining the character of existing development.” In this case, the subject site is currently vacant and is adjacent to existing multifamily on the east and west sides. The surrounding uses are primarily single-family residential to the south, north and west. A high-density multi-family residential use consisting of 180 multi-family units will provide for an urban level intensity of housing types in an area that already has some multi-family development. The proposed rezoning provides an opportunity for infill residential development that is well placed within the county. The subject site is within both the RES-6 and RES-20 Future Land Use categories, but will be a buildout of approximately 10 du/ga. The proposed rezoning allows a gradual transition and spread of the density over a larger area per FLUE Policy 8.8. The applicant has also requested a maximum height of 35 feet which is a reduction of the currently approved 55-foot height.

FLUE Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The proposed townhomes would be consistent with these policies as the use is similar and complementary to the surrounding single family and multi-family uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. There are single family residential uses located to the north and south, ~~which~~ and multi-family uses to the east and west of the site. Policy 16.10 states that “any density increase shall be compatible with existing, proposed or planned surrounding development.” In this case, the scale of development allowed by the RES-6 and RES-20 category in the Urban Service Area has a higher-density character. The proposed residential use would be compatible with the surrounding area.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. There is existing multi-family adjacent to the east and the site serves to continue multi-family residential development in a complementary manner to the residential development pattern on Kirby Street East and Puritan Road.

The subject site is within the East Lake-Orient Park Community Plan that encourages protecting wetlands and the proposed site plan provides a 50’ wetland area conservation setback line. The Community Plan also encourages the development of housing for all income levels and the proposal can fulfill this vision. Planning Commission staff also note that the East Lake Orient Park Community Plan clearly states the following: “Preserve existing single family residential (RES-6) and allow no further expansion of Residential –20 (RES-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.” As this site is in this specified area, the previously requested flex was not supported by Planning Commission staff as it would lead to a further expansion of RES-20 into RES-6, even though the actual buildout would be closer to 11 du/ga. The removal of the approved flex meets the intent of the Community Plan. Therefore, the proposed development is consistent with the East Lake-Orient Park Community Plan.

Overall, staff find that the proposed use and density would be compatible with development in the area. The Planned Development would allow for residential development that is consistent with the Goals,

Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives, and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions set by the Development Services Department.

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### **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

#### **FUTURE LAND USE ELEMENT**

##### ***Urban Service Area***

**Objective 1:** *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

##### **Policy 1.4:**

*Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

##### ***Relationship to the Future Land Use Map***

**Objective 7:** *The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.*

**Policy 7.3:** *The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:*

*Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.*

*The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.*

*No new flexes can be extended from an existing flexed area.*



*All flexes must be parallel to the land use category line.*

*Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*

*Flexes to increase residential density are not permitted in the Coastal High Hazard Area.  
Flexes are not permitted from a municipality into the unincorporated county.*

*A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*

*Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.*

*The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.*

**Policy 7.4:** *The criteria for consideration of a flex request are as follows:*

*The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;*

*The compatibility with surrounding land uses and their density and intensity;*

*The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.*

### **Relationship to Land Development Regulations**

**Objective 9:** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

#### **Policy 9.1:**

*Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

#### **Policy 9.2:**

*Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

**Policy 16.2:** *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

**Policy 16.3:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

**Policy 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**GOAL 12:** *Design neighborhoods which are related to the predominant character of the surroundings.*

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

### **LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park Community Plan**

**Neighborhood Identity** – *Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.*

- *Preserve existing single family residential (R-6) and allow no further expansion of Residential – 20 (R-20) in the area west of North 56<sup>th</sup> Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.*

*Parks, Recreation, and Natural Resources* – *Protect and enhance East LakeOrient Park’s natural environment.*

- *Wetlands shall be protected to the fullest extent of the law.*

*Housing* – *Create housing opportunities.*

- *Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.*







# **PRIOR RECORD**

CAPTIONING  
FEBRUARY 11, 2025  
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS  
LAND USE MEETING AND LDC TEXT AMENDMENTS PUBLIC HEARING

**\*\*\*This is not an official, verbatim transcript of the  
\*\*\*following meeting. It should be used for informational  
\*\*\*purposes only. This document has not been edited;  
\*\*\*therefore, there may be additions, deletions, or words  
\*\*\*that did not translate.**

>> KEN HAGAN: GOOD MORNING.

WELCOME TO THE FEBRUARY 11th, 2025, REGULARLY SCHEDULED LAND  
USE MEETING OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY  
COMMISSIONERS.

WOULD EVERYONE PLEASE RISE FOR THE PLEDGE AND INVOCATION GIVEN  
BY OUR CHAPLAIN, COMMISSIONER MYERS.

[PLEDGE OF ALLEGIANCE]

>> GWEN MYERS: O GRACIOUS HEAVENLY FATHER I COME TO YOU THIS  
MORNING THANKING YOU FOR ALL THAT YOU'RE ALLOWED US TO DO.

I THANK YOU FOR THE GRATITUDE FOR ALL THE APPLICANTS THAT HAVE  
SUBMITTED AN APPLICATION THAT WE'LL BE DISCUSSING THEIR PROJECT  
TODAY.

I THANK YOU WITH GRATITUDE FOR THIS BOARD, AND ALL OF OUR  
MEMBERS, ALL OF OUR STAFF WHO WILL PRESENT INFORMATION TO US  
TODAY.

BLESS THIS MEETING IN YOUR NAME, AMEN.

>> KEN HAGAN: THANK YOU, COMMISSIONER MYERS.

MR. GRADY, DO YOU WANT TO REVIEW CHANGES TO THE AGENDA?

>> GOOD MORNING, COMMISSIONERS, BRIAN GRADY, HILLSBOROUGH COUNTY, DEVELOPMENT SERVICES.

WE DO HAVE IN ADDITION TO THE PUBLISHED WITHDRAWALS AND CONTINUANCES BEGINNING ON PAGE 3 OF THE AGENDA, WE DO HAVE TWO CHANGES TO THE AGENDA.

THE FIRST IS ON PAGE 8, ITEM E.3, PRS 25-0191 REVISED CONDITIONS OF APPROVAL AMENDING SITE PLAN CERTIFICATION REQUIREMENTS 4 AND 9 AND CONDITIONS 78-82 HAVE BEEN SUBMITTED INTO THE RECORD. THE OTHER CHANGES ON PAGE 10 OF THE AGENDA, ITEM F.1 REZONING STANDARD 24-0775.

THE APPLICANT HAS WITHDRAWN THIS APPLICATION.

THOSE ARE ALL THE CHANGES.

>> KEN HAGAN: CAN WE HAVE A MOTION TO APPROVE THE CHANGES. MOTION, COMMISSIONERS MYERS.

SECOND, COMMISSIONER COHEN TO ACCEPT THE CHANGES TO THE AGENDA. PLEASE RECORD YOUR VOTE.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: ALL RIGHT, CAN WE HAVE A MOTION TO ACCEPT THE CONSENT AGENDA?

MOTION, COMMISSIONER COHEN, SECOND, COMMISSIONER MYERS.

PLEASE RECORD YOUR VOTE ON THE CONSENT AGENDA.

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**APPLICATION: RZ PD 24-1231**

**ZHM HEARING DATE: December 16, 2024**

**BOCC MEETING DATE: February 11, 2025**

**CASE REVIEWER: Sam Ball**

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This application is out of order to be heard and is being remanded to the March 24, 2025 Zoning Hearing Master hearing.

Zoning  
Administrator  
Sign-off:

*J. Brian Grady*



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, February 11, 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  
COMMISSONERS' ITEMS

**A. WITHDRAWALS, CONTINUANCES AND REMANDS**

- A.1. RZ-PD 22-1390 GTIS METRO DG LLC**  
M/C 7/0  
Approved This application is being Continued by the Applicant, as Matter of Right, to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-1390-02-11-25](#)

- A.2. DRI 23-0195 GTIS METRO DG LLC**  
M/C 7/0  
Approved This application is being Continued by the Applicant, as Matter of Right, to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0195-02-11-25](#)

- A.3. PRS 23-0210 GTIS METRO DG LLC**  
M/C 7/0  
Approved This application is being Continued by the Applicant, as Matter of Right, to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0210-02-11-25](#)

- A.4. PRS 24-0916 BESSOLO DESIGN GROUP. INC- KEVIN J. BESSOLO, AIA**  
M/C 7/0  
Approved This application has been withdrawn by the applicant.

**Attachments:** [24-0916-02-11-25](#)

- A.5. PRS 24-0969 MICHAEL HOFFMAN**  
M/C 7/0  
Approved This application has been withdrawn by the applicant.

**Attachments:** [24-0969-02-11-25](#)

- A.6. RZ-PD 24-1231 A & V DEVELOPMENT LLC**  
M/C 7/0  
Approved The application is out of order to proceed and is being remanded to the March 24, 2025, Zoning Hearing Master Hearing

**Attachments:** [24-1231\\_02-11-25](#)

- A.7. PRS 25-0080 VERNON ADAM SMITH**  
M/C 7/0 This Application is out of order and is being continued to the March 11, 2025, Board of County  
Approved Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0080-02-11-25](#)

- A.8. PRS 25-0234 BH STORAGE RIVERVIEW LLC**  
M/C 7/0 This application is being Continued by the Applicant, as Matter of Right, to the March 11, 2025, Board of  
Approved County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [25-0234-02-11-25](#)

- A.9. PRS 25-0236 DAVID WRIGHT/TSP COMPANIES, INC.**  
M/C 7/0 This Application is out of order and is being continued to the March 11, 2025, Board of County  
Approved Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0236-02-11-25](#)

## **B. CONSENT AGENDA**

- B.1.**  
C/M 7/0  
Approved
- |                               |   |
|-------------------------------|---|
| <b>Application Number:</b>    | <b>MM 24-0384</b>   |
| <b>Applicant:</b>             | SIMMONS LOOP APARTMENT PARTNERS WB LLC  |
| <b>Location:</b>              | N of Buttress Oaks Way & Simmons Loop Intersection.   |
| <b>Folio Number:</b>          | 77747.0200, 77747.0350, 77747.0400, 77771.9052, 77771.9054,<br>77771.9056, 77771.9058, 77771.9060, 77771.9062, 77771.9064 &<br>77747.0250 |
| <b>Acreage:</b>               | 56.65 acres, more or less   |
| <b>Comprehensive Plan:</b>    | SMU-6   |
| <b>Service Area:</b>          | Urban   |
| <b>Community Plan:</b>        | Riverview   |
| <b>Existing Zoning:</b>       | PD (21-0969)  |
| <b>Request:</b>               | Major Modification  |
| <b>RECOMMENDATION:</b>        |   |
| <b>Zoning Hearing Master:</b> | Approval  |
| <b>Development Services:</b>  | Approvable, Subject to Conditions   |
| <b>Planning Commission:</b>   | Consistent with Plan  |

**Attachments:** [B-01\\_24-0384\\_MM\\_Q](#)

**B.2.**      **Application Number:**                      **RZ-STD 25-0059**  
**C/M 7/0**      **Applicant:**                                      MICHAEL BROOKS/REBECCA KERT/ BROOKS ROCHA, PLLC  
**Approved**      **Location:**    18206 & 18214 Boyette Rd.  
                      **Folio Number:**                                      88436.5102 & 88436.5104  
                      **Acreage:**    6.81 acres, more or less  
                      **Comprehensive Plan:**                              RES-2  
                      **Service Area:**     Urban  
                      **Community Plan:**                                   SouthShore Areawide Systems Plan  
                      **Existing Zoning:**                                    AR  
                      **Request:**    Request to AS-1  
                      **RECOMMENDATION:**  
                      **Zoning Hearing Master:**                           Approval  
                      **Development Services:**                           Approval  
                      **Planning Commission:**                           Consistent with Plan

**Attachments:**    [25-0059 02-11-25](#)

**B.3.**      **Fletcher and Rome Car Wash Off-Site PI#6478**  
**C/M 7/0**      Grant permission to the Development Services Department to administratively accept the  
**Approved**      Required Off-Site Improvement Facilities (roadway, driveway access and sidewalks) for  
Maintenance to serve Fletcher and Rome Car Wash Off-Site, located in Section 11, Township  
28, and Range 18, 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 \$5,177.40  
and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required  
Improvements.

**Attachments:**    [Fletcher and Rome Car Wash Off-Site](#)

**B.4.**      **Hindu Village Off-Site PI#3524**  
**C/M 7/0**      Grant permission to the Development Services Department to administratively accept the  
**Approved**      Required Off-Site Improvement Facilities (water and wastewater) for Maintenance to serve  
Hindu Village Off-Site, located in Section 18, Township 28, and Range 18, 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 Cashier's Check in the amount of \$3,765.50 and authorize the  
Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:**    [Hindu Village Off-Site](#)

**B.5.**  
C/M 7/0  
Approved

**Powell Road Industrial 2 Off-Site PI#6370**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, sidewalks, water and wastewater) for Maintenance to serve Powell Road Industrial 2 Off-Site, located in Section 11, Township 31, 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 Letter of Credit in the amount of \$7,265.64 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Powell Road Industrial 2 Off-Site](#)

**B.6.**  
C/M 7/0  
Approved

**Powell Road Industrial Off-Site PI#6429**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, water and wastewater) for Maintenance to serve Powell Road Industrial Off-Site, located in Section 11, Township 31, 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 Letter of Credit in the amount of \$5,803.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Powell Road Industrial Off-Site](#)

**B.7.**  
C/M 7/0  
Approved

**Prose Sabal Park Off-Site PI#6011**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, water and wastewater) for Maintenance to serve Prose Sabal Park Off-Site, located in Section 05, Township 29, 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 \$94,100.60 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Prose Sabal Park Off-Site](#)



**B.8. 2024-2025 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, L.L.C.**

C/M 7/0  
Approved

Authorize for execution the 2024-2025 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.

**Attachments:** [Phosphate Agenda Item - 2024-2025 Financial Resp Agreement](#)

**C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS****D. PHOSPHATE ITEMS****E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** PRS 25-0029  
**Applicant:** TODD PRESSMAN  
**Location:** 3602 Boot Bay Rd.  
**Folio Number:** 82083.0000  
**Acreage:** 2.3 acres, more or less  
**Comprehensive Plan:** LI-P  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** PD (17-1299)  
**Request:** Minor Modification to PD  
• Modify site plan and convert office/storage building to security residence  
**RECOMMENDATION:** Approvable, Subject to Conditions

C/M 7/0  
Approved with  
Revised  
Conditions

**Attachments:** [25-0029-02-11-25](#)

**Attachments:** [25-0115-02-11-25](#)

**Attachments:** 25-0191-02-11-25

**E.4.**

C/W 7/0  
Approved

**Application Number:**

**PRS 25-0235**

**Applicant:**

HILL WARD HENDERSON, P.A.

**Location:**

S of E State Rd 60 & Rolling Hills Blvd Intersection.

**Folio Number:**

86371.5000, 86373.0000, 86374.0000 & 86377.0000

**Acreage:**

13.5 acres, more or less

### Comprehensive Plan:

RES-9

**Service Area:**

Urban

### Community Plan:

None

**Existing Zoning:**

PD (03-0644)

**Request:**

### Minor Modification to PD

- Modify site plan to reconfigure development parcels

**RECOMMENDATION:**

Approvable, Subject to Conditions

**Attachments:** 25-0235-02-11-25

**E.5.**

C/W 7/0  
Approved

DRI 25-0238 KEESAI FARMS, LLC

Staff recommends that the Board of County Commissioners approve this development order (DO) amendment to remove  $\pm$  389.6 acres from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit. The subject parcel, identified as “Parcel A” in the legal description, is located at the southeast corner of State Road 674 and Owens and Standland Road. The parcel is owned by Keesai Farms, LLC and is currently used for pasture. This recommendation is based, in part, on the Hillsborough County Consolidated Mines Development of Regional Impact (DRI) Map H received December 4, 2024.

**Attachments:** 25-0238-02-11-25

**E.6.**

W/M 7/0  
Approved

CDD 24-1328 WATERSET SOUTH CDD

Approve expansion of the Waterset South 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 \$5,113,448 budgeted for CDD-qualified common area infrastructure costs for the expansion parcel, it is estimated that about \$2,804,496.85 (or about 54.85%) of development costs will be funded with long-term CDD bond proceeds.

**Attachments:** 24-1328 02-11-25

**F. REGULAR AGENDA**

**F.1.** **Application Number:** **RZ-STD 24-0775**  
**Applicant:** TODD PRESSMAN  
**Location:** SE Corner of N US Hwy 41 & 4th Ave SE.  
**Folio Number:** 13939.0000, 13940.0000 & 13941.0000  
**Acreage:** 1.97 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Rural  
**Community Plan:** Lutz  
**Existing Zoning:** BPO  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supportable  
**Planning Commission:** Inconsistent with Plan

M/C 7/0  
Withdrawn

**Attachments:** [24-0775 02-11-25](#)

**F.2.** **Application Number:** **RZ-STD 24-1060**  
**Applicant:** WENDY DUONG  
**Location:** 402 NW 19th Ave.  
**Folio Number:** 55738.0450  
**Acreage:** 6.45 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**Existing Zoning:** RSC-2(MH)  
**Request:** Rezone to AS-1  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

W/M 7/0  
Approved

**Attachments:** [24-1060-02-11-25](#)

**F.3.**      **Application Number:**                      **RZ-STD 24-1203**  
**CC/W 7/0**      **Applicant:**                                      TODD PRESSMAN, PRESSMAN & ASSOC., INC  
**Approved**      **Location:**                                      NW Corner of Hurley Rd & Bloomingdale Ave.  
                 **Folio Number:**                                      73160.5000  
                 **Acreage:**                                      0.7 acres, more or less  
                 **Comprehensive Plan:**                                      RES-4  
                 **Service Area:**                                      Urban  
                 **Community Plan:**                                      Brandon  
                 **Existing Zoning:**                                      RSC-2  
                 **Request:**                                      Rezone to CN(R)  
                 **RECOMMENDATION:**  
                 **Zoning Hearing Master:**                                      Denial  
                 **Development Services:**                                      Not Supportable  
                 **Planning Commission:**                                      Inconsistent with Plan

**Attachments:**    [24-1203\\_02-11-25](#)

**F.4.**      **Application Number:**                      **RZ-STD 24-1297**  
**W/C 7/0**      **Applicant:**                                      DAVID HIGUERA  
**Approved**      **Location:**                                      250ft S of Xanthus St & Paddock Ave Intersection,  
                                                      E Side of N Paddock Ave.  
                 **Folio Number:**                                      24661.0300 & 24661.5000  
                 **Acreage:**                                      0.48 acres, more or less  
                 **Comprehensive Plan:**                                      RES-6  
                 **Service Area:**                                      Urban  
                 **Community Plan:**                                      None  
                 **Existing Zoning:**                                      RSC-6  
                 **Request:**                                      Rezone to RDC-6  
                 **RECOMMENDATION:**  
                 **Zoning Hearing Master:**                                      Approval  
                 **Development Services:**                                      Approval  
                 **Planning Commission:**                                      Consistent with Plan

**Attachments:**    [24-1297\\_02-11-25](#)



**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** **RZ-STD 24-1206**  
**Applicant:** TAMPA ELECTRIC COMPANY  
**Location:** N & E Side of Timberlee Rd & Lightfoot Rd Intersection.  
**Folio Number:** 58113.0100, 58113.0200 & 58113.0300  
**Acreage:** 262.63 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Little Manatee South & SouthShore Areawide Systems  
**Existing Zoning:** PD (91-0181)  
**Request:** Rezone to AR(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

W/C 7/0  
Approved

**Attachments:** [24-1206\\_02-11-25](#)

**G.1.B. Application Number:** **PRS 25-0014**  
**Applicant:** TAMPA ELECTRIC COMPANY  
**Location:** N & E Sides of Timberlee Rd & Lightfoot Rd Intersection.  
**Folio Number:** Portion of (58104.0500, 58085.0000, 58073.0000),  
58113.0100 & Multiple  
**Acreage:** 425 acres, more or less  
**Comprehensive Plan:** R-1 & N  
**Service Area:** Rural  
**Community Plan:** Little Manatee South & SouthShore  
**Existing Zoning:** PD (91-0181)  
**Request:** Minor Modification to PD  
• Modify site plan to remove parcels from PD  
**RECOMMENDATION:** Approvable, Subject to Conditions

W/C 7/0  
Approved

**Attachments:** [25-0014\\_02-11-25](#)

**H. COMMISSIONERS' ITEMS****I. STAFF ITEMS****I.1. STATUS REPORT ON LIVE LOCAL ACT DEVELOPMENT PROJECTS**

No Action  
Taken

**Attachments:** [LLA BOCC Project Progress - Report 2-11.AG](#)

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**



**Hillsborough  
County Florida**

**HILLSBOROUGH COUNTY  
BOCC LAND USE MEETING AGENDA  
FEBRUARY 11, 2025  
CHANGES/CORRECTIONS/ADDITIONS**

M/C 7/0  
Approved  
Change

1. **Agenda Page 8, Item-E-03-PRS-25-0191-NNP-SOUTHBEND II LLC**  
Revised conditions of approval amending site plan certification requirements 4 & 9 and conditions 78 - 82.

M/C 7/0  
Approved  
Change

2. **Agenda Page 10, Item-F-01-RZ-STD--24-0775-TODD PRESSMAN**  
Applicant has withdrawn the application.

**TIME CERTAIN**

1. None

**COMMISSIONERS' ITEMS**

1. None

**OFF-THE-AGENDA ITEM**

1. None