

# **Hillsborough County**

*601 E. Kennedy Blvd.  
Tampa, FL 33602*



## **Results**

**Tuesday, January 9, 2024**

**9:00 AM**

**County Center, 2nd Floor**

**BOCC Land Use**

# LAND USE RESULTS

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 Ken Hagan, Commissioner Gwen Myers, Commissioner Donna Cameron Cepeda, Commissioner Harry Cohen, Commissioner Pat Kemp, Commissioner Michael Owen, and Commissioner Joshua Wostal

**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 February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

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

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [22-1390-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

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

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0195-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

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

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

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

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

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

The application has been withdrawn by the applicant

**Attachments:** [23-0508-01-09-24](#)

**Result:** Withdrawn

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.6. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0591-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.7. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC**

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0767-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.8. PRS 23-0789 WILLIAM J MOLLOY, MOLLOY & JAMES**

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0789-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.9. PRS 23-0838 BREWLAND DEVELOPMENT, LLC**

This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0838-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 03/19/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.10. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0877-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.11. SU-LE 23-1003 FARMLAND RESERVE INC**

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-1003-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.12. 24-0013 CATHOLIC CHARITIES, DIOCESE OF ST. PETERSBURG**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0013-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.13. PRS 24-0027 CHANNELSIDE PARTNERS, LLC**

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0027-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.14. PRS 24-0064 TONY MUNIZ JR**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [24-0064](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.15. PRS 24-0102 VALERIE ANN-MCCOY SCHARFF & MARK WILLIAMS CHARFF**

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0102-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.16. PRS 24-0104 RON CAUTHAN, P.E/CHASTAIN-SKILLMAN, INC**

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0104-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.17. PRS 24-0112 SUMMERALL LAND ACQUISITIONS LLC**

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0112-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.18. PRS 24-0129 CITIGROUP TECHNOLOGY INC**

This application is being Continued by the Applicant, as Matter of Right, to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [24-0129-01-09-24](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 03/19/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.19. V22-0005 Trailside Citrus Park, LLC**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.20. V22-0019 Touchstone CDD and Lennar Homes LLC**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**A.21. V23-0011 MVCA, LLC & Falkenburg Capital, LLC.**

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**B. CONSENT AGENDA**

Approval of the Consent Agenda

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

Approved the Consent Agenda

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

- B.1. Application Number:** RZ-STD 23-0782
- Applicant:** LOWNSWA C/O TARA TEDROW, ESQ,  
LOGAN OPSAHL, ESQ
- Location:** 5410 & 5420 Causeway Blvd.
- Folio Number:** 46411.0000 & 46412.0000
- Acreage:** 6.95 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Greater Palm River
- Existing Zoning:** RSC-4 & CI
- Request:** Rezone to CI
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan



**Attachments:** [23-0782-01-09-24](#)

**B.2. Avila Unit 14 Phase 2B PI#2657**

Accept the plat for recording for Avila Unit 14 Phase 2B, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffie, a Florida Professional Engineer, with Water Resource Associates, LLC.  
School Concurrency does not apply to this project.

**Attachments:** [Avila Unit 14 Phase 2B](#)

**Result:** Approved

**B.3. Brookside Phase SA, SB & SC PI#5956**

Accept the plat for recording for Brookside Phase SA, SB & SC, located in Section 16, Township 32, and Range 19, 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 \$1,022,879.51, a Warranty Bond in the amount of \$468,115.04 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 \$17,500.00 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 \$1,117,907.00 was made on September 20, 2023.

**Attachments:** [Brookside Phase 5A, 5B & 5C](#)

**Result:** Approved

**B.4. Mango Pointe PI#3069**

Accept the plat for recording for Mango Pointe, located in Section 34, Township 28, and Range 20. Construction has been completed and has been certified by Daniel C. Peters, a Florida Professional Engineer, with AD. Engineering, P.A.  
School Concurrency does not apply to this project.

**Attachments:** [Mango Pointe](#)

**Result:** Approved

**B.5. Opal Mythra fka Pinewood Reserve & Jona Legacy PI#4202**

Accept the plat for recording for Opal Mythra fka Pinewood Reserve & Jona Legacy, located in Section 19, Township 27, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) 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 \$227,345.00, a Warranty Bond in the amount of \$18,187.60 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 \$2,031.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.  
School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [Opal Mythra fka Pinewood Reserve & Jono Legacy](#)

**Result:** Approved

**B.6. Stogi Ranch Phase 2 PI#5698**

Accept the plat for recording for Stogi Ranch Phase 2, located in Section 05, Township 30, and Range 19, 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 \$1,437,749.38, a Warranty Bond in the amount of \$92,132.50 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 \$9,000.00 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 \$303,088.00 was made on October 19, 2022.

**Attachments:** [Stogi Ranch Phase 2](#)

**Result:** Approved

**B.7. Vivir Subdivision fka Bloomingdale Redstone PI#6131**

Accept the plat for recording for Vivir Townhomes fka Bloomingdale Redstone, located in Section 06, Township 30, and Range 21. Accept a Performance Bond in the amount of \$3,152,540.28 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$15,400.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [Vivir Subdivision fka Bloomingdale Redstone](#)

**Result:** Approved

**B.8. Waterset Wolf Creek Phase G2 & 30th St G2 PI#5502**

Accept the plat for recording for Waterset Wolf Creek Phase G2 & 30th St G2, located in Section 34, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and reclaimed water) 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 \$10,796,030.45, a Warranty Bond in the amount of \$828,157.44 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 \$37,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [Waterset Wolf Creek Phase G2 & 30th St G2](#)

**Result:** Approved

**B.9. Car Guys - Valrico Off-Site PI# 4727**

Approve the Amendment to the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements for the Car Guys Valrico site development project located in Section 29, Township 29, and Range 21 and accept a Rider to Warranty Bond #1002068 to increase the principal amount of the Warranty Bond from \$12,379 to \$13,520. The County and the Owner/Developer, DMI Nebraska, LLC, entered into an Agreement for Warranty of Required Off-Site Improvements for the Car Guys Valrico site development project on September 12, 2023. Pursuant to that Agreement, the County accepted warranty bond # 1002068 in the amount of \$12,379 to guarantee the off-site water and wastewater improvements against defects in workmanship and materials for a period of two years. Since acceptance of the warranty bond, it has been determined that the amount of the warranty bond should be increased to reflect the final construction cost of the project. The Amendment to the Agreement acknowledges the increase in construction costs and provides for acceptance of the Rider increasing the bond principal amount to \$13,520. All other terms and conditions of the Agreement and the Warranty Bond remain in force and effect.

**Attachments:** [Car Guys Valrico Off-Site](#)

**Result:** Approved

**B.10. Dunphy Office Building Off-Site PI# 6086**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Dunphy Office Building Off-Site located in Section 02, Township 28, and Range 17 (roadway, water and wastewater) 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 \$25,376.93 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

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

**Result:** Approved

**B.11. Horizon Apartments Off-Site PI# 5789**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Horizon Apartments Off-Site located in Section 08, Township 32, and Range 20 (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 \$1,696.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

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

**Result:** Approved

**C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS****C.1. Public Hearing - Vacating Petition by Revival Ministries International, Inc. to vacate a portion of improved, platted right-of-way abutting folio 065683-5208, in Seffner Mango.**

(a) Adopt a Resolution vacating a portion of improved, platted right-of-way known as River International Drive (originally platted as Autoway Drive) and lying within the plat of Sunway Subdivision, as recorded in Plat Book 82, Page 18, of the public records of Hillsborough County and (b) Accept a Perpetual Public Access Easement (“Access Easement”) from Petitioner over and across the proposed vacate area. The proposed vacate area is 19,189 sf (.45 acres) and is located south of Dr. Martin Luther King Boulevard and north of East Broadway Avenue in Seffner Mango. On December 10, 2019, the Board of County Commissioners approved vacating petition V18-0026 which vacated right-of-way immediately south of and adjacent to this new proposed vacate area. The Petitioner, Revival Ministries International, Inc., has submitted this request for the purposes of Furthering a safe environment for the children and parishioners by extending the area previously vacated. The Access Easement ensures the public is provided with continuous and uninterrupted ingress, egress, and access over the proposed vacate area for pedestrian, bicycle, vehicular, governmental, emergency services, utility, and trash collection service providers. Reviewing departments, agencies, and utility providers have no objections to this request provided the Access Easement is conveyed to the County. Additionally, Hillsborough County Public Utilities Department, Tampa Electric Company, and Charter Communications, Inc. (a.k.a. Spectrum), each requested the Resolution include a reservation of a utility easement over the proposed vacate area due to existing facilities in the area. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175, which are paid by the Petitioner.

**Attachments:** [V22-0014-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**C.2. Public Hearing - Vacating Petition by Fernando Trejo and Sandra S. Kennedy to vacate two platted public utility and drainage easements within Folios No. 077690-5018 and 077690-5262, in Riverview.**

Adopt a resolution vacating a portion of two platted public utility and drainage easements, lying within Lots 16 and 17, Block 19, of the plats of Tropical Acres South Unit No. 5A, as recorded in Plat Book 47, Page 77 and 5B, as recorded in Plat Book 51, Page 20 of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located at 13007 Gordon Road, Riverview, Florida 33579 and 13009 Gordon Road, Riverview, Florida 33579 within Folios No. 077690-5018 and 077690-5262, generally lying east of Balm Riverview Road, north of Big Bend Road, in Riverview, and consists of approximately 3,600 square feet (0.08 acres). The Petitioners, Fernando Trejo and Sandra S. Kennedy, have submitted this vacate request for future development of a convenience store and gas station. Reviewing departments, agencies, and utility providers have no objections to this request (as further explained in the Background). The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

**Attachments:** [V24-0001-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** PRS 23-0382  
**Applicant:** HILL WARD HENDERSON, P.A.  
**Location:** E Side of W Hanna Ave & Webb Rd Intersection.  
**Folio Number:** 6636.0000 & 6636.0100  
**Acreage:** 46.34 acres, more or less  
**Comprehensive Plan:** P/QP & RES-6  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (86-0163), PD (90-0179) & RMC-16  
**Request:** Minor Modification to PD

- Relocate emergency access entrance/exit point for PD and add access point to allow adjacent parcel access to Jackson Springs Road

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0382-01-09-24](#)

**Result:** Approved with Conditions

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**E.2. Application Number:** PRS 24-0012  
**Applicant:** TODD PRESSMAN  
**Location:** 11004 Bloomingdale Ave.  
**Folio Number:** 73833.0000  
**Acreage:** 2.5 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (23-0257)  
**Request:** Minor Modification to PD

- Remove references to maximum square footage/Floor Area Ratio

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0012-01-09-24](#)

**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:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**E.3. Application Number:** PRS 24-0105  
**Applicant:** CCC-TAMPA BBD LLC  
**Location:** 15081 Cypress Cay Blvd.  
**Folio Number:** 39574.0013  
**Acreage:** 25.42 acres, more or less  
**Comprehensive Plan:** RES-20 & RES-4  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** PD (16-1338)  
**Request:** Minor Modification to PD  
 • Increase width of buffer to allow required fencing to be placed farther from property line.  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0105-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**E.4. Application Number:** PRS 24-0133  
**Applicant:** NEXMETRO BAY FARMS, LP  
**Location:** S side of N US Hwy 41 & Leisey Rd Intersection  
**Folio Number:** 54191.0100 & 54191.0110  
**Acreage:** 66.83 acres, more or less  
**Comprehensive Plan:** OC-20 & SMU-6  
**Service Area:** Urban  
**Community Plan:** Apollo Beach  
**Existing Zoning:** PD (06-1035)  
**Request:** Minor Modification to PD  
 • Modify design of required intersection improvement at US 41/Leisey Road, number of outparcels and design of internal circulation/stormwater  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0133-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**F. REGULAR AGENDA**

**F.1. Application Number:** **RZ-PD 23-0369**  
**Applicant:** AMQ INTERNATIONAL, CORP  
**Location:** E Side of 579 Hwy & Thomas Rd Intersection.  
**Folio Number:** 62164.0130 & 62164.0135  
**Acreage:** 6.01 acres, more or less  
**Comprehensive Plan:** LI-P  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** CG  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supportable  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0369-01-09-24](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Owen, seconded by Commissioner Cameron Cepeda, that this agenda item be Approved. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**F.2. Application Number:** **RZ-PD 23-0517**  
**Applicant:** CJDW RIVERA, LLC  
**Location:** South Side of 122nd Ave & Old Morris Bridge Rd Intersection  
**Folio Number:** 60036.0000 & 60037.0000  
**Acreage:** 15.64 acres, more or self  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0517-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cohen, and Owen

**Opposed:** Cameron Cepeda, Kemp, and Wostal

**F.3. Application Number:** **RZ-PD 23-0519**  
**Applicant:** TAMPA FAMILY HEALTH CENTER, INC  
**Location:** NE Corner of E Bearss Ave & E 148th Ave.  
**Folio Number:** 34442.0000 & 34448.0100  
**Acreage:** 1.69 acres, more or less



**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** RMC-6, CI & 08-1143  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0519-01-09-24](#)

**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:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**F.4. Application Number:** **RZ-PD 23-0522**  
**Applicant:** EISENHOWER PROPERTY GROUP  
**Location:** W Side of Simmons Ranch Ct & Simmons Loop Intersection.  
**Folio Number:** 77748.0000, 77753.0000, 77754.0000 & 77755.0000  
**Acreage:** 162.46 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** PD (06-1687), AR & PD (22-0440)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0522-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**F.5. Patterson Road Residential Pl#5549**  
 Accept the plat for recording for Patterson Road Residential, located in Section 29, Township 27, and Range 17, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, and wastewater and off-site water extension) 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 \$26,611,539.00, a Warranty Bond in the amount of \$1,786,488.00 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 \$14,000.00 and authorize the Chairman to execute the Subdivider’s Agreement for Performance - Placement of Lot Corners.  
School Concurrency was approved and there is existing capacity for the subdivision.

**Attachments:** [Patterson Rd](#)

**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:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** PRS 23-0136  
**Applicant:** 6400 APOLLO BEACH BLVD HOLDINGS, LLC  
**Location:** 200ft N of Dolphin Cove Dr & Apollo Beach Blvd Intersection.  
**Folio Number:** 52054.0710 & 52055.0200  
**Acreage:** 1.87 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Apollo Beach  
**Existing Zoning:** PD (77-0123)  
**Request:** Minor Modification to PD

- Increase the size of development Pocket 81 and limit use of a portion of Pocket 81 to a surface parking lot.

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0136-01-09-24](#)

**Result:** Opened and Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Opened and Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**G.1.B. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC**

Staff recommends that the Board of County Commissioners approve the proposed changes for the Apollo Beach Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Apollo Beach Map H dated April 26, 2023.

This development order amendment is accompanied by related application PRS 23-0136, which is a modification to PD 77-0123 (as most recently modified by PRS 22-0429).

**Attachments:** [23-0335](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 02/13/2024. The motion carried by the following vote:

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**G.2.A. Application Number:** RZ-PD 23-0777  
**Applicant:** CAUSEWAY HOLDINGS LLC

**Location:** NE Corner of S 86th St & 32nd Ave S, & N of 32nd Ave S.  
**Folio Number:** 47546.0100, 47547.0000, 47547.0100, 47548.0000, 47549.0000  
**Acreage:** 8.88 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** RSC-6, PD (85-0262) & AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0777-01-09-24](#)

**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:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**G.2.B Application Number:** **PRS 24-0110**  
**Applicant:** FLORIDA DEPARTMENT OF TRANSPORTATION  
**Location:** 8625 Causeway Blvd.  
**Folio Number:** 47546.0000  
**Acreage:** 4.88 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (85-0262)  
**Request:** Minor Modification to PD  

- Modify site plan/conditions to recognize removal of a parcel from PD and the use of remaining PD for FDOT stormwater

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0110-01-09-24](#)

**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:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**G.3.A. Application Number:** **RZ-PD 23-0884**  
**Applicant:** LDC ACQUISITIONS, LLC  
**Location:** 2700 University Square Dr.  
**Folio Number:** 36282.0600  
**Acreage:** 4.31 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Community Plan:** University Area Community  
**Existing Zoning:** PD (83-0211)  
**Request:** Rezone to PD  
**RECOMMENDATION:**

**Zoning Hearing Master:** Approval  
**Development Services:** Not Supportable  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [23-0884-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**G.3.B. Application Number:** PRS 24-0111  
**Applicant:** LDC ACQUISITIONS, LLC  
**Location:** 2700 University Square Dr.  
**Folio Number:** 36282.0600  
**Acreage:** 4.31 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** University  
**Request:** Minor Modification to PD  
• Modify site plan/conditions to recognize removal of parcel from PD  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0111-01-09-24](#)

**Result:** Approved

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

**In Favor:** Hagan, Myers, Cameron Cepeda, Cohen, Kemp, Owen, and Wostal

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**