



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, September 12, 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 October 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996-09-12-23](#)

**A.2. PRS 23-0136 6400 Apollo Beach Blvd Holdings, 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:** [23-0136-09-12-23](#)

**A.3. PRS 23-0299 MARK BENTLEY, B.C.S, AICP**

This Application is out of order and is being continued to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0299-09-12-23](#)

**A.4. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS 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:** [23-0335-09-12-23](#)

**A.5. PRS 23-0372 FLORIDA HOME PARTNERSHIP, INC**

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

**Attachments:** [23-0372-09-12-23](#)

**A.6. PRS 23-0382 HILLWARD AND HERNDERSON, P.A.**

This Application is out of order and is being continued to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0382-09-12-23](#)

**A.7. SU-LE 23-0498 STEPHEN J. DIBBS**

This application is being Continued by the Applicant, as Matter of Right, to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0498-09-12-23](#)

**A.8. PRS 23-0744 LANDIS EVANS & PARTNERS, INC & EMPLOYEES**

This application is being Continued by the Applicant, as Matter of Right, to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0744-09-12-23](#)

**A.9. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC**

This application is being Continued by the Applicant, as Matter of Right, to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0767-09-12-23](#)

**A.10. PRS 23-0789 WILLIAM J MOLLOY**

This Application is out of order and is being continued to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0789-09-12-23](#)

**A.11. RZ-PD 22-0075 MATMATTAMY TAMPA/ SARASOTA, LLC**

This Application is out of order and is being continued to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-0075-09-12-23](#)

**A.12. V22-0019 Touchstone CDD and Lennar Homes LLC**

Staff is requesting the item be continued to the October 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

**B.1. Application Number:** **RZ-PD 22-0648 Remand**  
**Applicant:** DAVID WRIGHT/ TSP COMPANIES, INC  
**Location:** SE Corner of E College Ave & 24th St SE.  
**Folio Number:** 55033.6000 & 55037.3000  
**Acreage:** 12.7 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**Existing Zoning:** AS-1, RSC-6 & ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0648-09-12-23](#)

**B.2. Application Number:** **MM 22-1510**  
**Applicant:** CENTRAL FLORIDA INVESTMENTS, INC  
**Location:** 6615 E Chelsea St.  
**Folio Number:** 41093.0000  
**Acreage:** 3.17 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** East Lake-Orient Park  
**Existing Zoning:** PD (84-0056)  
**Request:** Major Modifications to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1510-0913-23](#)

**B.3. Application Number:** RZ-PD 23-0184  
**Applicant:** FEC ENTERPRISES, LLC  
**Location:** 2080ft NE of E College Ave & 21st ST SE Intersection.  
**Folio Number:** 55516.0000, 55518.0100, 55520.0000, 55525.0000, 55527.0000  
 55529.0000  
**Acreage:** 6.35 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & Southshore Areawide Systems  
**Existing Zoning:** RSC-6 & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0184-09-12-23](#)

**B.4. Application Number:** RZ\_PD 23-0193  
**Applicant:** ROGER & EVANGELINE DEROSA  
**Location:** 3005 Bell Shoals Rd Brandon.  
**Folio Number:** 73121.0000  
**Acreage:** 1.16 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon & Garden Estates Character District  
**Existing Zoning:** ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0193-09-12-23](#)

**B.5. Application Number:** MM 23-0269  
**Applicant:** AMBER K. DICKERSON  
**Location:** 10710 Walker Rd.  
**Folio Number:** 61121.0000  
**Acreage:** 2.6 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (21-0701)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0269-09-12-23](#)

**B.6. Waterset Wolf Creek Phase B PI#5502**

Accept the plat for recording for Waterset Wolf Creek Phase B, located in Section 27, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and reclaimed water) 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 \$6,930,752.71, a Warranty Bond in the amount of \$509,469.92 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 \$22,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence does not apply as the project is a deed-restricted 55+ Development.

**Attachments:** [Waterset Wolf Creek Phase B](#)

**B.7. Forest Brooke Active Adult Phase 8A PI#3948**

Accept the plat for recording for Forest Brooke Active Adult Phase 8A, located in Section 17, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities ( water, and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,369,751.50, a Warranty Bond in the amount of \$65,022.00 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 \$15,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency is not applicable as this project is a deed-restricted 55+ Development.

**Attachments:** [Forest Brooke Active Adult Phase 8A](#)

**B.8. Brookside Phase 4A fka Sherwood Ph 4A PI#5571**

Accept the plat for recording for Brookside Phase 4A fka Sherwood Ph 4A, located in Section 16, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and sidewalks) 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 \$5,870,881.20, a Warranty Bond in the amount of \$469,670.50 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 \$14,875.00 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 \$980,893 was made on April 28, 2023.

**Attachments:** [Brookside Phase 4A fka Sherwood Ph 4A](#)



- B.9. North Park Isle - Park Rd & Sam Allen Roadway Improvements Off-Site Pl# 5829**  
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve North Park Isle - Park Rd & Sam Allen Roadway Improvements Off-Site located in Section 15, Township 28, and Range 20 (water, stormwater, sidewalk, intersection & roadway improvements within ROW) 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 \$56,083.32 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [North Park Isle – Park Rd & Sam Allen Roadway Improvements Off-Site](#)

- B.10. Park East Phases IA, IB, 2, 3A & 3B - S Wilder Loop Off-Site Pl# 5829**  
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Park East Phases IA, IB, 2, 3A & 3B - S Wilder Loop Off-Site located in Section 10, Township 28, and Range 22 (roadway improvements within the ROW) 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 \$19,110.44 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Park East Phases 1A, 1B, 2, 3A & 3B – S Wilder Loop Off-Site](#)

- B.11. Patterson Road Residential Pl#5549**  
Accept the plat for recording for Patterson Road Residential, located in Section 29, Township 27, and Range 17, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, and wastewater and off-site water extension) 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 \$26,611,539.00, a Warranty Bond in the amount of \$1,786,488.00 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 \$14,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.  
School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [Patterson Road Residential](#)

**B.12. Peninsula at Rhodine Lake PI#5178**

Accept the plat for recording for Peninsula at Rhodine Lake, located in Section 33, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities ( on-site water and off-site 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 \$2,396,827.69, a Warranty Bond in the amount of \$48,828.51 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 \$13,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.  
School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [Peninsula at Rhodine Lake](#)

**B.13. Wiggins Road - Charlie Taylor West, LLC - Release of Letter of Credit for Land Excavation**

Release the reclamation letter of credit for land excavation operating permit 20-03-LE.

**Attachments:** [Wiggins Road - Charlie Taylor West](#)

**B.14. Approve a resolution providing for the rendition of the denial of application MM 23-0132, an application for a Major Modification to a Planned Development zoning district (PD 72-0319). The Board of County Commissioners voted to deny this application during the July 18, 2023 Board of County Commissioners Land Use Meeting.**

**Attachments:** [Combined AI for Denial Rendition MM 23-0132](#)

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

**C.1. Public Hearing - Vacating Petition by Transcend Development Corp. and Calusa Creek of Hillsborough Homeowners Association Inc. to vacate portions of two 10-foot-wide platted public utility easements within Folio Nos. 76621-2862 and 76621-2988, in Riverview.**

Adopt a Resolution vacating portions of two 10-foot-wide platted public utility easements, lying within Lots 71 and 134, of the plat of Calusa Creek, as recorded in Plat Book 138, Page 28, of the public records of Hillsborough County, and being more particularly described in the Resolution. The subject area is located at 10825 and 10907 Quickwater Court, within Folio Nos. 76621-2862 and 76621-2988, generally lying south of Balm Riverview Road, north of Boyette Road, and east of US Highway 301, in Riverview. The proposed vacate area consists of approximately 17 square feet (.0004 acres) within Lot 71 and approximately 11 square feet (.0003 acres) within Lot 134. The Petitioners, Transcend Development Corp. and Calusa Creek of Hillsborough Homeowners Association Inc., have submitted this request to resolve the encroachment of townhomes constructed into portions of the utility easements. Reviewing departments, agencies, and utility providers have raised no objections to this request. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

**Attachments:** [V22-0009 Agenda Item Fully Signed Clean](#)

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

<b>E.1. Application Number:</b>	<b>PRS 23-0510</b>
<b>Applicant:</b>	WAL-MART STORES EAST, LP
<b>Location:</b>	1208 E Brandon Blvd.
<b>Folio Number:</b>	70023.6052
<b>Acreage:</b>	27.16 acres, more or less
<b>Comprehensive Plan:</b>	CMU-12
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	Brandon
<b>Existing Zoning:</b>	PD (00-0538)
<b>Request:</b>	Minor Modification to PD
	<ul style="list-style-type: none"> <li>• Increase entitlements by 7,689 square feet and modify minimum parking ratio</li> </ul>
<b>RECOMMENDATION:</b>	Approvable, Subject to Conditions

**Attachments:** [23-0510-09-12-23](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** RZ-PD 22-1577  
**Applicant:** CHRISTOPHER EUBANKS  
**Location:** 3826 S 78th St.  
**Folio Number:** 47616.0000  
**Acreage:** 1.41 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not supportable  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [22-1577-09-12-23](#)

**F.2. Application Number:** RZ-PD 22-1688  
**Applicant:** ERIN LYKINS, QUILL DEVELOPMENT  
**Location:** 550ft E of 5th Ave SE & 23rd ST SE Intersection.  
**Folio Number:** 54999.0000, 550000.0000 & 55003.0000  
**Acreage:** 2.62 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**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:** [22-1688-09-12-23](#)

**F.3. Application Number:** RZ-STD 23-0115  
**Applicant:** DILIP AGARWAL  
**Location:** 5817 Theresa St.  
**Folio Number:** 6706.0000  
**Acreage:** 0.55 acres, more or less  
**Comprehensive Plan:** RES-20  
**Service Area:** Urban  
**Community Plan:** Town 'N Country  
**Existing Zoning:** RSC-6  
**Request:** Rezone to RMC-20  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0115-09-12-23](#)

**F.4. Application Number:** RZ-PD 23-0181  
**Applicant:** HOPE INTERNATIONAL MINISTRIES, INC  
**Location:** 7211 Mushinski Rd.  
**Folio Number:** 3689.0000  
**Acreage:** 9.44 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood-Northdale  
**Existing Zoning:** AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [23-0181-09-12-23](#)

**F.5. Application Number:** RZ-PD 23-0257  
**Applicant:** SAN0207, LLC  
**Location:** 11004 Bloomingdale Ave.  
**Folio Number:** 73833.0000  
**Acreage:** 2.5 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0257-09-12-23](#)

**F.6. Initial Consideration of HC/CPA 23-15, a Privately Initiated Comprehensive Plan Text Amendment of the Energy Industrial Park (EIP) section of the Future Land Use Element**

**Attachments:** [F-06\\_EIP - BOCC 09-12-2023](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** RZ-PD 22-1390  
**Applicant:** GTIS METRO DG LLC  
**Location:** 150ft NW of W Lake Dr & Crane Meadow Blvd Intersection.  
**Folio Number:** Portion of 78011.7398  
**Acreage:** 32.78 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Sun City Center & Southshore Areawide Systems  
**Existing Zoning:** PD (89-0097)  
**Request:** Rezone to PD for 100 single-family units  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1390-09-12-23](#)

**G.2.B. Application Number:** PRS 23-0210  
**Applicant:** GTIS METRO DG LLC  
**Location:** 150ft NW of W Lake Dr & Crane Meadow Blvd Intersection.  
**Folio Number:** Portion of 78011.7398  
**Acreage:** 32.78 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Sun City Center  
**Existing Zoning:** PD (89-0097)  
**Request:** Minor Modification to PD  
 • Modify site plan/conditions to recognize removal of parcel from PD  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [23-0210-09-12-23](#)

**G.3.C. DRI 23-0195 GTIS METRO DG LLC**  
 Staff recommends that the Board of County Commissioners approve the proposed changes for the DG Farms Development of Regional Impact (DRI) 0194. Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on DG Farms Map H received on April 18, 2023.  
 This Development Order (DO) amendment is accompanied by related zoning applications PD 22-1390 and PRS 23-0210.  
 Planning Commission staff has reviewed the request and has no comments. Transportation staff reviewed the request and found that Phase 1 improvements have been completed. The remaining phases will be subject to mobility fees.

**Attachments:** [23-0195-06-12-23](#)

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**I.1. Report on Comprehensive Plan and Land Development Code Community Benefit Requirements in Wimauma**

**Attachments:** [Wimauma Community Benefits Report.AG](#)

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**