



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, April 9, 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
- 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 May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-04-09-24](#)

A.2. RZ-PD 22-1390 GTIS METRO DG LLC

Staff is requesting the item be continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1390-04-09-24](#)

A.3. DRI 23-0195 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0195-04-09-24](#)

A.4. PRS 23-0210 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0210-01-09-24](#)

A.5. PRS 23-0838 BREWLAND DEVELOPMENT, LLC

The application has been withdrawn by staff

Attachments: [23-0838-04-09-24](#)

A.6. RZ-PD 23-0993 CPI-3607, LLC & CITRUS PARK INVESTORS, LLC

Staff is requesting the item be continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0993-04-09-24](#)

- A.7. PRS 24-0027 CHANNELSIDE PARTNERS, LLC**
This Application is out of order and is being continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0027-04-09-24](#)

- A.8. DRI 24-0030 CITIGROUP TECHNOLOGY INC**
This Application is out of order and is being continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0030-04-09-24](#)

- A.9. PRS 24-0129 CITIGROUP TECHNOLOGY INC**
Staff is requesting the item be continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0129-04-09-24](#)

- A.10. PRS 24-0227 WSI LAKEVIEW, LLC**
This Application is out of order and is being continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0227-04-09-24](#)

- A.11. PRS 24-0309 MOHAMAD ALI HASBINI/TRUSTEE**
This application is being Continued by the Applicant, as Matter of Right, to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0309-04-09-24](#)

- A.12. PRS 24-0385 METRO DEVELOPMENT GROUP**
This Application is out of order and is being continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0385-04-09-24](#)

A.13. V22-0005 Trailside Citrus Park, LLC
Staff is requesting the item be continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

A.14. V22-0019 Touchstone CDD and Lennar Homes LLC
Staff is requesting the item be continued to the May 07, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

B.1. Application Number:	RZ-PD 23-0109
Applicant:	RYAN MEYER AS MANAGER OF PANAMINT-SYMMES ROAD LLC
Location:	7515 Symmes Rd
Folio Number:	51281.0100
Acreage:	4.88 acres, more or less
Comprehensive Plan:	SMU-6
Service Area:	Urban
Community Plan:	Gibson & Southshore Areawide Systems
Existing Zoning:	AR
Request:	Rezone to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, subject to conditions
Planning Commission:	Consistent with Plan

Attachments: [23-0109-04-09-24](#)

B.2. Application Number: **RZ-STD 23-0588**
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: 200ft S of Lithia Pinecrest Rd & Bell Shoals Rd Intersection
 E of Bell Shoals Rd.
Folio Number: 71130.0000 & 71132.0000
Acreage: 1.02 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: ASC-1 & CN(R)
Request: Rezone to CN(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0588-04-09-24](#)

B.3. Application Number: **RZ-PD 23-0785**
Applicant: JOHNSON POPE/ MARK BENTLEY, ESQ, B.C.S, AICP
Location: 12398 Bull Frog Creek Rd.
Folio Number: 77457.0100
Acreage: 122.18 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Riverview and SouthShore Areawide Systems
Existing Zoning: PD (85-0317)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0785-04-09-24](#)

B.4. Application Number: **RZ-PD 23-0992**
Applicant: SHREE KULKARNI
Location: 75ft W of Warren Oaks Pl & Symmes Rd Intersection,
& North Side of the Symmes Rd.
Folio Number: 77076.0000, 77169.1202, 77169.1204, Portion of
77169.1002 & Portion of 77169.1164
Acreage: 17.04 acres, more or less
Comprehensive Plan: SMU-6 & RES-4
Service Area: Rural
Community Plan: Riverview and SouthShore Areawide Systems
Existing Zoning: AR, PD (18-1457) & RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0992-04-09-24](#)

B.5. Application Number: **RZ-PD 24-0033**
Applicant: RYAN COMPANIES US, INC
Location: 14020 & 14036 S 301 Hwy.
Folio Number: 77779.0800 & 77779.0810
Acreage: 14.73 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview and SouthShore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0033-04-09-24](#)

B.6. Application Number: RZ-STD 24-0116
Applicant: JAMES & ALICIA BARRINGTON
Location: 2806 Bryan Rd.
Folio Number: 73227.0000
Acreage: 1.24 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: ASC-1
Request: Rezone to RSC-4
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0116-04-09-24](#)

B.7. Application Number: RZ-PD 24-0146
Applicant: HBWB DEVELOPMENT SERVICES, LLC
Location: 3500ft E of US Hwy 301 & Bill Tucker Rd Intersection & N of the Bill Tucker Rd.
Folio Number: 77938.0020, 77951.0000 & 77951.0075
Acreage: 24.5 acres more or less
Comprehensive Plan: RES-4
Service Area: Rural
Community Plan: Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [24-0146-04-09-24](#)

B.8. Application Number: RZ-STD 24-0195
Applicant: TODD PRESSMAN
Location: 5223 579 Hwy.
Folio Number: 64679.1004
Acreage: 1.66 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: RSC-4
Request: Rezone to RMC-9
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0195-04-09-24](#)

B.9. 2004 Florida Street Off-Site PI# 5837

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve 2004 Florida Street Off-Site located in Section 24, Township 29, and Range 20 (Gravity Sewer Main) 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 \$571.50 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [2004 Florida Street Off-Site](#)

B.10. North Hillsboro Moose Lodge #1741 Off-Site PI# 4896

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve North Hillsboro Moose Lodge #1741 Off-Site located in Section 24, Township 29, and Range 20 (watermain and forcemain) 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 \$9,990.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [North Hillsboro Moose Lodge #1741 Off-Site](#)

B.11. Simmons Village North aka Spencer Glen North PI#5644

Accept the plat for recording for Simmons Village North aka Spencer Glen North, located in Section 13, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and Off-Site 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 \$4,550,962.00, a Warranty Bond in the amount of \$823,283.00 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 \$28,070.00 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 \$1,288,124.00 was made on February 5, 2024.

Attachments: [Simmons Village North aka Spencer Glen North](#)

B.12. West Lake Phase 1 On-Site and Off-Site PI#6289

Accept the plat for recording for West Lake Phase 1, located in Section 16, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and Off-Site 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 \$21,426,210.85, a Warranty Bond in the amount of \$1,390,029.84 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 \$13,125.00 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 \$1,359,170.00 was made on February 28, 2024.

Attachments: [West Lake Phase 1](#)

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

C.1. Vacating Petition by MVCA, LLC and Falkenburg Capital, LLC, to vacate a portion of Mission Village - Phase One, an unimproved subdivision plat, in Brandon.

Adopt a Resolution vacating a portion of Mission Village - Phase One subdivision plat, as recorded in Plat Book 110, Page 321, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located generally lying south of Palm River Road and north of Estuary Lakes Drive, in Brandon, and consists of approximately 34,301 square feet (0.79 acres). The vacate area is contiguous to a 9.68 acre vacate area, which was previously approved on September 13, 2022 (as further explained in the Background). The Petitioners, MVCA, LLC and Falkenburg Capital, LLC, are requesting to vacate said portion of the unimproved subdivision plat for future site redevelopment. Reviewing departments, agencies, and utility providers have raised no objections to this request. The financial impact associated with this item consisted of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

Attachments: [V23-0011](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1.	Application Number:	PRS 24-0064
	Applicant:	TONY MUNIZ, JR.
	Location:	650ft W of Sun City Center Blvd & Upper Creek Dr Intersection, North Side of Sun City Center Blvd.
	Folio Number:	56777.0000
	Acreage:	0.33 acres, more or less
	Comprehensive Plan:	RES-6
	Service Area:	Urban
	Community Plan:	Sun City Center
	Existing Zoning:	PD (73-0186)
	Request:	Minor Modification to PD <ul style="list-style-type: none"> • Increase entitlements (from 100 to 3500 sq. ft.) and modify permitted uses
	RECOMMENDATION:	Approvable, subject to conditions

Attachments: [24-0064-04-09-24](#)

E.2. Application Number: PRS 24-0279
Applicant: TAMPA ELECTRIC COMPANY
Location: NE & SE Corners of Sinclair Hill Rd & West Lake Burrell Dr.
Folio Number: 34161.0000, 34166.0000 & 34274.0100
Acreage: 30.54 acres, more or less
Comprehensive Plan: OC-20 & R-4
Service Area: Urban
Community Plan: University
Existing Zoning: PD (03-1124)
Request: Minor Modification to PD
 • Modify sidewalk location on 12th Street, access design on Sinclair Hills Road, location of access to recreational area, and design of recreational area
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0279-04-09-24](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 23-0540
Applicant: FRANCISCO J. OTERO-COSSIO
Location: 450ft N of Gibsonton Dr & Old Gibsonton Dr Intersection.
Folio Number: 50011.0000, 50015.0000 & 76334.0000
Acreage: 16.96 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Gibsonton, SouthShore Areawide Systems
Existing Zoning: RSB & ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0540-04-09-24](#)

F.2. Application Number: RZ-PD 23-0776
Applicant: DR. MONICA LAKE
Location: 10901 McMullen Loop.
Folio Number: 76389.0500
Acreage: 1.499 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview
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: [23-0776-04-09-24](#)

F.3. Application Number: RZ-PD 23-0783
Applicant: WILLIAM L WILLIAMS JR/ TRUSTEES ET AL
Location: 10205 Riverview Dr.
Folio Number: 75687.0000
Acreage: 62.9 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview, Southshore Areawide Systems Plan
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: [23-0783-04-09-24](#)

F.4. Application Number: RZ-STD 24-0074
Applicant: TODD PRESSMAN
Location: S Side of Porter Rd & Harris Ranch Rd Intersection.
Folio Number: 93711.0000 & 93711.0200
Acreage: 18.33 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR
Request: Rezone to AS-1(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Restrictions
Planning Commission: Consistent with Plan

Attachments: [24-0074-04-09-24](#)

F.5. Application Number: RZ-PD 24-0142
Applicant: LENNAR HOMES
Location: 5415 Palm River Rd.
Folio Number: 43520.0000
Acreage: 7.62 acres, more or less,
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [24-0142-04-09-24](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC

Staff recommends that the Board of County Commissioners (BOCC) approve the proposed changes for the Corporex Business Park Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Corporex DRI Map H received on June 7, 2023. No change is proposed for DRI Map H. This development order amendment is accompanied by related zoning application, PRS 23-0877.

Attachments: [23-0591-04-09-24](#)

G.1.B. Application Number: PRS 23-0877
Applicant: CORPOREX PROPERTIES OF TAMPA, INC
Location: 6780 Lakeview Center Dr.
Folio Number: 42145.5040
Acreage: 99 acres, more or less
Comprehensive Plan: RCP
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: CN, PD (84-0177) & PD (95-0048)
Request: Minor Modification to PD
 • Modify condition related to the timing of a required roadway enhancement to allow specific parcel to develop without construction of enhancement.

RECOMMENDATION: Approvable, subject to conditions

Attachments: [23-0877-04-09-24](#)

- H. COMMISSIONERS' ITEMS**
- I. STAFF ITEMS**
- J. COUNTY ATTORNEY'S ITEMS**
- K. OFF THE AGENDA ITEMS**
- ADJOURNMENT**