



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, March 8, 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**

### **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 April 12, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996\\_Q](#)

**A.2. PRS 21-1035 BELLEAIR DEVELOPMENT, LLC**

This application has been withdrawn by the applicant.

**Attachments:** [21-1035](#)

**A.3. PRS 21-1038 BELLEAIR DEVELOPMENT, LLC**

This application has been withdrawn by the applicant.

**Attachments:** [21-1038](#)

**A.4. PRS 21-1153 WOODIES WASH SHAK**

This application is being Continued by the Staff, to the April 12, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [21-1153](#)

**A.5. SU-LE 21-1224 STEPHEN J. DIBBS**

This application is being Continued by the Applicant, as Matter of Right, to the April 12, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-1224](#)

**A.6. PRS 22-0151 EPG1, LLC**

This Application is being Continued by the Applicant, as Matter of Right, to the April 12, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-0151](#)

- A.7. PRS 22-0153 CONSTANCE D. SILVER, PE,LEED, AP**  
This Application is out of order and is being continued to the May 10, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-0153](#)

- A.8. PRS 22-0357 MARK MARIANI**  
This application is being Continued by Staff, to the April 12, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-0357](#)

- A.9. CDD 21-1210 HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**  
Staff is requesting the item be continued to the April 12, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [21-1210](#)

- A.10. V21-0013 Vacate Platted Public Drainage Easements, Valencia Del Sol Phase 1 (Hillsborough County Associates IV, LLLP)**  
This Petition is being continued to the April 12, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**B. CONSENT AGENDA**

**B.1. Application Number:** RZ-PD 21-1042  
**Applicant:** DANVA REAL ESTATE, LLC  
**Location:** 7801 N Manhattan Ave.  
**Folio Number:** 27283.0000  
**Acreage:** 0.5 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** RSC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-1042](#)

**B.2. Application Number:** MM 21-1226  
**Applicant:** THE DAVIS GROUP  
**Location:** NW Corner of S US Hwy 301 & Simmons Loop.  
**Folio Number:** 77760.0000  
**Acreage:** 4.52 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** IPD-1 & 90-0025  
**Request:** Major Modification to IPD-1  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-1226](#)

**B.3. Application Number:** RZ-STD 22-0025  
**Applicant:** YAISMEL HERNANDEZ  
**Location:** 5832 Barry Ln.  
**Folio Number:** 27547.0100  
**Acreage:** 0.18 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Community Plan:** Town and Country  
**Existing Zoning:** AI  
**Request:** Rezone to M  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

Attachments: [22-0025](#)

**B.4. Application Number:** MM 22-0086  
**Applicant:** 8510 GIBSONTON LLC  
**Location:** 8510 Gibsonton Dr.  
**Folio Number:** 49997.0002  
**Acreage:** 4.89 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Gibsonton & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (83-0353)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

Attachments: [22-0086](#)

**B.5. Application Number:** RZ-PD 22-0096  
**Applicant:** BRICKLEMYER LAW GROUP, P.L  
**Location:** 6515 S 41 Hwy & Adjacent Parcel to the West.  
**Folio Number:** 32879.0100 & 32879.0000  
**Acreage:** 8.69 acres, more or less  
**Comprehensive Plan:** LI-P  
**Service Area:** Rural  
**Community Plan:** Little Manatee South & Southshore Areawide Systems Plan  
**Existing Zoning:** PD & CG  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0096](#)

**B.6. Application Number:** RZ-PD 22-0105  
**Applicant:** NORTHSTAR CEMENTERY SERVICES OF FLORIDA LLC  
**Location:** 11005 N 301 Hwy.  
**Folio Number:** 61224.0000  
**Acreage:** 2.71 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (89-0001) & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0105](#)

- B.7. Application Number:** RZ-STD 22-0115
- Applicant:** JOE WOS
- Location:** 5624 Anna Dr.
- Folio Number:** 62784.0000
- Acreage:** 1.02 acres more or less
- Comprehensive Plan:** CMU-12
- Service Area:** Urban
- Community Plan:** Seffner Mango
- Existing Zoning:** AS-1
- Request:** Rezone to CG
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable with Restrictions
- Planning Commission:** Consistent with Plan

**Attachments:** [22-0115](#)

- B.8. Aldi # 146 Seffner Off-Site**  
Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, drainage, sidewalks, water and wastewater) 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 Aldi #146 Seffner Off-Site located in Section 09, 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 \$120,569.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Aldi #146 Seffner Off-Site](#)

- B.9. Avila Unit 11G**  
Accept the plat for recording for Avila Unit 11G, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Michael R. Tucker, a Florida Professional Engineer, with Heidt Design, LLC.

**Attachments:** [Avila Unit 11G](#)



**B.10. Avila Unit 1 IJ**

Accept the plat for recording for Avila Unit 1 IJ, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Michael R. Tucker, a Florida Professional Engineer, with Heidt Design, LLC.

**Attachments:** [Avila Unit 1IJ](#)

**B.11. Hinton Hawkstone Subdivision Phase 1A1**

Accept the plat for recording for Hinton Hawkstone Subdivision Phase 1A1, located in Section 5, Township 31, and Range 21, 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 \$2,414,730.57, a Warranty Bond in the amount of \$1,665,049.38, 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 \$7,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Hinton Hawkstone Subdivision Phase 1A1](#)

**B.12. Sereno Bridge Turn Lane (Owner change)**

Accept new agreements and financial securities for Sereno Bridge Turn Lane (Owner change), located in Section 8, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (paving and drainage) 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, and 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 new Warranty Bond in the amount of \$6,325.16 and authorize the Chairman to execute the Agreement for Warranty of Required Improvements.

On March 9, 2021, the Board of County Commissioners administratively accepted this project under agreements with US 301, LLC and Berkley Insurance Company. Since that BOCC Agenda date the owner has changed to Hillsborough County Associates IV, LLLP and a new agreement and Bond from Berkley Insurance Company has been issued. Upon acceptance of the above agreement and financial security, the previous owners Bonds are to be released. The new developer is Hillsborough County Associates IV, LLLP and the engineer is still LevelUp Consulting LLC.

**Attachments:** [Sereno Bridge Turn Lane \(Owner change\)](#)

**B.13. Valencia Del Sol 19th Ave East Bound Auxiliary Lane (Owner change)**

Accept new agreements and financial securities for Valencia Del Sol 19th Ave East Bound Auxiliary Lane (Owner change), located in Section 31, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (paving) 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, and 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 new Warranty Bond in the amount of \$8,270.00 and authorize the Chairman to execute the Agreement for Warranty of Required Improvements.

On March 9, 2021, the Board of County Commissioners administratively accepted this project under agreements with US 301, LLC and Berkley Insurance Company. Since that BOCC Agenda date the owner has changed to Hillsborough County Associates IV, LLLP and a new agreement and Bond from Berkley Insurance Company has been issued. Upon acceptance of the above agreement and financial security, the previous owners Bonds are to be released. The new developer is Hillsborough County Associates IV, LLLP and the engineer is still LevelUp Consulting LLC.

**Attachments:** [Valencia Del Sol 19th Ave East Bound Auxiliary Lane \(Owner change\)](#)

**B.14. Ventana Phase 4**

Accept the plat for recording for Ventana Phase 4, located in Section 31, Township 3 0, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water wastewater and off-site roadway and utilities) 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 \$2,299,314.13, a Warranty Bond in the amount of \$183,945.13, 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.

**Attachments:** [Ventana Phase 4](#)

**B.15. Annual Report to The Board of County Commissioners regarding DRI #263 Clay Settling Areas Utilization for Hardee County Waste Clay Disposal**

Staff's Recommended Board Motion: Staff recommends that the Board of County Commissioners accept the staff report concerning the annual reporting of disposal of Hardee County waste clays within clay settling areas located within Hillsborough County. Staff has reviewed the information submitted by Mosaic and based on the information provided Mosaic appears to be in compliance with Resolution R18-129 enabling existing clay settling L-1, L-2, L-3, F-4, F-5 and F-7 within DRI #263 to accept clays from Hardee County There is not financial impact due to this board action.

**Attachments:** [Mosaic 2021 Hillsborough Clay Summary](#)

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

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** PRS 21-1037  
**Applicant:** BELLEAIR DEVELOPMENT, LLC  
**Location:** 7835 Gunn Hwy  
**Folio Number:** 3117.0000  
**Acreage:** 11.32 acres, more or less  
**Comprehensive Plan:** CPV  
**Service Area:** Urban  
**Community Plan:** Citrus Park Village  
**Existing Zoning:** CPV-G5 & 04-0315  
**Request:** Minor Modification to PD  
 • Add access and additional parking  
**RECOMMENDATION:** Approvable, Subject to Proposed Conditions

**Attachments:** [21-1037](#)

**E.2. Application Number:** SU-LE 21-1219  
**Applicant:** DIVERSIFIED PROFESSIONAL SERVICES CORP  
**Location:** W Side of S US Hwy 41 & N Side of Kracker Ave.  
**Folio Number:** 50793.0000, 50793.0100, 50795.0000 50798.0000 & 51454.0000  
**Acreage:** 24.82 acres, more or less  
**Comprehensive Plan:** N  
**Service Area:** Urban  
**Community Plan:** Gibsonton & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (07-0879)  
**Request:** Special Use LE  
 • Land Excavation for Habitat Restoration  
**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [21-1219](#)

**E.3. Application Number:** PRS 22-0042  
**Applicant:** VRE BEARSS VEG LLC  
**Location:** NW Corner of W Bearss Ave & Monet Dr.  
**Folio Number:** 17177.0000, 17178.0000 & 17179.0000  
**Acreage:** 0.698 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (01-0353)  
**Request:** Minor Modification to PD  
 • Modify operating hours to allow 24 hour emergency vet clinic  
**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [22-0042](#)

**E.4. Application Number:** PRS 22-0243  
**Applicant:** AARON SCHMALZLE  
**Location:** 1046 Cypress Village Blvd.  
**Folio Number:** 54245.0630  
**Acreage:** 3.31 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Sun City Center  
**Existing Zoning:** PD (73-0186)  
**Request:** Minor Modification to PD  
 • Allow home brewing neighborhood business and microbrewery  
**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [22-0243](#)

**E.5. Application Number:** PRS 22-0340  
**Applicant:** STILLWATER PROPERTY OWNERS ASSOCIATION INC  
**Location:** 7799 Still Lakes Dr. Odessa.  
**Folio Number:** 887.5098  
**Acreage:** 2.37 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Keystone Odessa  
**Existing Zoning:** PD (97-0069)  
**Request:** Minor Modification to PD  
 • Add one additional single-family lot  
**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [22-0340](#)

**E.6. Application Number:** PRS 22-0361  
**Applicant:** HILLEL SCHOOL OF TAMPA INC  
**Location:** 80ft South of W Fletcher Ave & Greentree Dr Intersection.  
**Folio Number:** 20065.0000 & 20065.0100  
**Acreage:** 12.71 acres more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (92-0281)  
**Request:** Minor Modification to PD  
 • Modify site plan to accommodate additional buildings  
**RECOMMENDATION:** Approval

**Attachments:** [22-0361](#)

**E.7. CDD 22-0166 Petition to Expand the Hawkstone Community Development District.**  
 Approve expansion of the Hawkstone Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.  
 Of the total of \$48,225,071 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that \$23, 182,210 (or about 48%) of total development costs will be funded with long-term CDD bond proceeds.

**Attachments:** [22-0166](#)

**F. REGULAR AGENDA**

**F.1. Application Number: RZ-PD 21-0110 (Remand)**  
**Applicant:** GHASSAN S MOUSA  
**Location:** 11216 McMullen Rd.  
**Folio Number:** 76828.5382  
**Acreage:** 1 acre, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview and Southshore Areawide Systems Plan  
**Existing Zoning:** RSC-2  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not supportable  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [21-0110](#)

**F.2. Application Number: RZ-PD 21-0701**  
**Applicant:** SONEY FM LLC- RAM A. GOEL  
**Location:** 10710 Walker Rd.  
**Folio Number:** 61121.0000  
**Acreage:** 2.61 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Thonotosassa  
**Existing Zoning:** AR, CN & (72-0261)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0701](#)

**F.3. Application Number:** RZ-PD 21-0744  
**Applicant:** WILLIAM SULLIVAN POTOMAC LAND COMPANY  
**Location:** 2705 Bloomingdale Ave.  
**Folio Number:** 87350.0000  
**Acreage:** 8.56 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** AS-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supportable  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0744](#)

**F.4. Application Number:** RZ-PD 21-0745  
**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:** Denial  
**Development Services:** Not Supportable  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [21-0745](#)

**F.5. Application Number:** RZ-PD 21-0748  
**Applicant:** NORTHSTAR TAMPA MEDICAL LLP  
**Location:** 3450 E Fletcher Ave  
**Folio Number:** 34975.0000  
**Acreage:** 2.53 acres, more or less  
**Comprehensive Plan:** RMU-35  
**Service Area:** Urban  
**Community Plan:** University Area  
**Existing Zoning:** SPI-UC-2  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0748](#)

**F.6. Application Number:** RZ-PD 21-1335  
**Applicant:** TAYLOR MORRISON OF FLORIDA, INC  
**Location:** 910 NE 19th Ave.  
**Folio Number:** 54234.0000  
**Acreage:** 82.5 acres, more or less  
**Comprehensive Plan:** RES-12  
**Service Area:** Urban  
**Community Plan:** Apollo Beach, Ruskin & Southshore Areawide Systems Plan  
**Existing Zoning:** AR & CG  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-1335](#)



**F.7. Application Number:** RZ-PD 21-1336  
**Applicant:** TIP TOP PROPERTIES LLC  
**Location:** W Side of County Rd 579 & 1800ft S of Skewlee Rd.  
**Folio Number:** 60823.0000, 60844.0000 & 60823.0050  
**Acreage:** 118.3 acres, more or less  
**Comprehensive Plan:** AE, 1/2.5  
**Service Area:** Rural  
**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

**Attachments:** [21-1336](#)

**F.8. Application Number:** RZ-STD 22-0201  
**Applicant:** DANVA INVESTMENT, LLC  
**Location:** 15509 Casey Rd.  
**Folio Number:** 16254.0022  
**Acreage:** 2.1 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** AS-1  
**Request:** Rezone to RSC-6  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0201](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**