

Hillsborough County

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



Results

Tuesday, October 11, 2022

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 November 03, 2022, 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 Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 11/03/2022. The motion carried by the following vote:

A.2. PRS 21-1153 WOODIES WASH SHAK

This application has been withdrawn by the applicant

Attachments: [21-1153](#)

Result: Withdrawn

Motion: A motion was made by Commissioner White, seconded by Commissioner Cohen, that this agenda item be Withdrawn.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

A.3. RZ-PD 22-0565 MARTIN ARIAS

Staff is requesting the item be continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0565](#)

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 11/03/2022. The motion carried by the following vote:

A.4. PRS 22-0657 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0657](#)

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 11/03/2022. The motion carried by the following vote:

A.5. RZ-STD 22-0802 WAGNER PROPERTY GROUP, LLC

Staff is requesting the item be continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0802](#)

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 11/03/2022. The motion carried by the following vote:

A.6. SU-LE 22-0920 RAZORBACK RANCH LLC

This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0920](#)

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 11/03/2022. The motion carried by the following vote:

A.7. PRS 22-0937 BDG CITRUS POINT II, LLC

This application is being Continued by the Applicant, as Matter of Right, to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0937](#)

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 11/03/2022. The motion carried by the following vote:

A.8. PRS 22-0940 BDG CITRUS POINT I, LLC

This application is being Continued by the Applicant, as Matter of Right, to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0940](#)

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 11/03/2022. The motion carried by the following vote:

A.9. PRS 22-1006 ZIMPLE DEVELOPMENT LLC

This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1006](#)

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 11/03/2022. The motion carried by the following vote:

A.10. PRS 22-1040 MONTAGUE HOLDINGS, LLC

This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1040](#)

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 11/03/2022. The motion carried by the following vote:

- A.11. DRI 22-1081 GPT TPG 4931 GEORGE LLC**
This application has been withdrawn by Staff.

Attachments: [22-1081](#)

Result: Withdrawn

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

- A.12. PRS 22-1084 FALKENBURG REAL STATE LLC**
This application is being Continued by the Applicant, as Matter of Right, to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1084](#)

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 11/03/2022. The motion carried by the following vote:

- A.13. PRS 22-1091 S. ELISE BATSEL, ESQ, C/O STEARNS WEAVER MILLER**
This Application is being Continued by the Applicant, as Matter of Right, to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1091](#)

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 11/03/2022. The motion carried by the following vote:

- A.14. PRS 22-1266 HILLSBOROUGH COUNTY CAPITAL PROGRAMS**
This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1266](#)

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 11/03/2022. The motion carried by the following vote:

- A.15. PRS 22-1272 FLORIDA HOME PARTNERSHIP, INC**
This application has been withdrawn by the applicant

Attachments: [22-1272](#)

Result: Withdrawn

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

A.16. PRS 22-1279 REDDY GONZALEZ

This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1279](#)

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 11/03/2022. The motion carried by the following vote:

A.17. Public Hearing - Vacating Petition V21-0014, by Edith Sylvia Knox, as Trustee of the Knox Living Trust dated August 8,2008 to vacate a portion of 50-foot wide unimproved platted public right-of-way, in Plant City for more efficient farming operations

Staff is requesting the item be continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [V21-0014 Agenda Package Fully Signed PDF](#)

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 11/03/2022. The motion carried by the following vote:

B. CONSENT AGENDA

Approval of the Consent Agenda

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

Approved the Consent Agenda

B.1. Application Number: **MM 21-0963**
Applicant: SCANNELL PROPERTIES, LLC C/O NOAM NEUMAN
Location: NW Corner of N 62nd St & E 21st Ave
Folio Number: 41791.0000, 42342.0000, 42392.0000, 42393.0000, 42393.5000
 42394.0000, 42424.0000, 42427.0000, 42432.0000, 42433.0000,
 42434.0000, 42445.000, 42446.0000 & 42447.0000
Acreage: 116.82 acres, more or less
Comprehensive Plan: OC-20, RCP & RES-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (05-1916)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [21-0963](#)

Result: Approved

B.2. Application Number: **RZ-PD 22-0369**
Applicant: THE DOCOBO CORPORATION
Location: 13850 W Hillsborough Ave
Folio Number: 4101.0000
Acreage: 5.33 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Town and Country & Northwest Hillsborough
Existing Zoning: CG (98-0740)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0369](#)

Result: Approved

B.3. Application Number: **RZ-PD 22-0559**
Applicant: PROGRESSIVE CAPITAL GROUP, LLC
Location: 850ft W of Morris Bridge Rd & 80ft N of 127th Ave &
 160ft SW of Morris Bridge Rd & 127th Ave Intersection
Folio Number: 37376.0008
Acreage: 39.59 acres, more or less

Comprehensive Plan: RES-20 & Natural Preservation
Service Area: TSA
Community Plan: None
Existing Zoning: AS-1 & PD (06-0223)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0559](#)

Result: Approved

B.4. Application Number: **RZ-PD 22-0859**
Applicant: FLOURNOY PARTNERS
Location: 4502 N Falkenburg Rd.
Folio Number: 65308.0000
Acreage: 20.23 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: RSC-6, CN & PD (05-1099)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0859](#)

Result: Approved

B.5. Second Modification to Historic Preservation Grant Award Agreement # 2021-02 for the A.P. Dickman House Designated Historic Landmark, 120 Dickman Drive S.W.
 Approve the attached Second Modification to Historic Preservation Grant Award Agreement # 2021-02 to extend the project completion date from September 1, 2022 to September 1, 2023 for repairs and improvements to the A.P. Dickman House Designated Historic Landmark as requested by the grantee due to the unforeseen lack of available contractors and supplies caused by ongoing pandemic disruption of the building and repair industry which has prevented completion of the project by the designated date.

Attachments: [B-05](#)

Result: Approved

B.6. Bloomingdale Townes On-Site & Off-Site PI#5803
 Accept the plat for recording for Bloomingdale Townes On-Site & Off-Site, located in Section 01, Township 30, 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 and off-site 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 comers 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 \$2,592,677.44, a Warranty Bond in the amount of \$11,574.23, 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 \$20,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-06](#)

Result: Approved

B.7. Hawk Townhomes PI#5719

Accept the plat for recording for Hawk Townhomes, located in Section 24, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water main) 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 Check in the amount of \$4,375.00, a Warranty Check in the amount of \$300.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-07](#)

Result: Approved

B.8. Mabry Marketplace Off-Site PI# 4506

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Mabry Marketplace Off-Site located in Section 28, Township 28, and Range 18 (roads & drainage) 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 \$37,378.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Mabry Marketplace Off-Site](#)

Result: Approved

B.9. Marjam Waterline Extension PI# 3293

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Marjam Waterline Extension located in Section 20, Township 38, and Range 18 (waterline extension) 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 \$4,427.50 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Marjam Waterline Extension](#)

Result: Approved

B.10. Suncoast Community Health Center Wimauma Pl# 5413

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Suncoast Community Health Center Wimauma located in Section 08, Township 32, and Range 20 (watermain) 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 Check in the amount of \$1,678.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Suncoast Community Health Center Wimauma Off-Site](#)

Result: Approved

B.11. Resolution and Quit Claim Deed to the City of Plant City relating to the conveyance of platted right-of-way in Plant City

(a) Adopt a resolution authorizing the conveyance of any and all interest held by Hillsborough County (“County”) in a certain portion of a 50-foot wide unimproved platted public right-of-way, lying within the plat of the Subdivision of SE ¼ of Section 1 and of NE ¼ of Section 12 Township 29 S. Range 22 E, as recorded in Plat Book 6, Page 46, of the public records of Hillsborough County, and being more particularly described in the Resolution (“ROW”), to the City of Plant City (“City”). (b) Approve a quit claim deed conveying any and all interest that Hillsborough County may have in the subject ROW to the City. The subject ROW area consists of approximately 49,500 square feet (1.14 acres) and is generally located south of Medulla Road, west of South County Line Road, and north of Ralston Road, in Plant City. On or about July 19, 2022, the City annexed certain lands, including the subject ROW, into the City limits. The City has formally requested that the subject ROW be transferred under their jurisdictional control. County staff has determined that there are no County plans to utilize this ROW. Approval of the resolution and the accompanying quit claim deed will (i) effectively transfer the County’s interest in the subject ROW to the City in compliance with both Florida Statute 125.38 and Section 1.2.9 of the Intergovernmental Coordination Element of the Unincorporated Hillsborough County Comprehensive Plan (“Comprehensive Plan”), and (ii) document the change in jurisdictional control of the subject ROW to the City. The cost associated with this item is limited to recording fees of less than \$100.00, which can be adequately accommodated within the Department’s approved operating budget in the Transportation Trust Fund.

Attachments: [Resolution and Quit Claim Deed to the City of Plant City relating V21-0014](#)

Result: Approved

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

C.1. Public Hearing - Vacating Petition by Maritza & Gary Pippin, and West Lake, LLC, to vacate portions of unimproved platted public right-of-way within Folio No. 79525-0400, 2299 Roosevelt Street, in Wimauma.

Adopt a Resolution vacating portions of unimproved platted public right-of-way within the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located within Folio No. 79525-0400, having an address of 2299 Roosevelt Street, generally lying north of Bishop Road and west of South County Road 579, and consists of approximately 25,014 square feet (0.574 acres), in Wimauma. The petitioners, Maritza & Gary Pippin, and West Lake, LLC, have submitted this vacate request to replace the existing unimproved right-of-way

with new and appropriately placed right-of-way, which will be developed and dedicated through the subdivision and platting process. Reviewing departments, agencies, and utility providers have raised no objections to this request. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. 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: [V22-0015](#)

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:

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 22-0523
Applicant: MARONDA HOMES
Location: 1650 ft W of Deshong Dr & S Side of W Knights Griffin Rd.
Folio Number: 80605.0000, 80610.0000, 80620.5004 & 81001.1000
Acreage: 84.55 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: East Rural
Existing Zoning: PD (04-1157)
Request: Minor Modification to PD
 • Modify lot size and lot width requirements and modify internal vehicular circulation and access.
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-0523](#)

Result: Approved

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

E.2. Application Number: PRS 22-0730
Applicant: MARK BENTLEY, ESQ, B.C.S, AICP
Location: NE Corner of Gunn Hwy & N Hubert Ave.
Folio Number: 23564.0100, 23585.0000, 23595.0000 & 23664.0000
Acreage: 1.12 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (05-01102)
Request: Minor Modification of PD
 • Modify site plan, operating hours and buffering/screening for automated car wash.
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-0730](#)

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:

E.3. Application Number: PRS 22-1008
Applicant: Lyvwell Carrollwood SS JV 1 LLC
Location: 400FT NW of N Dale Mabry Hwy & Colby Rd Intersection.
Folio Number: 19416.0110 & 19416.0112
Acreage: 4.21 acres, more or less
Comprehensive Plan: OC-20, RES-12 & RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (79-0227)

Request: Minor Modification to PD
 • Increase commercial entitlements from 98,880 to 103,639 square feet.

RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1008](#)

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:

E.4. Application Number: **PRS 22-1356**
Applicant: PETER GERACI & LOUIS GERACI, LLLP
Location: 200ft NW of Geraci Rd & Crystal Lake Rd Intersection.
Folio Number: 14519.0100 & 14519.0500
Acreage: 106.32 acres, more or less
Comprehensive Plan: RES-1 & RES-2
Service Area: Rural
Community Plan: Lutz
Existing Zoning: PD (98-0917)
Request: Minor Modification to PD
 • Remove air curtain incinerator as a permissible use

RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1356](#)

Result: Approved

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

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 20-1142**
Applicant: RIGOBERTO REYES, JR
Location: 700ft SW of S 70th St & Chatting Rd Intersection.
Folio Number: 48851.0000, 48852.0000 & 48858.0000
Acreage: 14.53 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: RSC-6 & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [20-1142](#)

Result: Approved

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

F.2. Application Number: **RZ-PD 21-1321**
Applicant: JUAN C. MONTESINO
Location: S Side of 24th Ave S & 400ft W of S 58th St.
Folio Number: 46404.0100
Acreage: 2.93 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Inconsistent with Plan

Attachments: [21-1321](#)

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.3. Application Number: **RZ_PD 22-0075**
Applicant: MATMATTAMY TAMPA/ SARASOTA, LLC
Location: 12910 Boyette Rd.
Folio Number: 22-0075
Acreage: 17.67 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban

Community Plan: Riverview
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0075](#)

Result: Remanded

Motion: A motion was made by Commissioner White, seconded by Commissioner Cohen, that this agenda item be Remanded to the Zoning Hearing Master, due back on 12/12/2022. The motion carried by the following vote:

F.4. Application Number: **RZ-PD 22-0685**
Applicant: HBWB DEVELOPMENT SERVICES, LLC
Location: 530ft N of Bloomingdale Ave & W Side of Little Rd.
Folio Number: 87229.0200, 87229.5000 & 87229.6000
Acreage: 12.1 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0685](#)

Result: Approved with Conditions

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

F.5. Application Number: **MM 22-0863**
Applicant: CRAIG STERN
Location: 5241 Lithia Springs Rd.
Folio Number: 87689.0000
Acreage: 14.72 acres, more or less
Comprehensive Plan: RES-2
Service Area: Urban
Community Plan: SouthShore Areawide Systems
Existing Zoning: PD (16-0913)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Inconsistent with Plan

Attachments: [22-0863](#)

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.6. Application Number:** **RZ-STD 22-0944**
- Applicant:** PFRH LUTZ OFFICE, LLC
- Location:** NE Corner of N US Hwy 41 & Newberger Rd.
- Folio Number:** 12409.0244, 12409.0246, 12409.0248 & 12409.0250
- Acreage:** 6.93 acres, more or less
- Comprehensive Plan:** RES-1
- Service Area:** Rural
- Community Plan:** Lutz
- Existing Zoning:** ASC-1
- Request:** BPO-R
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

Attachments: [22-0944](#)

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:

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: PRS 22-1267
Applicant: LENNAR HOMES LLC
Location: N Side of 49th Ave S & 900ft W Of S 78th St.
Folio Number: 48892.5744
Acreage: 1.6 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (05-1947)
Request: Minor Modification
 • Modify access to add a temporary full access that will be converted to emergency access
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1267](#)

Result: Approved

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

G.1.B. Touchstone Phase 6

Authorize the Chair to execute an Amended and Restated Subdivider’s Agreement for Construction and Extension of Performance and Warranty Bonds for Improvement Facilities for Touchstone Phase 6, amending and restating the Subdivider’s Agreement for Construction and Warranty of Required On-Site and Off-Site Improvements between the County and Lennar Homes, LLC approved on December 14, 2021. Grant permission to the Development Services Department to release certificates of occupancy within the subdivision upon proper completion, submittal and approval of all required documentation of all Non-Bridge Related Improvement Facilities, including the Temporary Access Connection, as defined in the Amended and Restated Agreement. Further grant permission to the Development Services Department to accept the improvement facilities, including both the Bridge Related Improvements and the Non-Bridge Related Improvement Facilities, as defined in the Amended and Restated Agreement, upon proper completion, submittal, and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction of both the Non-Bridge Related and Bridge Related Improvement Facilities upon final inspection of all such improvements by the appropriate agency, and provide the administrative rights to release the warranty securities upon expiration of the warranty period, warranty inspection, and correction of any failure, deterioration or damage to the Improvement Facilities, including both the Non-Bridge Related and the Bridge Related Improvement Facilities.

Attachments: [G-01_B_Touchstone Phase 6 Special Agenda Item](#)

Result: Approved

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

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

I.1. HILLSBOROUGH COUNTY COMPREHENSIVE PLAN AMENDMENT PROCEDURES MANUAL REVISIONS

Attachments: [I-01_HC Procedures Manual Update BOCC Packet 10_11_22mz revisedOct3](#)

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:

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT