



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, August 8, 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
- 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 September 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996-08-08-23](#)

**A.2. PRS 23-0372 FLORIDA HOME PARTNERSHIP, INC**

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

**Attachments:** [23-0372-08-08-23](#)

**A.3. PRS 23-0382 HILLWARD AND HERNDERSON, P.A.**

This Application is out of order and is being continued to the September 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0382-08-08-23](#)

**A.4. SU-LE 23-0498 STEPHEN J. DIBBS**

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

**Attachments:** [23-0498-08-08-23](#)

**A.5. PRS 23-0508 MARK BENTLEY, ESQ, B.C.S, AICP**

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:** [23-0508-08-08-23](#)

**A.6. PRS 23-0510 WALMART STORES EAST, LP**

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

**Attachments:** [23-0510-08-08-23](#)

- A.7. **V22-0019 Touchstone CDD and Lennar Homes LLC**  
Staff is requesting the item be continued to the September 12, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

- B.1. **Application Number:** RZ-STD 23-0442  
**Applicant:** COUNG H. KEN DOAN  
**Location:** 15802 Willowdale Rd.  
**Folio Number:** 2923.0010  
**Acreage:** 1.16, acres, more or less  
**Comprehensive Plan:** RES-2  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RSC-2  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0442-08-08-23](#)

- B.2. **Application Number:** RZ-STD 23-0469  
**Applicant:** FLORIDA HOME PARTNERSHIP, INC  
**Location:** NW Corner of Bassa St & North St.  
**Folio Number:** 79403.0000  
**Acreage:** 4.91 acres, more or less  
**Comprehensive Plan:** Res-6  
**Service Area:** Urban  
**Community Plan:** Wimauma & SouthShore Areawide Systems  
**Existing Zoning:** AR  
**Request:** Rezone to RMC-6  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [3-0469-08-08-23](#)

**B.3. Berry Bay Village F PI#5076**

Accept the plat for recording for Berry Bay Village F, located in Section 29, Township 32, 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 \$225,637.00, a Warranty Bond in the amount of \$165,238.00 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 \$9,530.00 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 \$631,093.00 was made on July 7, 2023.

**Attachments:** [Berry Bay Village F](#)

**B.4. Berry Bay Village J PI#5076**

Accept the plat for recording for Berry Bay Village J, located in Section 29, Township 32, 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 \$372,053.00, a Warranty Bond in the amount of \$267,368.00 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 \$17,030.00 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 \$2,050,133.00 was made on July 7, 2023.

**Attachments:** [Berry Bay Village J](#)

**B.5. Agreement Permitting City of Tampa to Provide Initial Wastewater Service to the Motor Enclave Project as Approved in RZ-PD 20-1148**

**Attachments:** [The Motor Enclave Waste water Agt](#)

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

**D. PHOSPHATE ITEMS**

**D.1. Application Number:** **DRI 23-0119**  
**Applicant:** MOSAIC FERTILIZER LLC  
**Location:** NE Corner of S County Rd 39 & State Rd 674 & 750ft & 7600ft  
 N of S County Rd 39 & State Rd 674 Intersection, W Side of the Street.  
**Folio Number:** 94311.0000 & 94314.0000  
**Acreage:** 1158.57 acres, more or less  
**Comprehensive Plan:** A/M & A/R  
**Service Area:** Rural  
**Community Plan:** South Rural  
**Existing Zoning:** AM  
**Request:** Approval of Public Right-of-Way Setback Reducing withing Lonesome  
 Mining Unit 13 Development of Regional Impact (DRI) 263

**RECOMMENDATION:**  
**Phosphate Hearing Master:** Approval  
**Public Utilities:** Approvable, Subject to Conditions

**Attachments:** [23-0119-08-08-23](#)

**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** **PRS 23-0502**  
**Applicant:** COLONNADE CROSSTOWN LLC  
**Location:** W Side of S US Hwy 301 & Courtney Palms Blvd Intersection.  
**Folio Number:** 44589.0000, 44595.0000, 44597.0000, 44650.0000, 44651.0000  
 44661.0000 & 71991.0000  
**Acreage:** 158 acres, more or less  
**Comprehensive Plan:** CMU-12, UMU-20 & RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (19-1445)  
**Request:** Minor Modification to PD  

- Remove requirement for sidewalk along South 86th Street
- Removal of parcel specific FARs

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0502-08-08-23](#)

**E.2. Application Number:** PRS 23-0650  
**Applicant:** HILLWARD HENDERSON, P. A  
**Location:** 8705 & 9125 Henderson Rd.  
**Folio Number:** 23836.0540 & 23836.0550  
**Acreage:** 69.84 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (90-0180)  
**Request:** Minor Modification to PD  
 • Increase multi-family building height from 45 feet/3 stories to 58 feet/5 stories and reduce building setback along Henderson Road from 30 to 10 feet.  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [23-0650-08-08-23](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** MM 22-1639  
**Applicant:** MASONIC PARK & YOUTH CAMP, INC  
**Location:** 750ft E of S US Hwy 301 & Willow Rd Intersection.  
**Folio Number:** 57988.0000, 79726.0000 & 79727.0000  
**Acreage:** 199.91 acres, more or less  
**Comprehensive Plan:** A/R  
**Service Area:** Rural  
**Community Plan:** Little Manatee South & Southshore Areawide Systems  
**Existing Zoning:** PD & ZH (91-0174)  
**Request:** Major Modification to PD to increase RV spaces from 36 to 130  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1639-08-08-23](#)

**F.2. Application Number:** RZ-PD 22-1701  
**Applicant:** DAVID B. SINGER, OCLIN RICE, OLDER LUNDY KOCH & MARTINO  
**Location:** 800ft N of Bonnie Rd & Thonotosassa Rd Intersection.  
**Folio Number:** 82001.0000, 82002.0000 & 82003.0000  
**Acreage:** 3.68 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** RSC-4 & ASC-1  
**Request:** Rezone to PD for 9 unit Mobile Home Park and 1 single-family home  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1701-08-08-23](#)

**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:** [23-0115-08-08-23](#)



**F.4. Application Number:** RZ-STD 23-0203  
**Applicant:** MAAN CAPITAL MANAGAGEMENT LLC  
**Location:** 11315 N 301 Hwy.  
**Folio Number:** 61126.0000  
**Acreage:** 5 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** AR  
**Request:** Rezone to CN  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not supportable  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [23-0203-08-08-23](#)

**F.5. Application Number:** RZ-STD 23-0351  
**Applicant:** AMQ INTERNATIONAL CORP. DENNIS CREECH  
**Location:** 750ft NW of E College Ave & 24th St SE Intersection.  
**Folio Number:** Portion of 55531.1000  
**Acreage:** 1.11 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems  
**Existing Zoning:** AR  
**Request:** Rezone to CI(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not supportable  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [23-0351-08-08-23](#)

**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:** [22-1390-08-08-23](#)

**G.1.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:** WVR-2 & RES-4  
**Service Area:** Urban  
**Community Plan:** Sun City Center  
**Existing Zoning:** PD (89-0097)  
**Request:** Minor Modification to PD  
 • Remove parcel from PD  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [23-0210-08-08-23](#)

**G.1.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:** [23-0195-08-08-23](#)

<b>G.2.A. Application Number:</b>	<b>RZ-STD 23-0330</b>
<b>Applicant:</b>	MONTAGUE HOLDINGS, LLC
<b>Location:</b>	8525 Montague St.
<b>Folio Number:</b>	4339.0100
<b>Acreage:</b>	9.13 acres, more or less
<b>Comprehensive Plan:</b>	RES-6
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	Northwest Area & Town N Country
<b>Existing Zoning:</b>	PD (87-0161)
<b>Request:</b>	Rezone to BPO (R)
<b>RECOMMENDATION:</b>	
<b>Zoning Hearing Master:</b>	Approval
<b>Development Services:</b>	Approval
<b>Planning Commission:</b>	Consistent with Plan

**Attachments:** [23-0330-08-08-23](#)

<b>G.2.B. Application Number:</b>	<b>PRS 23-0581</b>
<b>Applicant:</b>	MONTAGUE HOLDINGS, LLC
<b>Location:</b>	8525 Montague St.
<b>Folio Number:</b>	4339.0100
<b>Acreage:</b>	9.2 acres, more or less
<b>Comprehensive Plan:</b>	RES-6
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	Northwest Hillsborough
<b>Existing Zoning:</b>	PD (87-0161)
<b>Request:</b>	Rezone to PD
<b>RECOMMENDATION:</b>	Approvable, subject to proposed conditions

**Attachments:** [23-0581](#)

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**I.1. Proposed Farmworker Housing Land Development Code Amendments**

Attachments: [Farm Worker Housing Item](#)

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**