



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, October 8, 2024

County Center, 2nd Floor

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. All Board land use meetings are open to the public and are held at 9:00 a.m., unless otherwise indicated.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

Any person who might wish to appeal any decision made by the Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

A ten-minute break may be taken mid-morning during each Board meeting. Should the Board determine that a meeting will last beyond noon; the chair may announce a recess from 12:00 noon until 1:30 p.m.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Comcast and Frontier Ch. 22 and Spectrum 637.

All cellular phones and pagers must be turned off while in the Boardroom.



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

9:00 A.M.

1. CALL TO ORDER BY THE CHAIRMAN
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVE CHANGES TO THE AGENDA, AS REQUESTED BY THE DEVELOPMENT SERVICES DIRECTOR OR BOARD MEMBERS
5. APPROVAL OF CHANGES TO THE AGENDA
6. APPROVAL OF CONSENT AGENDA
7. LIST OF ITEMS SCHEDULED FOR A TIME CERTAIN

PUBLIC MEETING

LIST OF PUBLIC HEARINGS, MEETINGS AND WORKSHOPS NOTICED FOR A TIME CERTAIN

9:00 A.M.

PUBLIC HEARINGS – VACATION OF RIGHTS-OF-WAY, EASEMENTS & PLATS
PHOSPHATE ITEMS
PUBLIC HEARINGS – LAND USE
REGULAR AGENDA
PUBLIC HEARINGS – RELATED ITEMS
STAFF ITEM
COMMISSONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. RZ-PD 22-1390 GTIS METRO DG LLC**

Staff is requesting the item be continued to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1390-10-08-24](#)

A.2. DRI 23-0195 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0195-10-08-24](#)

A.3. PRS 23-0210 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0210-10-08-24](#)

A.4. PRS 24-0874 VICTORIA DOBLE

This application is being Continued by the Applicant, as Matter of Right, to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0874-10-08-24](#)

A.5. PRS 24-0969 MICHAEL HOFFMAN

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

Attachments: [24-0969-10-08-24](#)

A.6. PRS 24-1056 ERIC HENDRA

This application has been withdrawn by the applicant.

Attachments: [24-1056-10-08-24](#)

A.7. LDC 24-1069 STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P. A

This application has been withdrawn by the applicant

Attachments: [24-1069-10-08-24](#)

A.8. PRS 24-1124 BSFR GLEN AVE LLC (PEGGY TSEUNG)

This application is being Continued by the Applicant, as Matter of Right, to the December 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-1124-10-08-24](#)

B. CONSENT AGENDA

B.1. Application Number: **RZ-PD 24-0579**
Applicant: MACK VARDARAMATOS
Location: 150ft S of Lincoln Rd & Cowley Rd Intersection & 120ft W Side of the Lincoln Rd.
Folio Number: 77532.0125, 77638.0000 & 77639.0000
Acreage: 6.73 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems
Existing Zoning: RSC-9, AS-1 & ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0579 10-08-24](#)

B.2. **Application Number:** **MM 24-0674**
 Applicant: ABACUS FARMS, LLC
 Location: 1506 College Ave.
 Folio Number: 55512.0000
 Acreage: 6.22 acres, more or less
 Comprehensive Plan: SMU-6
 Service Area: Urban
 Community Plan: Ruskin & SouthShore Areawide Systems
 Existing Zoning: PD (04-0063)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-0674-10-08-24](#)

B.3. **Application Number:** **RZ-STD 24-0725**
 Applicant: MARK BENTLEY, ESQ., B.C.S., AICP
 Location: 1406 Hobbs St.
 Folio Number: 67835.0000
 Acreage: 1.33 Acres, more or less
 Comprehensive Plan: UMU-20
 Service Area: Urban
 Community Plan: Brandon
 Existing Zoning: ASC-1
 Request: Rezone to M
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [24-0725_10-08-24](#)

B.4. **Application Number:** **MM 24-0784**
 Applicant: BDG GUNN HWY, LLC
 Location: 360ft E of Sheldon Rd & Gunn Hwy Intersection & N Side of Gunn Hwy

 Folio Number: 3141.0020
 Acreage: 0.59 acres, more or less
 Comprehensive Plan: CPV
 Service Area: Urban
 Community Plan: Citrus Park Village
 Existing Zoning: PD (22-0439)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-0784 10-08-24](#)

B.5. **Application Number:** **MM 24-0796**
 Applicant: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
 Location: 9445 Camden Field Pkwy.
 Folio Number: 47628.0054
 Acreage: 13.32 acres, more or less
 Comprehensive Plan: UMU-20
 Service Area: Urban
 Community Plan: Greater Palm River
 Existing Zoning: PD (99-0277)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-0796-10-08-24](#)

- B.6.** **Application Number:** **RZ-STD 24-0877**
 Applicant: FLORIDA HOME PARTNERSHIP, INC
 Location: 5902 Bassa St.
 Folio Number: 79329.0000
 Acreage: 1.98 acres, more or less
 Comprehensive Plan: RSC-6 (MH)
 Service Area: Urban
 Community Plan: SouthShore Areawide Systems & Wimauma Village
 Existing Zoning: Urban
 Request: Rezone to RMC-6
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [24-0877_10-08-24](#)

- B.7.** **Historic Preservation Grant Award Agreement for Grant Application # 2024-01, 315 N. Moon Avenue Designated Historic Landmark**
 Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$17,500 exterior building repairs and improvements of the 315 N. Moon Avenue Designated Historic Landmark located at 315 N. Moon Avenue in the Brandon area (property folio 68731.0000).

Attachments: [Historic Preservation Award Agreement](#)

- B.8.** **301 Liquor Store Off-Site PI# 6012**
 Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) for Maintenance to serve 301 Liquor Store Off-Site, located in Section 29, Township 30, 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 \$4,689.60 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [301 Liquor Store Off-Site](#)

B.9. Mango Pointe Commercial Off-Site PI#3069

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) for Maintenance to serve Mango Pointe Commercial Subdivision Off-Site, located in Section 34, Township 28, 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 Check in the amount of \$2,714.31 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

Attachments: [Mango Pointe Commercial Off-Site](#)

B.10. Memorial Highway Industrial Off-Site PI# 6323

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main, force main and road widening) for Maintenance to serve Memorial Highway Industrial Off-Site, located in Section 19, 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 Warranty Bond in the amount of \$37,936.11 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Memorial Highway Industrial Off-Site](#)

B.11. Modwash Ehrlich Road Off-Site PI# 5849

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (paving, drainage, sidewalks and water) for Maintenance to serve Modwash Ehrlich Road 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 \$36,338.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Modwash Ehrlich Road Off-Site](#)

B.12. Ruskin Reserve South PI#6503

Accept the plat for recording for Ruskin Reserve South, located in Section 08, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (On-site water & wastewater, off-site 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 comers 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 \$2,884,232.86, a Warranty Bond in the amount of \$228,107.46 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 \$26,250.00 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 a Developer Agreement and a payment of \$814,165.00 was made on August 23, 2024.

Attachments: [Ruskin Reserve South](#)

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

E.1. Application Number:	PRS 24-0914
Applicant:	DAVID WRIGHT/ TSP COMPANIES, INC
Location:	9716 Symmes Rd.
Folio Number:	77174.7802
Acreage:	12.8 acres, more or less
Comprehensive Plan:	SMU-6
Service Area:	Urban
Community Plan:	Riverview
Existing Zoning:	PD (16-0549)
Request:	Minor Modification to PD
	• Modify the type, size and configuration of enclosed and open storage and location of access
RECOMMENDATION:	Approvable, Subject to Conditions

Attachments: [24-0914_10-08-24](#)

- E.2. Application Number:** **PRS 24-1126**
Applicant: WILLIAM MOLLOY
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
Existing Zoning: PD (22-0864)
Request: Minor Modification to PD

 • Remove requirement for sidewalk and crosswalk

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-1126_10-08-24](#)

- E.3. Application Number:** **PRS 24-1129**
Applicant: VINETTE GODELIA, ESQ
Location: E Side of Old US Hwy 41A & S US Hwy 41 Intersection.
Folio Number: 48870.0100, 48872.0000, 48991.0000, 48992.0000, 48992.5000,
 48998.0200, 49042.0000, 49051.0100, 49502.0000, 49158.0000,
 49159.0000, 49160.0000, 49165.0000 & 49166.0000

Acreage: 1,282.7 acres, more or less
Comprehensive Plan: LI & N
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (99-1153)
Request: Minor Modification to PD

 • Increase phosphogypsum stack maximum height from 250 feet
 to 264 feet

Attachments: [24-1129_10-08-24](#)

- E.4. DRI 24-1012 DEVELOPMENT ORDER AMENDMENT FOR DG FARMS
DEVELOPMENT OF REGIONAL IMPACT (DRI # 194)**
Staff recommends that the Board of County Commissioners approve the proposed changes for the DG Farms Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on DG Farms Map H received on August 21, 2024.

Attachments: [24-1012_10-08-24](#)

- E.5. Initial Consideration of HC/CPA 24-32, a Privately Initiated Comprehensive Plan Text Amendment to eliminate Policy 47.18 under the Planned Environmental Community ½ Section of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan***

Attachments: [PEC Memo - BOCC 10-08-24](#)

- E.6. Initial Consideration of HC/CPA 24-33, a Privately Initiated Comprehensive Plan Text Amendment to expand the Urban Service Area boundary**

Attachments: [South Dover Road Memo - BOCC 10-08-24](#)

- E.7. Initial Consideration of HC/CPA 24-35 and HC/CPA 24-37**
Privately Initiated Comprehensive Plan Text Amendments to expand the Urban Service Area boundary

Attachments: [Balm Wimauma Memo - BOCC 10-08-24](#)

F. REGULAR AGENDA

- F.1. Application Number:** **RZ-PD 24-0238**
Applicant: SYCAMORE ENGINEERING, INC
Location: 8617 Temple Terrace Hwy.
Folio Number: 38202.0000
Acreage: 1.63 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: RMC-9
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0238_10-08-24](#)

F.2.	Application Number:	RZ-STD 24-0862
	Applicant:	TODD PRESSMAN
	Location:	320ft NE of Mobile Villa Dr & E US Hwy 92 Intersection & N Side of E US Hwy 92.
	Folio Number:	Portion of 63216.0000
	Acreage:	1.06 acres, more or less
	Comprehensive Plan:	SMU-6
	Service Area:	Urban
	Community Plan:	Seffner Mango
	Existing Zoning:	CG
	Request:	Rezone to CI(R)
	RECOMMENDATION:	
	Zoning Hearing Master:	Denial
	Development Services:	Not Supportable
	Planning Commission:	Consistent with Plan

Attachments: [24-0862 10-08-24](#)

F.3.	Application Number:	RZ-STD 24-0918
	Applicant:	REIT4 LEISURE LLC
	Location:	1208 Leisure Ave.
	Folio Number:	18367.0000
	Acreage:	2.75 acres, more or less
	Comprehensive Plan:	RES-4
	Service Area:	Urban
	Community Plan:	Greater Carrollwood-Northdale
	Existing Zoning:	RSC-4
	Request:	Rezone to RSC-6(R)
	RECOMMENDATION:	
	Zoning Hearing Master:	Approval
	Development Services:	Approval
	Planning Commission:	Consistent with Plan

Attachments: 24-0918 10-08-24

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 24-0697**
Applicant: EISENHOWER PROPERTY GROUP, LLC
Location: W of S US Hwy 301 & Shady Preserve Dr intersection.
Folio Number: 77762.0000, 77772.0100, 77772.1000 & multiple
Acreage: 121.7 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (19-0445) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [24-0697_10-08-24](#)

G.1.B. CDD 24-0950 PETITION TO MODIFY THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve the modification of South Creek 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 \$4,900,000 budgeted for development costs for the expansion area, it is estimated that \$931,586 (or about 19%) of infrastructure development costs will be funded with long-term CDD bond proceeds.

Attachments: [24-0950_10-08-24](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

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

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

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT