



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, December 13, 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
- 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 January 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. RZ-PD 22-0562 86TH STREET HOLDINGS LLC

Staff is requesting the item be continued to the January 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0562](#)

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

The application has been withdrawn by the applicant

Attachments: [22-0657](#)

A.4. PRS 22-0738 HILLSBOROUGH COUNTY CAPITAL PROGRAMS

The application has been withdrawn by the staff.

Attachments: [22-0738](#)

A.5. SU-LE 22-0920 RAZORBACK RANCH LLC

This Application is out of order and is being continued to the January 10, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0920](#)

A.6. RZ-STD 22-0926 CAPOLLA PAUL A. JR. TRUSTEE

This application is being continued to the January 26, 2023, BOCC Public Hearing at 6pm to be heard concurrently with Comprehensive Plan Amendment (CPA) 19-09.

Attachments: [22-0926](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the January 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0937](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the January 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0940](#)

A.9. PRS 22-1006 ZIMPLE DEVELOPMENT LLC

This Application is out of order and is being continued to the January 10, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1006](#)

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

This application has been withdrawn by the applicant.

Attachments: [22-1040](#)

A.11. PRS 22-1084 FALKENBURG REAL STATE LLC

This application has been withdrawn by the applicant

Attachments: [22-1084](#)

A.12. PRS 22-1091 S. ELISE BATSEL, ESQ, C/O STEARNS WEAVER MILLER

The application has been withdrawn by the applicant

Attachments: [22-1091](#)

A.13. PRS 22-1174 BIG BEND LA LLC

This application is being Continued by the Applicant, as Matter of Right, to the January 10, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1174](#)

A.14. PRS 22-1372 TOM MATTER

This Application is out of order and is being continued to the January 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1372](#)

A.15. PRS 22-1485 NNP SOUTHBEND II LLC

This application has been withdrawn by the applicant

Attachments: [22-1485](#)

A.16. PRS 22-1487 86TH ST HOLDINGS LLC

This Application is out of order and is being continued to the January 10, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1487](#)

A.17. PRS 22-1492 BLAKE MARTIN

This application is being Continued by the Applicant, as Matter of Right, to the January 10, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1492](#)

B. CONSENT AGENDA

B.1. Application Number: RZ-STD 22-0812 (Remand)
Applicant: PETRU & LAVINIA VOLOSEN
Location: 17438 Dorman Rd.
Folio Number: 88305.0100
Acreage: 4.2 acres, more or less
Comprehensive Plan: RES-2
Service Area: Urban
Community Plan: Southshore Area Wide Systems
Existing Zoning: AS-1 & AR
Request: Rezone to RSC-2
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0812](#)

B.2. Application Number: RZ-PD 22-1106
Applicant: KAMI CORBETT ESQ/ HILL WARD HENDERSON, P. A
Location: SE Corner of 27th St SE & E College Ave.
Folio Number: 55029.0000
Acreage: 7.95 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin
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: [22-1106](#)

B.3. Historic Preservation Tax Exemption for 818 S. Orleans Avenue, Tampa, FL
 Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the Craftsman style dwelling located at 818 S. Orleans Avenue (Folio 185845.0000) in the Hyde Park Historic District, effective January 1, 2023 through December 31, 2032. The estimated FY 24 loss of ad valorem tax revenue will be approximately \$8,175.96.

Attachments: [historic.preservation.tax.exemption.818.Orleans.agenda.item \(002\).AG.NT](#)

B.4. Dug Creek Townhomes PI#5291

Accept the plat for recording for Dug Creek Townhomes, located in Section 35, Township 30, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site and off-site 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 \$418,416.51, a Warranty Bond in the amount of \$241,392.39, 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 \$12,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Dug Creek Townhomes](#)

B.5. Hamlin Landing and Off-site Improvements PI#5921

Accept the plat for recording for Hamlin Landing and Off-site Improvements, located in Section 03, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site water and off-site water, roads and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,045,520.30, a Warranty Bond in the amount of \$51,561.96, 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 \$5,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Hamlin Landing and Off-site Improvements](#)

B.6. Jess Walden Subdivision PI#3744

Accept the plat for recording for Jess Walden Subdivision, A Private Subdivision, located in Section 31, Township 28, and Range 21. Construction has been completed and has been certified by Brett Hedstrom, a Florida Professional Engineer, with Brad Design & Engineering, LLC.

Attachments: [Jess Walden Subdivision](#)

B.7. Triple Creek Village R aka Rhodine Pit Ph 1 PI#5002

Accept the plat for recording for Triple Creek Village R aka Rhodine Pit Ph 1, located in Section 01, 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 \$198,361.00, a Warranty Bond in the amount of \$58,090.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$5,340.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Triple Creek Village R aka Rhodine Pit Ph 1](#)

B.8. Wiggins Road Logistics Center Off-Site PI# 6069

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Wiggins Road Logistics Center Off-Site located in Section 01, Township 29, and Range 22 (turnlane) 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 \$31,349.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Wiggins Road Logistics Center Off-Site](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 22-1482
Applicant: SPENCER FARMS, INC
Location: W Side of Simmons Ranch Ct & Simmons Loop Intersection
Folio Number: 77748.0000 & 77753.0000
Acreage: 149.9 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (06-1687) & PD (06-1147)
Request: Minor Modification to PD

- Modify condition which ties the timing of development to the completion of a north/south roadway to permit issuance of building permits for the Multi-family component of PD prior to completion of roadway.

RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1482](#)

E.2. Application Number: PRS 22-1494
Applicant: H. DODD CRUTCHER, PREVARIAN COMPANIES
Location: NW Corner of Desoto Rd & S US Hwy 301.
Folio Number: 75610.0000, 75610.01000 & 75610.0200
Acreage: 4.65 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (18-0401)
Request: Minor Modification to PD

- Modify Development Option 3 to allow 80,000 square feet for hospital and medical offices

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-1494](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-STD 22-1302
Applicant: SEFFNER 33584 LLC
Location: 120ft N of Looking Glass Ct & E Side of Highview Rd.
Folio Number: 66259.0010
Acreage: 0.39 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: RSC-6
Request: Rezone to RDC-6
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-1302](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Public Hearing - Vacating Petition by AC Tanner LLC to vacate a portion of unimproved public right-of-way adjacent to Folios 065057-0000, 062829-0000, and 062830-0000, in East Lake Orient Park.

Adopt a Resolution vacating a portion of unimproved public right-of-way, according to Commissioner’s Minute Book (CMB) S, Page 330, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located adjacent to folios: 065057-0000, 062829-0000, and 062830-0000, generally lying south of East US Highway 92, east of North Falkenburg Road, and west of Interstate 75, and consists of approximately 69,005 square feet (1.58 acres), in East Lake Orient Park. The Petitioner, AC Tanner LLC, has submitted this vacate request in support of the redevelopment of the Tanner West Planned Development Rezoning project. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Reviewing departments, agencies, and utility providers have raised no objections. Although there are currently drainage ditches within the subject right-of-way, Public Works Stormwater has confirmed that adequate drainage will be provided through the proposed stormwater system in future redevelopment plans thus no drainage easement is needed. 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 Petitioner.

Attachments: [V22-0018 Agenda Backup Fully Signed](#)

G.1.B. Application Number: RZ-PD 22-0692
Applicant: ARROW CAPITAL, LLC
Location: SW CORNER OF E US HWY 92 & E-175 S RAMP.
Folio Number: 62829.0000, 62830.0000, 65057.0000, 65057.1000, 65067.0000
65069.0000, 65074.0000, 65082.0000& 65079.0000
Acreage: 27.8 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: CG & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0692](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

I.1. Amendment to Interlocal Agreement Between the City of Tampa and Hillsborough County Revising the Boundaries for Water and Wastewater Service within Unincorporated Hillsborough County

Attachments: [I-01](#)

I.2. Interlocal Bulk Water and Wastewater Agreement with Pasco County for the Two Rivers Development Project

Attachments: [I-02](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT