

Hillsborough County

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



Results

Tuesday, November 9, 2021

9:00 AM

**R. W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Ave.**

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

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 December 14, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.2. PRS 21-0474 SALEM HOLDINGS LLC

This application has been withdrawn by the applicant.

Attachments: [21-0474](#)

Result: Withdrawn

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Withdrawn.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

A.3. RZ-PD 21-0554 FREDERICK & BARBARA PATRICK

The Applicant is requesting the item be continued, to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0554](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.4. PRS 21-0840 JUGGERKNOT, LLC

This Application is out of order and is being continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0840](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.5. PRS 21-1034 EQUITAS MANAGEMENT GROUP

This Application is out of order and is being continued to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1034](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.6. PRS 21-1136 QUETZAL MEXICAN CUISINE LLC DBA GRAND HACIENDA

This Application is out of order and is being continued to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1136](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.7. PRS 21-1137 ERTHEL E. HILL, CAPITAL PROJECTS MANAGER

Staff is requesting the item be continued to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-1137](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.8. PRS 21-1153 WOODIES WASH SHAK

This Application is out of order and is being continued to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1153 PRS Q](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.9. PRS 21-1155 BIG BEND MEDICAL PARK, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-1155](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.10. PRS 21-1184 THREE STAR FARMS, INC

This Application is out of order and is being continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-1184](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.11. SU-LE 21-1219 DIVERSIFIED PROFESSIONAL SERVICES CORP

This Application is out of order and is being continued to the February 08, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-1219](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 02/08/2022. The motion carried by the following vote:

A.12. PRS 21-1277 W STEWART GIBBONS

The Applicant is requesting the item be continued, as a Matter of Right, to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1277](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

A.13. CDD 21-1210 HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Staff is requesting the item be continued to the February 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [CDD 21-1210 Continuance](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 02/08/2022. The motion carried by the following vote:

B. CONSENT AGENDA

- B.1. Application Number:** MM 21-0169
- Applicant:** TODD PRESSMAN
- Location:** 5326 Williams Rd.
- Folio Number:** 65027.0000
- Acreage:** 21.82 acres, more or less
- Comprehensive Plan:** UMU-20
- Service Area:** Urban
- Community Plan:** Seffner Mango
- Existing Zoning:** PD (00-0171), RSC-6 & MH
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Denial
- Development Services:** Not Supported
- Planning Commission:** Inconsistent with Plan

Attachments: [21-0169](#)

Result: Remanded

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Remanded to the Zoning Hearing Master, due back on 01/18/2022. The motion carried by the following vote:

- B.2. Application Number:** **RZ-PD 21-0318 (Remand)**
- Applicant:** KB HOME TAMPA LLC
- Location:** 30ft S of Intersection: Symmes Rd./ Ventana Groves Blvd.
- Folio Number:** 77195.0000 & 77196.0100
- Acreage:** 50.31 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Riverview & Southshore Areawide Systems Plan
- Existing Zoning:** PD (84-0166) & AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [B-02 21-0318_RZ_PD_Q](#)

Result: Approved with Conditions

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Overman, that this agenda item be Approved with amendment to Condition # 6. The motion carried by the following vote:

- B.3. Application Number:** **RZ-PD 21-0746**
- Applicant:** WILLIAM SULLIVAN, POTOMAC LAND COMPANY
- Location:** Approximately 825ft W of Carr Rd & Raiden Ln Intersection.
- Folio Number:** 76722.0000 & 76722.0200
- Acreage:** 10.79 acres, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** Riverview & Southshore Areawide Systems Plan
- Existing Zoning:** ASC-1, AR & RSC-3
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-0746](#)

Result: Approved with Conditions

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Overman, that this agenda item be Approved with amendment to Condition # 7. The motion carried by the following vote:

- B.4. Application Number:** **RZ-STD 21-0870**
- Applicant:** JOHN MCCARY FIVE STAR ROOFING & CONSTRUCTION INC
- Location:** N SIDE OF E Fowler Ave & 430 Ft E of Walker Rd.
- Folio Number:** 60063.0000 & 60065.0000
- Acreage:** 1.96 acres, more or less

Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: ASC-1
Request: Rezone from ASC-1 to CI-R
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with the Plan

Attachments: [21-0870](#)

Result: Denied

Motion: Approved Recommendation to Denied

Approval of the Consent Agenda

A motion was made to approve the Consent Agenda. The motion carried by the following vote:
Approved the Consent Agenda

B.5. Application Number: RZ-STD 21-0951
Applicant: CHRIS ARES
Location: E Side of N Falkenburg Rd & 450ft S of E Broadway Ave.
Folio Number: 65619.0000
Acreage: 0.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: M & AS-1
Request: Rezone from AS-1, M to M
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-0951](#)

Result: Approved

Motion: Approved.

B.6. Release of Reclamation Bond

Release the Land Excavation Reclamation Bond posted by Dune FL Land I Sub, LLC and DUNE FB Debt, LLC, for Forest Brooke Subdivision Phases 2 & 3.

Attachments: [B-06](#)

Result: Approved

B.7. Christopher Estates aka Casey Subdivision Utility Improvements

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Improvement Facilities (water) 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

Christopher Estates aka Casey Subdivision, located in Section 8, Township 28, and Range 18. 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 \$5,531.00 and authorize the Chairman to execute the Agreement for Warranty of Required Improvements.

Attachments: [B-07](#)

Result: Approved

B.8. Fancy Farms Logistics Center Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway 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 to serve Fancy Farms Logistics Center Off-Site, located in Section 1, Township 29, and Range 22. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$19,200.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-08](#)

Result: Approved

B.9. Florida Hospital Phase 4 fka Phase 3 Expansion

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway 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 to serve Florida Hospital Phase 4 fka Phase 3 Expansion, located in Section 5, Township 28, and Range 19. 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 \$18,023.53 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-09](#)

Result: Approved

B.10. Shoppes at Alafia Off-Site Water Extension

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main extension) 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 Shoppes at Alafia Off-Site Water Extension, located in Section 19, Township 30, 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 Letter of Credit in the amount of \$3,902.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-10](#)

Result: Approved

B.11. South Creek Phase 2A 2B & 2C

Accept the plat for recording for South Creek Phase 2A 2B & 2C, located in Section 19, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$914,160.94, a Warranty Bond in the amount of \$265,729.22, 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 \$18,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-11](#)

Result: Approved

B.12. Avila Units 2A-2L Utility Improvements

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Improvement Facilities (water, wastewater and reclaimed water) 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 Avila Units 2A-2L Utility Improvements, located in Section 26, Township 27, and Range 18. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$16,124.31 and authorize the Chairman to execute the Agreement for Warranty of Required Improvements.

Attachments: [B-12](#)

Result: Approved

B.13. 2021-2022 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, LLC

Approve Mosaic Fertilizer, L.L.C.'s updated Financial Responsibility Agreement and authorize the Chair to execute the attached Financial Responsibility Agreement once executed by Mosaic Fertilizer, L.L.C. This is an annual recalculation of Mosaic's Financial Responsibility based on current rates of mining and reclamation. This Financial Responsibility Agreement protects the citizens of Hillsborough County from financial impacts of adverse environmental issue and or failure of the company to complete required reclamation activities. No County funds are required for this item.

Attachments: [B-13](#)

Result: Approved

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

C.1. Public Hearing - Vacating Petition V20-0025, a Petition by View 13, LLC. to vacate a portion of a 33-foot wide maintained public right-of-way, abutting Folios 4169-0000, 4181-0000, and 4183-0000, in Tampa.

a) Adopt a Resolution vacating that portion of a 33-foot wide maintained public right-of-way known as Pelican Drive, lying within lot 53, of the Reolds Farm Plat No. 1, as recorded in Plat Book 1, Page 145, of the public records of Hillsborough County, and being more particularly described in the Resolution. The Petitioner desires to vacate the right-of-way to create one contiguous property, to deter dumping, and to maintain the property. The proposed right-of-way vacate area consists of approximately 3,322 square feet (.077 acres) and is generally located southwest of State Road 580, in Tampa. b) Approve a Release of Easement for the existing drainage easement within Folio No. 4183-0000, consisting of approximately 3,222 square feet (.074 acres). c) Accept a 20-foot wide replacement drainage easement lying within the northern portion of Folio No. 4181-0000, consisting of approximately 2,614 square feet (.060 acres). The new drainage easement will replace an existing drainage easement in favor of the County and provide the County the ability to construct

And maintain proposed underground surface water runoff drainage facilities (as further detailed in the Background).

Reviewing departments, agencies, and utility providers have raised no objections, with the exception of public Works -Stormwater and Traffic Maintenance Division whose consent is conditioned upon the release and relocation of the existing drainage easement, of which the requestor has agreed to (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 by the Petitioners.

Attachments: [V20-0025](#)

Result: Approved

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

C.2. Public Hearing - Vacating Petition V21-0008, a Petition by Danva Real Estate, LLC, Maikel Mantilla & Yuliette Martin Randolph, and L&H Development Group LLC to vacate a 5-foot wide public platted utility

easement, located within Folios 027285-0000, 027284-0000 and 027283-0000, in Tampa.

Adopt a Resolution vacating that certain 5-foot wide public platted utility easement, lying within Lots 1-38, Block 41 of the Rio Vista plat, as recorded in Plat Book 27, Pages 9-11, of the public records of Hillsborough County, and being more particularly described in the Resolution. The Petitioners have submitted this vacating in support of replatting one of the Petitioners' properties, to remove an encroachment of an existing pool structure into the utility easement, and to allow for future development of the properties. The proposed vacate area is located east of North Manhattan Avenue, west of North Dale Mabry Highway, south of Waters Avenue, and north of West Sligh Avenue, in Tampa, and consists of approximately 1,900 square feet (.043 acres).

Reviewing departments, agencies, and utility providers have raised no objections to this request. 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 by the Petitioners.

Attachments: [V21-0008](#)

Result: Approved

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 21-0699
Applicant: LANDMYND SERVICES, LLC
Location: E Side of 4th St SW & 720ft S of W College Ave.
Folio Number: 55263.0000 & 55264.0000
Acreage: 9.02 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & Southshore Areawide Systems Plan
Existing Zoning: PD (05-1786) & CI
Request: Minor Modification to PD
 • Eliminate uses and operating hour restrictions, modify building Envelopes, add access points, increase entitlements (from 75,000 sq. ft. to 78,750 sq. ft.)
RECOMMENDATION: Approvable, subject to Revised Conditions

Attachments: [21-0699](#)

Result: Approved

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

E.2. Application Number: PRS 21-0918
Applicant: SACRED HEART KNANAYA CATHOLIC MISSION OF TAMPA FL
Location: 3920 S Kings Ave
Folio Number: 74418.0100
Acreage: 5.41 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (96-0129)
Request: Minor Modification to PD
 • Remove daycare use, modify building/site layout, reduce building square footage (from 53,985 to 33,806 sq. ft.) modify internal vehicular/pedestrian circulation
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-0918](#)

Result: Approved

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

F. REGULAR AGENDA

F.1. Application Number: MM 21-0556
Applicant: CHESTNUT HILL INVESTMENTS FIVE, LLC
Location: Approximately 820ft N of Johns Rd & George Rd Intersection
 On Right Side.
Folio Number: 27582.0000
Acreage: 14.51 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Town and Country
Existing Zoning: PD (18-1163)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent

Attachments: [21-0556](#)

Result: Approved

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

F.2. Application Number: RZ-PD 21-0221
Applicant: DUBLIN 2483 LLC C/O DAVE MASI
Location: 6119 W Linebaugh Ave
Folio Number: 23767.0000
Acreage: 3.3 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval, subject to conditions
Planning Commission: Consistent

Attachments: [21-0221](#)

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:

F.3. Application Number: RZ-PD 21-0557
Applicant: AMQ INTERNATIONAL CORPORATION
Location: 4704 Lakewood Dr.
Folio Number: 64813.0000
Acreage: 4.3 acres, more or less
Comprehensive Plan: RES-9

Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0557 RZ-PD_Q](#)

Result: Approved

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

F.4. Application Number: **RZ-PD 21-0560**
Applicant: AMQ International Corp
Location: 10302 Ellen Ave
Folio Number: 65140.0000
Acreage: 4.91 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0560](#)

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:

F.5. Application Number: **RZ-PD 21-0592**
Applicant: TOM MATTER
Location: 6206 N Dale Mabry Hwy.
Folio Number: 29253.0000
Acreage: 0.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: None
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0592](#)

Result: Approved

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

- F.6. **Application Number:** **RZ-PD 21-0867**
- Applicant:** HUTTON REAL ESTATE HOLDINGS, LLC
- Location:** E Side of S Gornto Lake Rd & 835ft N of Bloomingdale Ave.
- Folio Number:** 73788.0000
- Acreage:** 4.69 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Brandon
- Existing Zoning:** IDP-2 (89-0146)
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-0867](#)

Result: Approved

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

- F.7. **Application Number:** **MM 21-0877**
- Applicant:** LENNAR HOMES, LLC/HILL WARD HENDERSON, PA
- Location:** NW Corner of Geraci Rd & Crystal Lake Rd.
- Folio Number:** 13366.0000, 14519.0050, 14519.0100 & 14519.0500.
- Acreage:** 173.44 acres, more or less
- Comprehensive Plan:** CMU-12, RES-1, RES-2 & RES-9
- Service Area:** Urban & Rural
- Community Plan:** Lutz
- Existing Zoning:** PD (98-0917)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable in part, subject to proposed conditions
- Planning Commission:** Consistent With Plan

Attachments: [F-07_21-0877_MM_Q](#)

Result: Approved

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

- F.8. **Application Number:** **MM 21-0944**
- Applicant:** HABITAT FOR HUMANITY OF HILLSBOROUGH COUNTY FL INC

Location: S Side of W Windhorst Rd & 200ft E of Windhorst Ridge Dr.
Folio Number: 67361.0000 & 67362.0000
Acreage: 4.79 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (08-0270)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to proposed conditions
Planning Commission: Consistent with the Plan

Attachments: [21-0944](#)

Result: Approved with Conditions

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

F.9. Application Number: **RZ-STD 21-0986**
Applicant: CALVIN LYONS LLOYD
Location: E Side of S County Rd 39 & 920ft S of Lithia Pinecrest Rd.
Folio Number: 93940.0000
Acreage: 9.73 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Southshore
Existing Zoning: AR
Request: Rezone to AR to ASC-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-0986](#)

Result: Approved

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

F.10. Application Number: **RZ-STD 21-1050**
Applicant: KRISTAN PATE TRICARICO
Location: 11103 Serenity Oaks Ln.
Folio Number: 60797.0512
Acreage: 5 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Rezone from AR to ASC-1
RECOMMENDATION:
Zoning Hearing Master: Approval

Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-1050](#)

Result: Approved

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

F.11. Application Number: **RZ-STD 21-1091**
Applicant: ALVARO A RODRIGUEZ
Location: 5001 N Falkenburg Rd.
Folio Number: 65126.0000
Acreage: 0.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: RDC-12 & AR
Request: Rezone from RDC-12 & AR to RDC-12
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-1091](#)

Result: Approved

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

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 21-0422**
Applicant: Clint Cuffle
Location: N of E Keysville Rd & Lupton Pl.
Folio Number: 93140.0600, 93142.0000,
93268.0300, 93268.0400
93282.0200, 93282.0400
Acreage: 159.68 acres, more or less
Comprehensive Plan: A/M, A/R & RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: PD (82-0223), PD (86-0113) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0422](#)

Result: Approved

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

- G.1.B. Application Number:** PRS 21-0695
- Applicant:** CLINT CUFFLE, P.E.
- Location:** 1250ft W of Cedar Grove Church Rd & 970ft N of E Keysville.
- Folio Number:** 93268.0300 & 93268.0400
- Acreage:** 72.13 acres, more or less
- Comprehensive Plan:** A/M, A/R & RES-1
- Service Area:** Rural
- Community Plan:** None
- Existing Zoning:** PD (82-0223)
- Request:** Minor Modification to PD

- Modify site plan and conditions to reflect removal of 52.2 acres from PD

RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-0695](#)

Result: Approved

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

- G.1.C. Application Number:** PRS 21-0696
- Applicant:** CLINT CUFFLE, P.E
- Location:** N Side of E Keysville & Lupton Pl Intersection.
- Folio Number:** 93282.0400 & 93282.0200
- Acreage:** 54.47 acres, more or less
- Comprehensive Plan:** AR & RES-1
- Service Area:** Rural
- Community Plan:** None
- Existing Zoning:** PD (86-0113)
- Request:** Minor Modification to PD

- Modify site plan/conditions to remove parcel from Planned Development

RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-0696](#)

Result: Approved

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

- H. COMMISSIONERS' ITEMS**
- I. STAFF ITEMS**
- J. COUNTY ATTORNEY'S ITEMS**

K. OFF THE AGENDA ITEMS**K.1. Golf Course Potential Redevelopment**

On August 18, 2021, the Board of County Commissioners requested a report about golf courses developed as part of residential communities and the status of any underlying development entitlements. The potential of and the process required for redevelopment of a golf course will depend on how the property on which it is located is zoned. Golf courses can be developed on land that is either zoned to a standard zoning district or on land that is part of a planned development zoning (PD).

Attachments: [K-01](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 12/14/2021. The motion carried by the following vote:

ADJOURNMENT