

# Hillsborough County

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



## Results

**Tuesday, July 20, 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 September 08, 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 Overman, that this agenda item be Approved. The motion carried by the following vote:

**A.2. PRS 21-0362 CASA VERDE MHC LLC**

This Application is out of order and is being continued to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0362](#)

**Result:** Continued

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

**A.3. PRS 21-0474 FRANCISCO J OTERO-COSSIO**

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0474](#)

**Result:** Continued

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

**A.4. CDD 21-0480 PETITION TO ESTABLISH THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT (CDD)**

The Applicant is requesting the item be continued, as a Matter of Right, to the September 8, 2021 Board of County Commissioner Land Use Meeting at 9:00 A. M.

**Attachments:** [21-0480](#)

**Result:** Continued

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

|                                 |                                     |
|---------------------------------|-------------------------------------|
| <b>A.5. Application Number:</b> | <b>RZ-PD 21-0507</b>                |
| <b>Applicant:</b>               | CIRCLE K STORES, INC                |
| <b>Location:</b>                | SE Corner of Ehrlich Rd & Turner Rd |
| <b>Folio Number:</b>            | 18960.0360 & 18960.0380             |
| <b>Acreage:</b>                 | 12.32 acres, more or less           |
| <b>Comprehensive Plan:</b>      | RES-4                               |
| <b>Service Area:</b>            | Urban                               |

**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (74-0004), PD (85-0433) & PD (83-0333)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0507](#)

**Result:** Continued

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

**A.6. PRS 21-0591 TROY CARTER**

This Application is out of order and is being continued to the August 10, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0591](#)

**Result:** Continued

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

**A.7. PRS 21-0695 ROY MAZUR**

This Application is out of order and is being continued to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0695](#)

**Result:** Continued

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

**A.8. PRS 21-0696 ROY MAZUR**

This Application is out of order and is being continued to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0696](#)

**Result:** Continued

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

**A.9. PRS 21-0699 LANDMYND SERVICES, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0699](#)

**Result:** Continued

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

**A.10. PRS 21-0770 CIRCLE K STORES, INC**

This Application is out of order and is being continued to the August 10, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0770](#)

**Result:** Continued

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

**A.11. PRS 21-0827 HABITAT FOR HUMANITY OF HILLSBOROUGH COUNTY FLORIDA, INC**

This application has been withdrawn by the applicant.

**Attachments:** [21-0827](#)

**Result:** Withdrawn

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

**B. CONSENT AGENDA**

Approval of the Consent Agenda

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

Approved the Consent Agenda

- B.1. Application Number:** **RZ-PD 20-1255 (Remanded)**
- Applicant:** NEW HOPE FARMS FLORIDA, LLC
- Location:** 8583 Richmond St
- Folio Number:** 50486.0000
- Acreage:** 9.7 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** Gibsonton
- Existing Zoning:** AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval, Subject to Conditions
- Planning Commission:** Consistent with Plan

**Attachments:** [20-1255](#)

**Result:** Approved

- B.2. Application Number:** **MM 21-0344**
- Applicant:** LANG MEDIA
- Location:** 11510 East Bay Rd.
- Folio Number:** 77238.5032
- Acreage:** 3.66 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Gibsonton
- Existing Zoning:** IPD-1 & 93-0048A
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval, Subject to Conditions
- Planning Commission:** Consistent with Plan

**Attachments:** [21-0344](#)

**Result:** Approved

- B.3. Belmont Townhomes Parcel F**
- Accept the plat for recording for Belmont Townhomes Parcel F, 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 (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 \$2,871,996.09, a Warranty Bond in the amount of \$35,404.06, 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 \$20,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-04](#)

**Result:** Approved

**B.4. Hammock Crest aka Girl Scout Camp**

Accept the plat for recording for Hammock Crest aka Girl Scout Camp, located in Section 31, Township 30, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water, wastewater and off-site turn lane) 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 \$2,506,071.88, a Warranty Bond in the amount of \$101,438.40, 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 \$11,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-05](#)

**Result:** Approved

**B.5. Interstate 4 Distribution Center Off-Site Bond Replacement**

Accept a new agreement and financial security for Interstate 4 Distribution Center Off-Site, located in Section 27, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (turnlane) 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 \$13,653.93 and authorize the Chairman to execute the Owner Developer Agreement for Warranty of Required Off-Site Improvements.

On December 8, 2020, the Board of County Commissioners administratively accepted this project under an agreement with USRLP I-4 Tampa, LLC and Travelers Casualty and Surety Company of America. Since that BOCC Agenda date the owner has changed to The Realty Associates Fund XII Portfolio, L.P. and a new agreement and financial Bond from Fidelity and Deposit Company of Maryland have been issued. Upon acceptance of the above agreement and financial security, the previous owners, bond is to be released, The new developer is The Realty Associates Fund XII Portfolio, L.P.

**Attachments:** [B-06](#)



**Result:** Approved

**B.6. Mangrove Manor Phase I Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Sam Allen road Turn lane) 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 Mangrove Manor Phase I Off-Site, located in Section 28, Township 31, and Range 19. Also provide the administrative rights to release the performance securities for construction upon final acceptance by the Development Review Division of Development Services Department and 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 \$82,703.00, a Warranty Bond in the amount of \$6,616.00 and authorize the Chairman to execute the Agreement for Construction and Warranty of Required Off-Site Improvements.

**Attachments:** [B-07](#)

**Result:** Approved

**B.7. Mangrove Manor Phase 1**

Accept the plat for recording for Mangrove Manor Phase 1, located in Section 28, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water 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 \$576,350.00, a Warranty Bond in the amount of \$185,536.00, 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 \$12,220.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-08](#)

**Result:** Approved

**B.8. Mangrove Point Phase I**

Accept the plat for recording for Mangrove Point Phase I, located in Section 27 & 28, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water 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 \$403,672.00, a Warranty Bond in the amount of \$20,769.00, 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 \$11,900.00 and authorize the Chairman to execute the Subdivider's

Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-09](#)

**Result:** Approved

**B.9. North Park Isle Phase I Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Sam Allen road Turn lane) 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 North Park Isle Phase I Off-Site, located in Section 9, Township 28, 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 Bond in the amount of \$16,857.51 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [B-10](#)

**Result:** Approved

**B.10. Northwood Estates**

Accept the plat for recording for Northwood Estates, located in Section 5, Township 30, 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 \$7,099.30, a Warranty Bond in the amount of \$69,936.49, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$2,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance-Placement of Lot Corners.

**Attachments:** [B-11](#)

**Result:** Approved

**B.11. Preston Oaks Ph 1 fka Grand Oak T.H aka Williams Rd.**

Accept the plat for recording for Preston Oaks Ph 1 fka Grand Oak T.H aka Williams Rd, located in Section 09, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,010,282.88, a Warranty Bond in the amount of \$12,566.50, and authorize the Chairman to execute the Subdivider's Agreement for

Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$5,156.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-12](#)

**Result:** Approved

**B.12. Ruskin Hotel Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (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 Ruskin Hotel, located in Section 10, Township 32, 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 Check in the amount of \$6,217.40 and authorize the chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [B-13](#)

**Result:** Approved

**B.13. Serena Ridge Warranty Bond Replacement**

Accept a new agreement and financial security for Serena Ridge, located in Section 03, Township 29, and Range 20. Development Review Division of Development Services Department administratively accepted the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance on October 16, 2020 upon proper completion, submittal and approval of all required documentation. Allow 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 \$35,665.10 and authorize the Chairman to execute the new Subdivider's Agreement for Warranty of Required Improvements.

On December 10, 2019, the Board of County Commissioners administratively accepted this project under an agreement with Clayton Properties Group, Inc and National Indemnity Company. Since that BOCC Agenda date the surety company has changed to United States Fire Insurance Company and a new agreement and financial Bond from have been issued. Upon acceptance of the above agreement and financial security, the previous surety bond is to be released.

**Attachments:** [B-14](#)

**Result:** Approved

**B.14. Approve a resolution providing for the rendition of the denial of application RZ 19-1458, an application for rezoning from Agricultural Rural (AR) to a Planned Development (PD) zoning district, to allow for development of 654 single family dwelling units with residential support uses, a public park/multi-modal trail and school, on property designated Wimauma Village Residential-2 (WVR-2) by the Future Land Use Element of the Future of Hillsborough Comprehensive Plan. The Board of County Commissioners voted to deny this application during the June 8, 2021 BOCC Land Use Meeting**

Adopt a resolution providing for the rendition of the denial of application RZ 19-1458, an application for rezoning from Agricultural Rural (AR) to a Planned Development (PD) zoning district, to allow for development of approximately 654 single family dwelling units with residential support uses, a public park/multi-

modal trail and school, on property designated Wimauma Village Residential-2 (WVR-2) by the Future Land Use Element of the Future of Hillsborough Comprehensive Plan.

**Attachments:**     [B-14](#)

**Result:** Approved

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

**E. PUBLIC HEARING-LAND USE**

- E.1. Application Number:** PRS 21-0254  
**Applicant:** MICHAEL MORINA  
**Location:** 70ft SW of Intersection: 14th Ave SE. / 24th St SE.  
**Folio Number:** 57481.0990  
**Acreage:** 2.4 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Ruskin & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (03-0525)  
**Request:** Minor Modification to PD  
  - Modify portion of PD to add affordable housing option and establish development standards for the affordable housing option**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [21-0254](#)

**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.2. Application Number:** PRS 21-0255  
**Applicant:** PATTERSON PLACE LLC/ DAVID NGUYEN, MANAGING MEMBER  
**Location:** 200ft N of Intersection: Patterson Rd. / W Sitka St.  
**Folio Number:** 27363.0050, 27370.0000 & 27371.0000  
**Acreage:** 4.26 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (19-0745)  
**Request:** Minor Modification to PD  
  - Modify buffering/screening, increase building height and reduce height related building setbacks**RECOMMENDATION:** Not Supported

**Attachments:** [21-0255](#)

**Result:** Denied

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

- E.3. Application Number:** PRS 21-0259  
**Applicant:** RHODINE DEVELOPMENT LLC  
**Location:** 880ft S of intersection: Rising Oaks Trl. / Rhodine Rd.  
**Folio Number:** 77423.0450, 77424.0000, 77426.0000  
**Acreage:** 192 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural

**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (20-0969)  
**Request:** Minor Modification to PD  
 • Waive requirement for onsite commercial  
 • Modify development standards for Village Green

**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [21-0259](#)

**Result:** Denied

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

**E.4. Application Number:** PRS 21-0357  
**Applicant:** BENJAMIN M BERRY, P.E. BERRY ENGINEERS LLC  
**Location:** SW Corner of Ehrlich Rd & West Village Dr.  
**Folio Number:** 18960.0361  
**Acreage:** 2.92 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (74-0004)  
**Request:** Minor Modification to PD  
 • Modify site plan to allow for car wash

**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [21-0357](#)

**Result:** Approved

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

**E.5. Application Number:** PRS 21-0800  
**Applicant:** DAVID M MECHANIK, ESQ- MECHANIK NUCCIO HEARNE & WESTER, P. A  
**Location:** S of Side of 36th Ave & 960 ft W of S 70th St.  
**Folio Number:** 47340.0000  
**Acreage:** 8.55 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (19-0092)  
**Request:** Minor Modification to PD  
 • Reduce units/lots from 38 to 32  
 • Modify site plan layout/design  
 • Modify lot development standards

**RECOMMENDATION:** Approvable, subject to proposed conditions

**Attachments:** [21-0800](#)

**Result:** Approved

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

- E.6. Application Number:** **PRS 21-0826**  
**Applicant:** ENGINEERING ANALYSIS GROUP LLC.  
**Location:** 11850 S 41 Hwy  
**Folio Number:** 51220.0000  
**Acreage:** 13.09 acres, more or less  
**Comprehensive Plan:** OC-20 & RES-6  
**Service Area:** Urban  
**Community Plan:** Gibsonton & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (06-0713)  
**Request:** Minor Modification to PD
- Eliminate Development Option 1
  - Modify location and types of access to/from parcel
  - Modify site plan layout/design
- RECOMMENDATION:** Approval, subject to conditions

**Attachments:** [21-0826](#)

**Result:** Approved

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

- E.7. CDD 21-0550 PETITION TO ESTABLISH THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT (CDD)**  
 Establish the Simmons Village North 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 approximate total of \$ 12,500,000 budgeted for the CDD-qualified common area infrastructure development costs (“common cost”), it is estimated that \$ 4,486,416 (or about 36%) will be funded with long-term CDD bond proceeds.

**Attachments:** [21-0550](#)

**Result:** Approved

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

- E.8. CDD 21-0741 PETITION TO EXPAND THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT (CDD)**  
 Approve expansion of the Rhodine Road North 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 approximate total of \$8,335,000 budgeted for CDD-qualified common area infrastructure development costs (“common costs”) within the expansion area, it is estimated that \$3,744,300 (or about 45%) of total development costs will be funded with long-term CDD bond proceeds.

**Attachments:** [21-0741](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Overman, 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 21-0110**  
**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 & Southshore Areawide Systems Plan  
**Existing Zoning:** RSC-2  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

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

**Result:** Remanded

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Overman, that this agenda item be Remanded to the Zoning Hearing Master, due back on 10/18/2021. The motion carried by the following vote:

**F.2. Application Number:** **MM 21-0312**  
**Applicant:** BRICKLEMYER LAW GROUP, P. L  
**Location:** 95ft NW of Intersection: Stelling Dr. / S US Highway 301.  
**Folio Number:** 77486.0000, 77486.0100 & 77489.0000  
**Acreage:** 4 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (20-0182)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0312](#)

**Result:** Approved

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

**F.3. Application Number:** **RZ-PD 21-0314**  
**Applicant:** GARY MILLER, DAVID WEEKLEY HOMES  
**Location:** 13515 Lake Magdalene Blvd.  
**Folio Number:** 18844.0000



**Acreage:** 58.54 acres, more or less  
**Comprehensive Plan:** RES-9 & RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** RSC-4  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [21-0314](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Hagan, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 08/10/2021. The motion carried by the following vote:

**F.4. Application Number:** **RZ-PD 21-0319**  
**Applicant:** BRICKLEMYER LAW GROUP, PL  
**Location:** 10410 Gibsonton Dr.  
**Folio Number:** 76453.0000  
**Acreage:** 5.22 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**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:** [21-0319](#)

**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:

**F.5. Application Number:** **RZ-STD 21-0371**  
**Applicant:** MOYER ALAN C TRUSTEE & MOYER SHERRY S. TRUSTEE  
**Location:** 1223 E 92 Hwy.  
**Folio Number:** 61976.0100  
**Acreage:** 2.48 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Seffner Mango  
**Existing Zoning:** AS-1 & AR  
**Request:** Rezone to CG-R  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [21-0371](#)

**Result:** Approved

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

|             |                               |                                    |
|-------------|-------------------------------|------------------------------------|
| <b>F.6.</b> | <b>Application Number:</b>    | <b>RZ-STD 21-0577</b>              |
|             | <b>Applicant:</b>             | MHP TAMPA CLIFFS LLC               |
|             | <b>Location:</b>              | 10717 Ohio Ave                     |
|             | <b>Folio Number:</b>          | 60429.0000                         |
|             | <b>Acreage:</b>               | 0.95 acres, more or less           |
|             | <b>Comprehensive Plan:</b>    | RES-6                              |
|             | <b>Service Area:</b>          | Rural                              |
|             | <b>Community Plan:</b>        | Thonotosassa                       |
|             | <b>Existing Zoning:</b>       | CG                                 |
|             | <b>Request:</b>               | Rezone to RSC-6 with an MH overlay |
|             | <b>RECOMMENDATION:</b>        |                                    |
|             | <b>Zoning Hearing Master:</b> | Approval                           |
|             | <b>Development Services:</b>  | Approval                           |
|             | <b>Planning Commission:</b>   | Consistent with Plan               |

**Attachments:** [21-0577](#)

**Result:** Approved

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

## **G. PUBLIC HEARINGS - RELATED ITEMS**

|               |                               |   |
|---------------|-------------------------------|---|
| <b>G.1.A.</b> | <b>Application Number:</b>    | <b>RZ-PD 21-0315</b>                                  |
|               | <b>Applicant:</b>             | EISENHOWER PROPERTY GROUP, LLC                        |
|               | <b>Location:</b>              | 225ft N of Intersection: 12th ST SE./ Tidal Rock Ave. |
|               | <b>Folio Number:</b>          | 55605.0000, 5608.0050, 55609.0000 & 55616.0100        |
|               | <b>Acreage:</b>               | 35.73 acres, more or less                             |
|               | <b>Comprehensive Plan:</b>    | RES-4   |
|               | <b>Service Area:</b>          | Urban   |
|               | <b>Community Plan:</b>        | Ruskin & Southshore Areawide Systems Plan             |
|               | <b>Existing Zoning:</b>       | RSC-4, 17-0935, AR & PD 19-0104                       |
|               | <b>Request:</b>               | Rezone to PD  |
|               | <b>RECOMMENDATION:</b>        |   |
|               | <b>Zoning Hearing Master:</b> | Approval  |
|               | <b>Development Services:</b>  | Approval, subject to conditions                       |
|               | <b>Planning Commission:</b>   | Consistent with Plan                                  |

**Attachments:** [21-0315](#)

**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:

**G.1.B. Application Number:** PRS 21-0619  
**Applicant:** EISENHOWER PROPERTY GROUP, LLC  
**Location:** E side of 12th St SE and Coastal Hammock Ave.  
**Folio Number:** 55608.0050  
**Acreage:** 9.75 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Ruskin & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (19-0104)  
**Request:** Minor Modification to PD  
 • Modify site plan and conditions of approval to recognize removal of parcel from Planned Development  
**RECOMMENDATION:** Approval, subject to conditions

**Attachments:** [21-0619](#)

**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:

**G.2.A. Application Number:** RZ-PD 21-0123  
**Applicant:** BG VENTURES, LLC  
**Location:** 60ft N of Intersection: Bloomingdale Ave. / Bell Shoals Rd.  
**Folio Number:** 73312.0100, 73314.0300, 73315.0000 & 73315.0100  
**Acreage:** 11 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (88-0103), ASC-1 & RSC-2  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0123](#)

**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:

**G.2.B. Application Number:** PRS 21-0825  
**Applicant:** BG VENTURES LLC  
**Location:** 912 E Bloomingdale Ave.  
**Folio Number:** 73312.0100  
**Acreage:** 5.65 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (88-0103)  
**Request:** Minor Modification to PD  
 • Modify site plan and conditions of approval to recognize removal of

**RECOMMENDATION:** parcel from Planned Development  
Approval, subject to conditions

**Attachments:** [21-0825](#)

**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:

**H. LAND DEVELOPMENT CODE AMENDMENTS**

**I. COMMISSIONERS' ITEMS**

**I.1. Commissioner's Recommended Board Motion:**

Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network.

**Attachments:** [Commissioner White item](#)

**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:

**J. STAFF ITEMS**

**K. COUNTY ATTORNEY'S ITEMS**

**L. OFF THE AGENDA ITEMS**

**ADJOURNMENT**