



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, March 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
- COMMISSIONERS' ITEMS

**A. WITHDRAWALS, CONTINUANCES AND REMANDS**

**A.1. PRS 25-0080 VERNON ADAM SMITH**

This application has been withdrawn by the applicant.

**Attachments:** [25-0080-03-11-25](#)

**A.2. PRS 25-0236 DAVID WRIGHT/TSP COMPANIES, INC.**

This Application is out of order and is being continued to the April 08, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0236-03-11-25](#)

**A.3. PRS 25-0314 BELL SHOALS BAPTIST CHURCH OF BRANDON INC**

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:** [25-0314-03-11-25](#)

**A.4. PRS 25-0315 BIG TOP OF TAMPA INC**

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:** [25-0315-03-11-25](#)

**A.5. PRS 25-0317 JAY TANNER**

This Application is out of order and is being continued to the June 10, 2025, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [25-0317-03-11-25](#)

**B. CONSENT AGENDA**

**B.1. Application Number:** RZ-PD 24-0459  
**Applicant:** WILLIAM H ROBERTS  
**Location:** 5613 Anna Dr.  
**Folio Number:** 62782.5000  
**Acreage:** 1.73 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0459-03-11-25](#)

**B.2. Application Number:** MM 24-0468  
**Applicant:** PASTOR RICKEY L HOUSTON  
**Location:** 900ft W of Progressive Blvd & S Falkenburg Rd Intersection,  
 & N Side of Progress Blvd.  
**Folio Number:** Portion of 47930.0000  
**Acreage:** 8.27 acres, more or less  
**Comprehensive Plan:** CMU-12 & RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (98-0852)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0468-03-11-25](#)

**B.3. Baytown Apartments Off-Site PI#6076**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (force main) for Maintenance to serve Baytown Apartments Off-Site, located in Section 28, Township 28, 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 Check in the amount of \$7,684.60 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

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

**B.4. Casa Di Francesco Off-Site PI#6404**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (road repaving, drainage, sidewalks and watermain) for Maintenance to serve Casa Di Francesco Off-Site, located in Section 04, 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 Bond in the amount of \$16,128.23 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Casa Di Francesco Off-Site](#)

**B.5. Circle K Ehrlich Off-Site PI#5503**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, sidewalks and water) for Maintenance to serve Circle K Ehrlich Off-Site, located in Section 06, 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 \$22,096.35 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Circle K Ehrlich Off-Site](#)

**B.6. Henderson & Waters Off-Site PI#5053**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and sidewalks) for Maintenance to serve Henderson & Waters Off-Site, located in Section 24, Township 28, and Range 17, 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 Check in the amount of \$5,454.10 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Henderson & Waters Off-Site](#)

**B.7. Lutz Convenience Store & Fueling Station Off-Site PI#6369**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water) for Maintenance to serve Lutz Convenience Store & Fueling Station Off-Site, located in Section 12, Township 27, 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 Bond in the amount of \$5,830.40 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Lutz Convenience Store & Fueling Station Off-Site](#)

**B.8. Magnolia Creek fka Riverview Flower Farm Phase 2 Replat PI#5855**

Accept the plat for recording for Magnolia Creek fka Riverview Flower Farm Phase 2 Replat, located in Section 31, Township 30, and Range 20. Construction has been completed and has been certified by Strickland Smith, a Florida Professional Engineer, with Heidt Design. School Concurrence does not apply to this project.

**Attachments:** [Magnolia Creek](#)

**B.9. Westbrook Avenue Office Building Off-Site PI#2006**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (forcemain) for Maintenance to serve Westbrook Avenue Office Building Off-Site, located in Section 26, 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 Cashier's Check in the amount of \$3,771.23 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

**Attachments:** [Westbrook Avenue Office Building Off-Site](#)

**B.10. Windhorst Commons PI#6163**

Accept the plat for recording for Windhorst Commons, located in Section 15, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$50,182.75, a Warranty Letter of Credit in the amount of \$63,109.36 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

**Attachments:** [Winhorst Commons](#)

**B.11. Simmons Village South aka Spencer Glen South Agreement Amendment PI#5942**

Authorize the Chairman to execute the Amendment to Subdivider Agreement for Construction and Warranty of Required On-Site and Off-Site Improvements for Spencer Glen South (flea Simmons Village South) to provide for acceptance of the off-site improvements for maintenance prior to completion of the on-site improvements, in order to facilitate the opening of Gate Dancer Road between Simmons Loop Road and Paseo Al Mar Boulevard as a public roadway .

Accept separate on-site and off-site warranty bonds and provide for the release of the previously accepted warranty bond. Accept an off-site Warranty Bond in the amount of \$106,140.00 and an on-site Warranty Bond in the amount of \$213,685.00 and an on-site Warranty Bond in the amount of \$354,949.00, and provide administrative rights to release such warranty securities upon expiration of the warranty periods. Authorize the release of the existing Warranty Bond covering both on-site and off-site improvements in the amount of \$454,091.00 accepted by the Board on June 11, 2024.

Grant permission to the Development Services Department to separately accept the off-site improvements (off-site roads, bridge, water, drainage) and on-site improvements (roads, drainage, water and wastewater) required in conjunction with the Simmons Village South aka Spencer Glen South plat, which was accepted for recording by the Board of County Commissioners on June 11, 2024, upon proper completion, submittal and approval of all required documentation.

Accept a rider amending the existing Performance Bond extending the term of the Performance Bond by an additional twelve (12) months to guarantee completion of the required on-site improvements.

**Attachments:** [Simmons Village South aka Spencer Glen South Agreement Amendment](#)

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

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**



**E.1. Application Number:** PRS 25-0234  
**Applicant:** BH STORAGE RIVERVIEW LLC  
**Location:** 200ft S of Windermere Lake Dr & S US Hwy301 Intersection,  
 & W Side of S US Hwy 301.  
**Folio Number:** 72269.0300  
**Acreage:** 6.02 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Geater Palm River  
**Existing Zoning:** PD (88-0084)  
**Request:** Minor Modification to PD  
 • Modify site plan and development standards to provide for  
 relocation of entitlements  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [25-0234-03-11-25](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** RZ-STD 24-1180  
**Applicant:** HARTFORD LLC  
**Location:** 550ft W of S 70th St & Hartford St Intersection,  
 S of the Hartford St.  
**Folio Number:** 47349.0100 & 47350.0200  
**Acreage:** 3.03 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** ASC-1  
**Request:** Rezone to AS-1(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [24-1180-03-11-25](#)

**F.2. Application Number:** RZ-STD 24-1210  
**Applicant:** ARTHUR JEWELL  
**Location:** 13309 E 92 Hwy.  
**Folio Number:** 82738.0000  
**Acreage:** 3.15 acres, more or less  
**Comprehensive Plan:** RES1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** CG & ASC-1  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supportable  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [24-1210-03-11-25](#)

**F.3. Application Number:** RZ-PD 24-1212  
**Applicant:** BRAD GREGORY  
**Location:** E Hummingbird Ln & Lithia Pinecrest Rd Intersection.  
**Folio Number:** 71313.5000, 71317.0000 & 71319.5000  
**Acreage:** 7.81 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (15-0959) & ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-1212-03-11-25](#)

**F.4. Application Number:** RZ-PD 24-1261  
**Applicant:** KB HOME  
**Location:** 500ft S of Coade Stone Dr & N Parsons Ave Intersection,  
W Side of N Parsons Ave.  
**Folio Number:** 63314.0000 & 63315.7000  
**Acreage:** 17.96 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Seffner-Mango  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-1261-03-11-25](#)

**F.5. Application Number:** RZ-PD 24-1262  
**Applicant:** ROBERT AND REBECCA MIXON  
**Location:** 7440 Taylor Rd  
**Folio Number:** 62112.0000  
**Acreage:** 9.22 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [24-1262-03-11-25](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

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

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

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**