



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA

9:00 A.M. THURSDAY, November 3, 2022

**R. W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Ave.**

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
- COMMISSIONERS' 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 February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. PRS 22-0657 DAVID WRIGHT/ TSP COMPANIES, INC

The application has been withdrawn by the applicant

Attachments: [22-0657](#)

A.3. PRS 22-0738 HILLSBOROUGH COUNTY CAPITAL PROGRAMS

The application has been withdrawn by the staff.

Attachments: [22-0738](#)

A.4. RZ-PD 22-0692 ARROW CAPITAL, LLC.

Staff is requesting the item be continued to the December 13, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0692](#)

A.5. SU-LE 22-0920 RAZORBACK RANCH LLC

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

Attachments: [22-0920](#)

A.6. PRS 22-0937 BDG CITRUS POINT II, LLC

The application has been withdrawn by the applicant

Attachments: [22-0937](#)

- A.7. PRS 22-0940 BDG CITRUS POINT I, LLC**
The application has been withdrawn by the applicant

Attachments: [22-0940](#)

- A.8. PRS 22-1040 MONTAGUE HOLDINGS, LLC**
This application has been withdrawn by the applicant.

Attachments: [22-1040](#)

- A.9. PRS 22-1266 HILLSBOROUGH COUNTY CAPITAL PROGRAMS**
This Application is out of order and is being continued to the February 07, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [A-09 22-1266 Q](#)

- A.10. DRI 22-1278 HILLSBOROUGH COUNTY CAPITAL PROGRAMS**
The application has been withdrawn by the applicant

Attachments: [22-1278](#)

- A.11. PRS 22-1279 REDDY GONZALEZ**
This application has been withdrawn by the applicant

Attachments: [22-1279](#)

- A.12. PRS 22-1084 FALKENBURG REAL STATE LLC**
This application has been withdrawn by the applicant

Attachments: [22-1084](#)

A.13. PRS 22-1091 S. ELISE BATSEL, ESQ, C/O STEARNS WEAVER MILLER

The application has been withdrawn by the applicant

Attachments: [22-1091](#)

A.14. Public Hearing - Vacating Petition V21-0014, by Edith Sylvia Knox, as Trustee of the Knox Living Trust dated August 8,2008 to vacate a portion of 50-foot wide unimproved platted public right-of-way, in Plant City for more efficient farming operations

This application has been withdrawn by the applicant

Attachments: [V21-0014 Agenda Package Fully Signed PDF](#)

B. CONSENT AGENDA

- B.1. Application Number:** MM 22-0313
- Applicant:** FLETCHER SHOPPES, INC.
- Location:** 141 E Fletcher Ave.
- Folio Number:** 35853.0100
- Acreage:** 2.5 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** University Area
- Existing Zoning:** PD (73-0351)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, subject to conditions
- Planning Commission:** Consistent with Plan

Attachments: [22-0313](#)

B.2. Application Number: **RZ-PD 22-0433**
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: 124 N Miller Rd.
Folio Number: 85543.0000
Acreage: 1.38 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Valrico
Existing Zoning: BPO (05-1234)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0433](#)

B.3. Application Number: **RZ-PD 22-0565**
Applicant: MARTIN ARIAS
Location: 1511 SE 3rd Ave.
Folio Number: 55510.0000
Acreage: 2.5 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: [22-0565](#)

B.4. Application Number: RZ-STD 22-0802
Applicant: WAGNER PROPERTY GROUP, LLC
Location: 14802 n Dale Mabry Hwy.
Folio Number: 18899.0000
Acreage: 1.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (80-0221)
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [B-04 22-0802 RZ-STD Q](#)

B.5. Application Number: RZ-STD 22-1240
Applicant: TC FLORIDA DEVELOPMENT, INC
Location: N Side of Powell Rd & 2500ft E of S US Hwy 41.
Folio Number: 50858.0000
Acreage: 1.2 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Southshore Areawide Systems
Existing Zoning: M (92-0103), AI & M
Request: Rezone to M(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-1240](#)

B.6. Antigua Cove Phase 3B On-Site and Off-Site PI#3426

Accept the plat for recording for Antigua Cove Phase 3B On-Site and Off-Site, located in Section 05, Township 31, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads, drainage, water and wastewater and off-site forcemain & pump station) 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 \$3,172,813.25, a Warranty Bond in the amount of \$204,780.58, 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 \$10,937.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-06](#)

B.7. Bell Creek Landing fka Balm Riverview Subdivision PI#5738

Accept the plat for recording for Bell Creek Landing, located in Section 28, 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 roads, drainage, water and wastewater and off-site water, wastewater, road 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 \$3,177,807.89, a Warranty Bond in the amount of \$195,723.81, 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 \$10,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-07B-07](#)

B.8. Cedarbrook Phases 4 & 5 fka Belmont Reserve Phase 4 & 5 PI#4999

Accept the plat for recording for Cedarbrook Phases 4 & 5 fka Belmont Reserve Phase 4 & 5, located in Section 35, Township 30, and Range 20. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$1,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-08](#)

B.9. Hinton Ranch Phase 2A and 2B2 PI#5160

Accept the plat for recording for Hinton Ranch Phase 2A and 2B2, located in Section 05, Township 31, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$4,807,210.69, a Warranty Bond in the amount of \$343,963.76, 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 \$18,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-09](#)

B.10. Hinton Ranch Phase 2B1 PI#5160

Accept the plat for recording for Hinton Ranch Phase 2B1, located in Section 05, Township 31, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,243,331.73, a Warranty Bond in the amount of \$106,612.84, 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 \$10,312.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-10](#)

B.11. Retail @ 4055 Gunn Highway Off-Site PI# 3111

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Retail @ 4055 Gunn Highway Off-Site located in Section 21, Township 28, and Range 18 (wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$5,339.95 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-11](#)

B.12. Sanctuary Medicinals - W. Waters Off-Site PI# 5459

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Sanctuary Medicinals - W. Waters Off-Site located in Section 30, Township 28, and Range 18 (roadway improvements) 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 \$5,000.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-12](#)

B.13. Sentosa Riverview Apartments Off-Site PI# 4664

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Sentosa Riverview Apartments Off-Site located in Section 21, Township 28, and Range 18 (water, wastewater and roadway) 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 \$58,592.64 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements

Attachments: [B-13](#)

B.14. Stillmont Townhomes fka Lowell Road Pl#6111

Accept the plat for recording for Stillmont Townhomes fka Lowell Road, located in Section 8, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads, drainage, water and wastewater and off-site 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 th Improvement Facilities. Accept a Performance Bond in the amount of \$1,101,130.25, a Warranty Bond in the amount of \$17,252.30, 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 Comers in the amount of \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [B-14](#)

B.15. Willow Reserve Off-Site Pl# 5519

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Willow Reserve Off-Site located in Section 32, Township 26, and Range 19 (roadway) 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 Check in the amount of \$9,581.68 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-15](#)

B.16. Historic Preservation Tax Exemption for 4521 W. Dale Avenue, Tampa, FL

Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the Spanish Mediterranean dwelling located at 4521 W. Dale Avenue (Folio 197212.0000), a locally designated historic landmark, effective January 1, 2022 through December 31, 2031.

Attachments: [historic.preservation.tax.exemption.4521.Dale.agenda.item.AG.NT](#)

- B.17. Approve a resolution providing for the rendition of the denial of application MM 22-0103 an application for a Major Modification to a Planned Development zoning district (PD 03-0348). The Board of County Commissioners voted to deny this application during the August 25, 2022 Board of County Commissioners Land Use Meeting.**
 Adopt a resolution providing for the rendition of the denial of application MM 22-0103, an application for a Major Modification to a Planned Development zoning district (PD 03-0348).

Attachments: [Combined AI Denial MM 22-0103](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

- E.1. Application Number:** PRS 22-1006
- Applicant:** ZIMPLE DEVELOPMENT LLC
- Location:** 11110 Causeway Blvd.
- Folio Number:** 71936.0030
- Acreage:** 0.98 acres, more or less
- Comprehensive Plan:** RMU-35 & UMU-20
- Service Area:** Urban
- Community Plan:** Brandon
- Existing Zoning:** PD (82-0275)
- Request:** Minor Modification to PD
 - Modify site plan to add development out parcel to allow development of 2500 square foot drive-thru restaurant
- RECOMMENDATION:** Not supportable

Attachments: [22-1006](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 22-0684**
Applicant: RAYMOND G. SAVOIE
Location: 702 E Brandon Blvd.
Folio Number: 69067.0000
Acreage: 0.59 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0684](#)

F.2. Application Number: **RZ-PD 22-0864**
Applicant: BARRY LAWRENCE
Location: 14316 Lake Magdalene Blvd.
Folio Number: 16460.0000
Acreage: 2.8 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater-Carrollwood Northdale Communities Plan
Existing Zoning: RSC-9(R) & ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0864](#)

F.3. Application Number: **RZ-STD 22-1070**
Applicant: BERMALIE HOMES LLC
Location: 200ft of NW of Martin Luther King Blvd & Shady Acres Rd Intersection.

Folio Number: 84729.0000 & 84730.0000
Acreage: 4.45 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Seffner Mango
Existing Zoning: ASC-1
Request: Rezone to CG

Attachments: [22-1070](#)

F.4. Application Number: **RZ-STD 22-1105**
Applicant: JOHN A. DIMARIA
Location: 18737 Rustic Woods Trl.
Folio Number: 478.0200
Acreage: 4.8 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: AR
Request: Rezone to AS-0.4
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-1105](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: RZ-STD 22-0697
Applicant: AMQ INTERNATIONAL CORP
Location: NW Corner of Lakewood Dr & E Broadway Ave.
Folio Number: 65719.0000 & 65720.0000
Acreage: 3.82 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (86-0193) & ASC-1
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0697](#)

G.1.B. Application Number: PRS 22-1041
Applicant: AMQ INTERNATIONAL
Location: NW Corner of Lakewood Dr & E Broadway Ave.
Folio Number: 65719.0000 & 65720.0000
Acreage: 3.82 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (86-0193) & ASC-1
Request: Minor Modification to PD
 • Modify site plan to remove parcel from PD
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1041](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT