



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, February 7, 2023

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 March 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-02-07-23](#)

A.2. RZ-PD 22-0567 LANDMARK ENGINEERING & SURVEYING CORPORATION

The application has been withdrawn by the applicant

Attachments: [22-0567-02-07-23](#)

A.3. SU-LE 22-0920 RAZORBACK RANCH LLC

The application has been withdrawn by the applicant

Attachments: [22-0920-02-07-23](#)

A.4. PRS 22-1266 HILLSBOROUGH COUNTY CAPITAL PROGRAMS

This Application is out of order and is being continued to the March 07, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1266-02-07-23](#)

A.5. PRS 22-1492 BLAKE MARTIN

This Application is out of order and is being continued to the March 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1492-02-07-23](#)

A.6. PRS 22-1592 SUN CITY WEST MASTER ASSOCIATION, INC

The application has been withdrawn by the applicant

Attachments: [22-1592_02-07-23](#)

A.7. PRS 22-1679 TAMPA VENTURE ALLIANCE, LLC
This Application is out of order and is being continued to the March 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1679](#)

A.8. PRS 22-1680 HILLSBOROUGH COUNTY CAPITAL PROGRAMS
Staff is requesting the item be continued to the April 11, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1680-02-07--23](#)

A.9. V22-0019
Staff is requesting the item be continued to the March 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

B.1. Application Number: MM 22-1339
Applicant: JEB INVESTMENT GROUP, LLC
Location: 5804 N Occident St.
Folio Number: 28098.0500
Acreage: 1.39 acres, more or less
Comprehensive Plan: LI
Service Area: urban
Community Plan: Town 'N Country
Existing Zoning: PD (87-0143)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1339-02-07-23](#)

B.2. A Report from Public Utilities Department Environmental Services Division Regarding 2021-2022 Annual Report of Operations and Staff Review of Compliance for Hopewell Mine, DRI 80 Mine and DRI 263 Mine.

Accept the 2021-2022 Annual Report of Operations for Hopewell Mine, DRI 80 Mine and DRI 263 Mine. Pursuant to Hillsborough County Land Development Code Section 8.02.09 a phosphate mining permittee is required to submit an Annual Report of Operations containing general review of mining operations and reclamation the preceding report year and identifying expected activity for the subsequent report period.

Attachments: [B-02_Proposed 2021-2022 Annual Report Staff Reviews COMBINED](#)

B.3. 2022-2023 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, L.L.C.

Authorize for execution the 2022-2023 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, LLC.

This is an agreement renewed annual that ensures if Mosaic Fertilizer, LLC were to fail to complete reclamation of mined lands in Hillsborough County that there would be funding available for the County to Complete the reclamation work. The Financial Responsibility Agreement protects the County from negative financial impacts of adverse environmental issues and failure of the company to complete required reclamation activities. No County funds are required for this item.

Attachments: [2022-12 Financial Assurance Land Use Agenda Item and Attachments updated liability FINAL](#)

B.4. A Report from Public Utilities Department Environmental Services Division regarding Resolution R18-129 2022 Annual Report for Hillsborough County DRI#263 Clay Settling Area Utilization for Hardee County Waste Clay Disposal Analysis

Accept Resolution R18-129 2022 Annual Report for the Hillsborough County DRI #263 Clay Settling Area Utilization for Hardee County Waste Clay Disposal Analysis.

Resolution R18-129 provides that certain designated clay settling areas within Hillsborough County may accept clays mined by Mosaic within Hardee County until such time that as the clay settling areas are utilized to their full design capacity, and before November 14, 2023 unless expressly extended.

Resolution R18-129 requires annual reporting to monitor compliance.

Attachments: [B-04_Staff Report 2022 Annual Report CSA Resolution R18-129](#)

B.5. Creek Ridge Preserve Phase 2 PI#4716

Accept the plat for recording for Creek Ridge Preserve Phase 2, located in Section 23, Township 30, and Range 21, 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 Letter of Credit in the amount of \$260,793.76, a Warranty Letter of Credit in the amount of \$77,059.66 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Corners in the amount of \$4,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved and there is existing capacity for the subdivision.

Attachments: [Creek Ridge Preserve Phase 2](#)

B.6. Dollar General Store #22979 Balm Riverview Off-Site PI# 5705

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Dollar General Store #22979 Balm Riverview Off-Site located in Section 34, Township 30, and Range 20 (water, wastewater, paving and sidewalks) 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 letter of Credit in the amount of \$17,492.35 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Dollar General Store #22979 Balm Riverview Off site](#)

B.7. US 301 & Stelling Rd Retail Phase 1 Off-Site PI# 5750

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve US 301 & Stelling Rd Retail Phase 1 Off-Site located in Section 07, Township 31, and Range 20 (water, wastewater, paving and 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 Check in the amount of \$30,246.50 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [US 301 & Stelling Rd Retail Phase 1 Off Site](#)

B.8. US 301 & Symmes Rd Retail Off-Site Pl# 5704

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve US 301 & Symmes Rd Retail Off-Site located in Section 30, Township 29, and Range 20 (water, wastewater, paving and 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 Check in the amount of \$9,647.90 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [US 301 & Symmes Rd Retail Off-site](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

- E.1. Application Number:** PRS 22-1006
- Applicant:** ZIMPLE DEVELOPMENT LLC
- Location:** 11110 Causeway Blvd.
- Folio Number:** 71936.0030
- Acreage:** 0.98 acres, more or less
- Comprehensive Plan:** RMU-35 & UMU-20
- Service Area:** Urban
- Community Plan:** Brandon
- Existing Zoning:** PD (82-0275)
- Request:** Minor Modification to PD
 - Modify site plan to add development out parcel to allow development of 2500 square foot drive-thru restaurant
- RECOMMENDATION:** Not supportable

Attachments: [22-1006-02-07-23](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 22-0648
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: SE Corner of E College Ave & 24th St SE.
Folio Number: 55033.6000 & 55037.3000
Acreage: 12.7 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & Southshore Areawide Systems Plan
Existing Zoning: AS-1, RSC-6 & ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not supportable
Planning Commission: Inconsistent with the Plan

Attachments: [22-0648-02-07-23](#)

F.2. Application Number: MM 22-0686
Applicant: RYAN PLATE, 2022 BALM RIVERVIEW, LLC
Location: SE Corner of S US Hwy 301 & County Rd 672.
Folio Number: 77781.0000, 77781.0025, 77781.0200, 77783.0000 & 77786.0000
Acreage: 15.54 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Southshore Areawide Systems
Existing Zoning: PD (17-1402)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Inconsistent with the Plan

Attachments: [22-0686-02-07-23](#)

F.3. Application Number: RZ-PD 22-0877
Applicant: RICK OLSON
Location: 403 W Brandon Blvd.
Folio Number: 71479.0000
Acreage: 2.24 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: CG & SR60
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0877-02-07-23](#)

F.4. Application Number: RZ-STD 22-0927
Applicant: HARJANI, JAYANT K, TRUSTEE, VEENU TRUSTEE & JULIANA
Location: 5606 Puritan Rd.
Folio Number: 38859.0000
Acreage: 0.98 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: RSC-3
Request: Rezone to RMC-6(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0927-02-07-23](#)

F.5. Application Number: MM 22-1120
Applicant: HOUSH GHOVAEE, CEO- NORTHSIDE ENGINEERING, INC
Location: 9027 Causeway Blvd.
Folio Number: 47523.0100
Acreage: 5.11 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (91-0116)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1120-02-07-23](#)

F.6. Application Number: RZ-PD 22-1195
Applicant: WILLIAM SULLIVAN, POTOMAC LAND COMPANY
Location: E Side of Tomentosa Ave & Boyette Rd Intersection.
Folio Number: 88392.0000, 8892.5000 & 88395.0000
Acreage: 19.13 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: SouthShore Areawide Systems
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: [22-1195-02-07-23](#)

F.7. Application Number: RZ-STD 22-1496
Applicant: YORDANY SALVIA BETANCOURT
Location: 111 Seffner Ave.
Folio Number: 64143.0000
Acreage: 0.77 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: RSC-6
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Approval
Planning Commission: Inconsistent with the Plan

Attachments: [22-1496-02-07-23](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Public Hearing - Vacating Petition by Rhodine Holdings, LLC, and Belmont Reserve Community Development District to vacate a portion of a platted public drainage easement within Folio 077426-0505, in Riverview.

Adopt a Resolution vacating a portion of a platted public drainage easement located within Tract 101 of Belmont Reserve Phase 1, as recorded in Plat Book 140, Page 198, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located within Folio 077426-0505 (no physical address), generally lying south of Rhodine Road and east of Balm Riverview Road, in Riverview, and consists of approximately 36,826 square feet (0.85 acres). The vacate area is part of a larger area that was originally designated for use as a drainage pond for the Belmont Reserve Development; however, this portion of land is no longer needed for drainage as part of the Cedarbrook Phase 6 Development. Rhodine Holdings, LLC and Belmont Reserve Community Development District (“Petitioners”), have submitted this request along with a separate submittal for a replat of the area with an adequate replacement public drainage easement (as further explained in the background) and will use the vacate area for residential lots. Reviewing departments, agencies, and utility providers have raised no objections to this request with the exception of the Public Works Stormwater Department, whose consent is conditioned upon the approval of the Cedarbrook Phase 6 replat which will provide an adequate replacement public drainage easement. The financial impact associated with this item consisted of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

Attachments: [V22-0006 Agenda Item Packet Fully Signed PDF \(002\)](#)

G.1.B. Cedarbrook Phase 6 fka Belmont Reserve Ph 6 PI#4999

Accept the plat for recording for Cedarbrook Phase 6, located in Section 8, Township 28, and Range 18, 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 \$43,621.25, a Warranty Bond in the amount of \$27,955.38 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 \$1,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

Attachments: [Cedarbrook Phase 6 fka Belmont Reserve Ph 6](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

I.1. Report from Development Services Department regarding Traffic Studies Daily and AM/PM Peak Traffic Analysis

Attachments: [I-01_Traffic Study Staff Report Cover Sheet.AG](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT