



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, July 9, 2024

County Center, 2nd Floor

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 August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-07-09-24](#)

A.2. PRS 24-0227 WSI LAKEVIEW, LLC

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0227_07-09-24](#)

A.3. SU-LE 24-0264 RAZORBACK RANCH LLC

The application has been withdrawn by the applicant

Attachments: [24-0264_Q](#)

A.4. PRS 24-0536 CATHERINE HARTLEY

This Application is out of order and is being continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0536-07-09-24](#)

A.5. PRS 24-0635 731 KNOWELS LLC

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0635_07-09-24](#)

A.6. PRS 24-0651 TODD PRESSMAN

The application has been withdrawn by the applicant

Attachments: [24-0651-07-09-24](#)

A.7. PRS 24-0713 TODD PRESSMAN

This application is being Continued by the Applicant, as Matter of Right, to the September 10, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0713_07-09-24](#)

A.8. PRS 24-0729 TODD PRESSMAN

This Application is out of order and is being continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0729-07-09-24](#)

A.9. V22-0005 Trailside Citrus Park, LLC

The application has been withdrawn by the applicant

Attachments: [V22-0005](#)

A.10. V23-0011 MVCA, LLC and Falkenburg Capital, LLC

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [V23-0011_Q](#)

B. CONSENT AGENDA

B.1. Application Number: **RZ-PD 24-0293**
Applicant: VIRGINIA J REMSON & KEITH A REMSON/ TRUSTEES
Location: 11211 Remson Ln.
Folio Number: 77434.0000
Acreage: 11.46 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview, Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0293_07-09-24](#)

B.2. Application Number: **RZ-STD 24-0469**
Applicant: FOURTH PROPERTY LLC C/O SUSAN THOMPSON
Location: 13627 & 13647 N Florida Ave.
Folio Number: 18193.0000 & portion of 18194.0000
Acreage: 1.27 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Greater Carrollwood-Northdale
Existing Zoning: CN, RSC-6 & CG
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0469-07-09-24](#)

B.3. Application Number: RZ-PD 24-0454
Applicant: PULTE HOME COMPANY, LLC
Location: 11120 & 11008 Tom Folsom Rd.
Folio Number: 60921.0000 & 60946.0000
Acreage: 32.3 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (22-0319) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0454-07-09-24](#)

B.4. Balm Grove East PI#5110

Accept the plat for recording for Balm Grove East, located in Section 25, 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 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 \$3,336,655.00, a Warranty Bond in the amount of \$1,855,967.00 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 \$37,820.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved for this project based on a Developer Agreement and a payment of \$864,514.00 was made on June 4, 2024.

Attachments: [Balm Grove East](#)

B.5. Cypress Ridge Phase 1 PI#5508

Accept the plat for recording for Cypress Ridge Phase 1, located in Section 20, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads, drainage, water, wastewater and sidewalks and off-site watermain and sidewalks) 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 \$3,826,809.38, a Warranty Bond in the amount of \$849,622.50 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 \$48,431.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

Attachments: [Cypress Ridge Phase 1](#)

B.6. Graceland Estates Phase 3 PI#4436

Accept the plat for recording for Graceland Estates Phase 3, located in Section 16, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$909,748.31, a Warranty Bond in the amount of \$120,801.80 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 \$4,843.75 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

Attachments: [Graceland Estates Phase 3](#)

B.7. Magnolia Creek Phase 2 Replat

Accept the replat for recording for Magnolia Creek Phase 2 Replat, located in Section 31, Township 30, and Range 20. On October 10, 2023, Magnolia Creek Phase 2 Final Plat was accepted by the BOCC and all bonding for construction, warranty and lot corners were included. This replat is to correctly show a drainage easement.

Attachments: [Magnolia Creek Phase 2 Replat](#)

B.8. Montague Townhomes PI#5885

Accept the plat for recording for Montague Townhomes, located in Section 28, Township 28, and Range 17, 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 \$257,087.96, a Warranty Bond in the amount of \$480,022.95 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$9,815.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved for this project based on adequate capacity for the project.

Attachments: [Montague Townhomes](#)

B.9. Waterset Wolf Creek Phase F (Infrastructure) PI#5502

Accept the plat for recording for Waterset Wolf Creek Phase F (Infrastructure), located in Section 34, 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, wastewater and reclaimed 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 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 \$6,912,037.88, a Warranty Bond in the amount of \$169,816.55 and authorize the Chairman to execute the the Subdivider's Agreement for Construction and Warranty of Required Improvements. School Concurrence would not apply as this plat is infrastructure only with no residential units.

Attachments: [Waterset Wolf Creek Phase F \(Infrastructure\)](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**D. PHOSPHATE ITEMS****E. PUBLIC HEARING-LAND USE**

E.1. Application Number: PRS 24-0301
Applicant: BAY FOOD BROKERAGE, INC.
Location: 450' W of Golfwood Blvd & Memorial Hwy intersection
& N side of Memorial Hwy.
Folio Number: 9110.000 & 9111.0000
Acreage: 1.99 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: PD (85-0336)
Request: Minor Modification to PD
• Modify access, number of buildings, building height and screening for new development phase
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0301_07-09-24](#)

E.2. Application Number: PRS 24-0632
Applicant: MASONIC PARK AND YOUTH CAMP, INC
Location: 600ft NE of Willow Rd & S US Hwy 301 Intersection
& S of US Hwy 301.
Folio Number: 57988.0000, 79726.0000 & 79727.0000
Acreage: 199.91 acres, more or less
Comprehensive Plan: AR
Service Area: Rural
Community Plan: Little Manatee South & South Shore Areawide Systems Plan
Existing Zoning: PD & ZC
Request: Minor Modification to PD
• Modify RV park development standards
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0632](#)

- E.3.** **Application Number:** **PRS 24-0755**
 Applicant: ONE OAK DEVELOPMENT, LLC
 Location: 10417 Gibsonton Dr.
 Folio Number: Portion of 76621.0102
 Acreage: 1.174 acres, more or less
 Comprehensive Plan: OC-20
 Service Area: Urban
 Community Plan: Riverview
 Existing Zoning: PD (03-0424)
 Request: Minor Modification to PD
 • Modify Parcel A to add as permitted uses fast-food
 restaurants and restaurants with drive-throughs

 RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0755](#)

F. REGULAR AGENDA

- F.1.** **Application Number:** **RZ-PD 23-0997**
 Applicant: CHELSEA D. HARDY, DIR. OF LAND ACQUISITION, LENNAR
 Location: 700ft N of 30th St NE & Waterset Blvd Intersection.
 Folio Number: 54169.0000
 Acreage: 227.78 acres, more or less
 Comprehensive Plan: SMU-6
 Service Area: Urban
 Community Plan: Apollo Beach
 Existing Zoning: AR
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Inconsistent with Plan

Attachments: [23-0997_07-09-24](#)

F.2. **Application Number:** **MM 24-0029**
 Applicant: TODD PRESSMAN, PRES, PRESSMAN & ASSOC, INC
 Location: 4008 N Orient Rd.
 Folio Number: 41148.0000
 Acreage: 0.21 acres, more or less
 Comprehensive Plan: RCP
 Service Area: Urban
 Community Plan: East Lake Orient Park
 Existing Zoning: PD
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Denial
 Development Services: Not Supportable
 Planning Commission: Inconsistent with Plan

Attachments: [24-0029_07-09-24](#)

F.3. **Application Number:** **RZ-PD 24-0183**
 Applicant: GREEN LABEL VENTURES, LLC
 Location: 4002 Garden Ln.
 Folio Number: 40821.0000
 Acreage: 2.47 acres, more or less
 Comprehensive Plan: CMU-12
 Service Area: Urban
 Community Plan: East Lake-Orient Park
 Existing Zoning: BPO
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, Subject to Conditions
 Planning Commission: Consistent with Plan

Attachments: [24-0183_07-09-24](#)

F.4. **Application Number:** **RZ-STD 24-0232**
 Applicant: TODD PRESSMAN
 Location: 10619 Summer Season Pl.
 Folio Number: 3720.0100
 Acreage: 4.53 acres, more or less
 Comprehensive Plan: RES-4
 Service Area: Urban
 Community Plan: Greater Carrollwood-Northdale
 Existing Zoning: AS-1
 Request: Rezone to CG-R
 RECOMMENDATION:
 Zoning Hearing Master: Denial
 Development Services: Approval
 Planning Commission: Inconsistent with Plan

Attachments: [24-0232_07-09-24](#)

F.5. **Application Number:** **RZ-STD 24-0338**
 Applicant: CASEY R LOWE
 Location: 11117 Oak Dr.
 Folio Number: 73683.0000
 Acreage: 1.43 acres, more or less
 Comprehensive Plan: RES-6
 Service Area: Urban
 Community Plan: Brandon; Urban General & Suburban Character Districts
 Existing Zoning: ASC-1
 Request: Rezone to RSC-6(MH)R
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [24-0338_07-09-24](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. DRI 24-0781 BROOKFIELD PROPERTIES

Staff recommends that the Board of County Commissioners (Board) approve the proposed changes in accordance with the attached resolution subject to any changes by the County Attorney's Office . This recommendation is based, in part, on the Waterset DRI Map H received on May 10 , 2024.
This Development Order amendment is accompanied by related zoning application PRS 24-0633 .

Attachments: [24-0781_07-09-24](#)

G.1.B. Application Number: PRS 24-0633
Applicant: BROOKFIELD PROPERTIES
Location: SE & SW Corners of Covington Garden Dr & Paseo
Al Mar Blvd Intersection.
Folio Number: 54156.2000 & Portion of 54165.5416
Acreage: 5.01 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach
Existing Zoning: PD (14-0815)
Request: Minor Modification to PD
• Modify site plan and conditions to create two new
development tracts 9A (Mixed Use Central) and 9B (Residential).
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0633](#)

H. COMMISSIONERS' ITEMS

H.1. COMMISSIONER WOSTAL

Direct staff and the County Attorney's Office to work with Planning Commission staff review the County's Comprehensive Plan and identify Goals, Objectives or Policies that may need to be considered in the review of Live Local Projects.

Attachments: [7-9-24 Commissioner Item Comp Plan LLA Review](#)

I. STAFF ITEMS

I.1. STATUS REPORT ON LIVE LOCAL ACT DEVELOPMENT PROJECTS

Attachments: [I-01_7-9-24 BOCC LLA Project Status Report.AG](#)

I.2. REPORT ON ORANGE COUNTY LIVE LOCAL ACT STANDARD OPERATING PROCEDURES

Attachments: [Orange CO LLA Process.Final.AG](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT