



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE RESULTS - FINAL

9:00 A.M. THURSDAY, August 25, 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

Present: Commissioner Mariella Smith, Commissioner Stacy White, Commissioner Harry Cohen, Commissioner Ken Hagan, Commissioner Pat Kemp, and Commissioner Gwen Myers

Absent: Commissioner Kimberly Overman

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 18-0996 STREETFRONT COMMERCIAL PROPERTIES LLC

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

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.2. PRS 22-0523 MORONDA HOMES

This Application is out of order and is being continued to the September 13, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.3. PRS 22-0657 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the October 11, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.4. RZ-STD 22-0697 AMQ INTERNATIONAL CORP

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

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

A.5. PRS 22-0730 MARK BENTLEY, ESQ, B.C.S AICP

This application is being Continued by the Applicant, as Matter of Right, to the September 13, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

A.6. PRS 22-0738 HILLSBOROUGH COUNTY CAPITAL PROGRAMS

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

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

A.7. PRS 22-0739 DR. CRAIG AMSHEL

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

Result: Withdrawn

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

A.8. RZ-STD 22-0812 PETRU LAVINIA VOLOSEN

Staff is requesting the item be Remanded to the October 17, 2022, Zoning Hearing Master Meeting at 6:00 P.M.

Result: Remanded

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Remanded to the Zoning Hearing Master, due back on 10/17/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.9. SU-LE 22-0920 RAZORBACK RANCH LLC

This Application is out of order and is being continued to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.10. PRS 22-0937 BDG CITRUS POINT II, LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.11. PRS 22-0938 SALEM HOLDINGS LLC

This Application is out of order and is being continued to the September 13, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.12. PRS 22-0940 BDG CITRUS POINT I, LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.13. PRS 22-0954 FRANK DEBOSE (ALFA RESIDENTIAL DEVELOPMENT HOLDINGS, LLC)

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

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.14. PRS 22-1006 ZIMPLE DEVELOPMENT LLC

This application is being Continued by the Applicant, as Matter of Right, to the September 13 , 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.15. PRS 22-1008 LYVWELL CARROLLWOOD SS JV 1 LLC

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

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.16. PRS 22-1040 MONTAGUE HOLDINGS, LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 11 , 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.17. PRS 22-1041 AMQ INTERNATIONAL

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

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.18. PRS 22-1084 FALKENBURG REAL STATE LLC

This application is being Continued by the Staff, to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner White, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.19. PRS 22-1091 S. ELISE BATSEL, ESQ, C/O STEARNS WEAVER MILLER

This Application is being Continued by the Applicant, as Matter of Right, to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.20. CDD 22-0784 PETITION TO DISSOLVE THE PALM RIVER COMMUNITY DEVELOPMENT DISTRICT (CDD)

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

A.21. 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

Staff is requesting the item be continued to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Result: Continued

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 09/13/2022. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers

Absent: Overman

B. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Kemp, seconded by Commissioner White, to approve the Consent Agenda. The motion carried by the following vote:

Approved the Consent Agenda

B.1. Application Number: **RZ-PD 22-0083**
Applicant: SARAH COMBS, EXECUTIVE DIRECTOR UACDC
Location: NW Corner of E 136th Ave & 20th St.
Folio Number: 35741.0000, 35742.0000, 35752.0000 & 35753.0000
Acreage: 1.71 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: University Area
Existing Zoning: PD (00-1212) & CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

B.2. Application Number: **RZ-STD 22-0295**
Applicant: FRANCIS MURRAY, IV
Location: 5218 Eureka Springs Rd.
Folio Number: 40544.0000
Acreage: 0.61 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park Community Plan
Existing Zoning: AR & CG
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

B.3. Application Number: MM 22-0416
Applicant: WWS CONTRACTING LLC
Location: S Side of Boyette Rd & 80ft E of Newel Valley Loop
Folio Number: 76681.0050 & 76681.0100
Acreage: 2.97 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview & Southshore Community Plan
Existing Zoning: PD (15-0694)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

B.4. Application Number: RZ-PD 22-0420
Applicant: TRAMMELL CROW FLORIDA
Location: 1283 S 41 Hwy.
Folio Number: 51492.0000
Acreage: 18.64 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Southshore Areawide Systems
Existing Zoning: AI
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

B.5. Application Number: MM 22-0558
Applicant: PROSPER FONTANAROSA HOMES LLC
Location: 600ft N of W Waters Ave and E Side of N Hubert Ave.
Folio Number: 24194.0000 & 24173.3302
Acreage: 3.1 acres, more or less
Comprehensive Plan: RES-12
Service Area: Urban
Community Plan: None
Existing Zoning: PD (77-0318)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

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- B.6. Application Number: RZ-STD 22-0604**
Applicant: LEIGH SU
Location: 1901 S 48th St.
Folio Number: 46718.0000
Acreage: 1.17 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: RSC-6 & (71-0293)
Request: Rezone to RSC-6(MH)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan
- B.7. Application Number: MM 22-0670**
Applicant: ASH BAGDY
Location: 10721 Raulerson Ranch Rd.
Folio Number: 61231.0000
Acreage: 32.18 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (14-1103)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan
- B.8. Application Number: RZ-PD 22-0682**
Applicant: FALCONE & ASSOCIATES, LLC
Location: 4504 Clewis Ave.
Folio Number: 40483.0000
Acreage: 17 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (06-0466) & AS-0.4
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan
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B.9. Sunshine Village Townhomes On-Site & Off-Site

Accept the plat for recording for Sunshine Village Townhomes On-Site & Off-Site, located in Section 08, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site 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, Facilities. Accept a Performance Bond in the amount of \$2,805,743.26, a Warranty Bond in the amount of \$25,066.44, 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.

B.10. Forest Brooke Subdivision Active Adult Phase 5A

Accept the plat for recording for Forest Brooke Subdivision Active Adult Phase 5A, located in Section 08, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$745,002.63, a Warranty Bond in the amount of \$48,052.16, 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 \$15,156.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B.11. Racetrac #895 at Kings and Lumsden Off-Site PI# 3285

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and forcemain) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Racetrac #895 at Kings and Lumsden Off-Site located in Section 34, Township 29, and Range 20. 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 \$40,226.70 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 22-0833
Applicant: GALENCARE, INC
Location: 119 Oakfield Dr.
Folio Number: 71490.0555
Acreage: 18.23 acres, more or less
Comprehensive Plan: P/QP
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (97-0121)
Request: Minor Modification to PD
 • Add pedestrian access
RECOMMENDATION: Approval

Result: Approved

Motion: A motion was made by Commissioner White, seconded by Commissioner Kemp, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

E.2. Application Number: PRS 22-0844
Applicant: KAMI CORBETT, HILL WARD HENDERSON
Location: SW Corner of Muck Pond Rd & McIntosh Rd.
Folio Number: 82881.0000,82885.0000 & 82855.0050
Acreage: 19.04 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: PD (98-0823)
Request: Minor Modification to PD
 • Add and remove access and modify building location
RECOMMENDATION: Approvable, subject to proposed conditions

Result: Approved

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

E.3. Application Number: PRS 22-0941
Applicant: BLUE SKY COMMUNITIES, LLC
Location: 4450 Mango Rd./ 4450 579 Hwy.
Folio Number: 64833.0100
Acreage: 20 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (21-0297)
Request: Minor Modification to PD
 • Increase building height and modify screening/buffering
RECOMMENDATION: Approvable, subject to proposed conditions

Result: Approved

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

E.4. Application Number: PRS 22-1090
Applicant: TAMPA92, LLC
Location: 13396 E 92 Hwy.
Folio Number: 81648.0000
Acreage: 63.68 acres, more or less
Comprehensive Plan: RES-2 & SMU-6
Service Area: Rural
Community Plan: East Rural
Existing Zoning: PD (13-0356) & PD (90-0127)
Request: Minor Modification to PD
 • Modify site plan to accommodate additional building area
RECOMMENDATION: Approvable, subject to proposed conditions

Result: Approved

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Kemp, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

E.5. Application Number: PRS 22-1093
Applicant: DUNE FB DEBT, LLC
Location: 1809 w Lake Dr.
Folio Number: 79543.0000
Acreage: 263.82 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: PD (1110)
Request: Minor Modification to PD
 • Modify location of project access
RECOMMENDATION: Approval

Result: Approved

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

E.6. Application Number: PRS 22-1144
Applicant: ALLIANCE RESIDENTIAL LLC
Location: NW Corner of Williams Rd & E Martin Luther King Blvd.
Folio Number: 65053.0000
Acreage: 39.5 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (20-0382)
Request: Minor Modification to PD
 • Modify Development Option 3 to add private park open to general public with additional access
RECOMMENDATION: Approvable, subject to proposed conditions

Result: Approved

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 21-0745 (Remand)
Applicant: BRICKLEMYER LAW GROUP. P. L
Location: E Side of N US Hwy 41 & 360ft S of Flagship Dr.
Folio Number: 13992.0000, 13994.0000 & 13999.0100
Acreage: 6.26 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Rural
Community Plan: Lutz
Existing Zoning: CN & PD (88-0229)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner White, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.2. Application Number: RZ-PD 21-1338
Applicant: DAVID WRIGHT- TSP COMPANIES, INC
Location: 16601 Boy Scout Rd.
Folio Number: 2560.0000
Acreage: 10 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.3. Application Number: MM 22-0103 (Remand)
Applicant: NICK PULLARO HERITAGE STATION CAPITAL GROUP LLC
Location: 17710 N 41 Hwy.
Folio Number: 14015.0100
Acreage: 3.46 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Rural
Community Plan: Lutz
Existing Zoning: PD (03-0348)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Result: Denied

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Kemp, that this agenda item be Denied. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.4. Application Number: RZ-PD 22-0319
Applicant: RMC PROPERTY GROUP
Location: 11120 Tom Folsom Rd.
Folio Number: 60921.0000
Acreage: 24.59 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Result: Approved with Conditions

Motion: Approved with Conditions

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.5. Application Number: RZ-PD 22-0444
Applicant: SPACEBOX APOLLO BEACH, LCC
Location: 5801 N 41 Hwy.
Folio Number: 54180.0000
Acreage: 6.19 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Apollo Beach & Southshore Areawide Systems
Existing Zoning: CI (82-0074)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Approval
Planning Commission: Inconsistent with the Plan

Result: Approved

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: White, Cohen, Kemp, and Myers
Opposed: Smith, and Hagan
Absent: Overman

F.6. Application Number: RZ_PD 22-0561
Applicant: SANDRA & DAVID KENNEDY/ FERNANDO TREJO
Location: NE Corner of Big Bend Rd & Balm Riverview Rd.
Folio Number: 77690.5018 & 77690.5262
Acreage: 1.8 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Community Plan: Riverview, 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

Result: Approved with Conditions

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Approved with Conditions. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.7. Application Number: MM 22-0569
Applicant: I SOURCE TOWERS, LLC
Location: 5241 Lithia Springs Rd.
Folio Number: 87689.0000
Acreage: 15 acres, more or less
Comprehensive Plan: RES_2
Service Area: Urban
Community Plan: Southshore
Existing Zoning: PD (16-0913)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Result: Approved

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.8. Application Number: RZ-STD 22-0580
Applicant: HARIDAS B & PRABHAVATI H BHOGADE
Location: W Side of the County Rd 579 & 240 ft S of Pruett Rd.
Folio Number: 62275.0000 & 62281.0100
Acreage: 11.51 acres, more or less
Comprehensive Plan: RES-4
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: RSC-4, AS-1 & MH
Request: Rezone to RSC-4 & MH
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Result: Approved with Conditions

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Approved with Conditions. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

F.9. Application Number: RZ-STD 22-0699
Applicant: BRICKLEMYER LAW GROUP P.L.
Location: 11106 Old Fort Trl.
Folio Number: 59814.0000
Acreage: 8.75 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Rezone to AS 0.4
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Result: Approved

Motion: A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

I.1. At the request of the Board of County Commissioners, Planning Commission staff has prepared a memo outlining the history of the Future Land Use categories and the development pattern in the area of County Road 579 between Interstate 4 and Pruett Road.

Result: Approved

Motion: A motion was made by Commissioner White, seconded by Commissioner Kemp, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Smith, White, Cohen, Hagan, Kemp, and Myers
Absent: Overman

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT

Note

Meeting went into Recess

Note

Meeting Reconvened