



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, April 11, 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
- COMMISSIONERS' 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 May 09, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-04-11-23](#)

A.2. PRS 22-1504 SHUMAKER, LOOP & KENDRICK, LLP, DAVID B. SINGER

This Application is out of order and is being continued to the May 09, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1504-04-11-23](#)

A.3. PRS 23-0033 WIDEWATERS GROUP, INC

This Application is out of order and is being continued to the June 13, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0033-04-11-23](#)

A.4. PRS 23-0136 6400 Apollo Beach Blvd Holdings, LLC

This application is being Continued by the Applicant, as Matter of Right, to the May 09, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0136-04-11-23](#)

A.5. PRS 23-0154 EPG 1, LLC

Staff is requesting the item be continued to the May 09, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0154-04-11-23](#)

A.6. V22-0019 Touchstone CDD and Lennar Homes LLC

Staff is requesting the item be continued to the May 09, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

B.1. Application Number: MM 22-0884
Applicant: FRANCISCO J. OTERO-COSSIO
Location: 1306 SW 10th St.
Folio Number: 56406.0000
Acreage: 3.67 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: PD (06-0421)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0884-04-11-23](#)

B.2. Application Number: RZ-STD 22-1070 Remand
Applicant: BREMALIE HOMES LLC
Location: 200ft NW of Martin Luther King Blvd & Shady Acres Rd Intersection.
Folio Number: 84729.0000 & 84730.0000
Acreage: 4.45 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Seffner Mango
Existing Zoning: ASC-1
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-1070-04-11-23](#)

- B.3. Application Number:** RZ-STD 22-1445
- Applicant:** A&M INVESTMENT TRUST LLC
- Location:** 11553 S 41 Hwy.
- Folio Number:** 51144.0000
- Acreage:** 2.3 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Gibsonton & Southshore Areawide Systems
- Existing Zoning:** CN
- Request:** Rezone to CG
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

Attachments: [22-1445-04-11-23](#)

- B.4. Falkenburg Car Wash Off-Site PI# 5337**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Falkenburg Car Wash Off-Site located in Section 30, Township 29, 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 Check in the amount of \$11,996.99 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-04_Falkenburg Car Wash Off-Site](#)

- B.5. Bay Lake Professional Park Off-Site PI# 5864**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Bay Lake Professional Park Off-Site located in Section 04, Township 28, and Range 18 (water main and force main) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$6,057.97 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-05_Bay Lake Professional Park Off-Site](#)

B.6. Sentosa Apartments Release of Duplicate Warranty Security

Release the Duplicate Warranty Security for Sentosa Apartments in the amount of \$64,146.08. A warranty bond in the amount of \$64,146.08 for Sentosa Apartments was accepted on June 8, 2021, along with the plat under developer Sentosa Riverview Owner, LLC and covered the off-site improvements for the project. On November 3, 2022, another warranty bond in the amount of \$58,592.64 was accepted for the same off-site improvements by the new engineer of record for the project. The later bond is a slightly lesser amount as it was based on actual as opposed to estimated improvement costs. The off-site improvements have been accepted for maintenance by the County.

Attachments: [B-06_Sentosa Riverview Apartments Duplicate Warranty Release - Copy](#)

B.7. Berry Bay Subdivision Village D PI#5076

Accept the plat for recording for Berry Bay Subdivision Village D, located in Section 29, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, sidewalks, 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 \$111,578.00, a Warranty Bond in the amount of \$66,084.00 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 \$5,100.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved based on a Developer Agreement and a payment of \$243,407.00 was made on March 3, 2023.

Attachments: [B-07_Berry Bay Subdivision Village D - Copy](#)

B.8. Stogi Ranch Phase 1 PI#5698

Accept the plat for recording for Stogi Ranch Phase 1, located in Section 05, 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) 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 \$4,965,172.81, a Warranty Bond in the amount of \$236,220.33 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 \$10,937.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved based on a Developer Agreement and a payment of \$303,088.00 was made on March 16, 2023.

Attachments: [B-08 Stogi Ranch Phase 1 - Copy](#)

B.9. TIA Logistics Center PI#5586

Accept the plat for recording for TIA Logistics Center, located in Section 31, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (turn lane, sidewalks and force main) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release 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 \$21,773.11 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Off-Site Improvements.

School Concurrency not required for Commercial Plat.

Attachments: [B-09 TIA Logistics Center - Copy](#)

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

C.1. Vacating Petition by 29:11 County Line LLC and Fairway-Livingston, LLC to vacate a portion of maintained public right-of-way adjacent to Folio Nos. 32951-0000, 32951-0005, and 32956-0000, in Lutz.
 Adopt a Resolution vacating a portion of maintained public right-of-way known as Old Livingston Avenue, according to Maintained Right-of-Way Map Book 2, Page 42, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located adjacent to Folio No. 32951-0000, 2701 East County Line Road, and Folio No. 32956-0000, with no physical address, both owned by Fairway-Livingston, LLC, and Folio No. 32951-0005, 2651 East County Line Road, owned by 29:11 County Line LLC, generally lying south of East County Line Road (Collier Avenue), and east of Livingston Avenue, in Lutz, and consists of approximately 22,456 square feet (0.52 acres). The primary purpose of this vacating petition is in furtherance of Co-Petitioner Fairway-Livingston, LLC’s intent to develop a new shopping center on their property. Secondly, Co-Petitioner 29:11 County Line LLC intends to develop a gas station/convenience store on their property. Approval of this vacate petition will (i) eliminate the potential of commercial traffic arising from the new developments into adjacent residential neighborhoods, and (ii) allow for the Petitioners to incorporate and provide ongoing maintenance to the proposed vacate area. Reviewing departments, agencies, and utility providers have raised no objections to this request. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. The Environmental Protection Commission has stated there is a wetland ditch that is considered as noticed exempt and thus could be removed and therefore the EPC has no objection to the vacate request. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners .

Attachments: [C-01 V21-0003](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 2-1266
Applicant: HILLSBOROUGH COUNTY CAPITAL PROGRAMS
Location: N Side of Fishhawk Blvd & 1000ft E of Fishhawk Ridge.
Folio Number: 88.79.0020 & 88079.0030
Acreage: 70.53 acres, more or less
Comprehensive Plan: RP-2
Service Area: Urban
Community Plan: Boyette
Existing Zoning: PD (89-0098)
Request: Minor Modification to PD
 • Remove Fire Station and add County Library as permitted use
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-1266-04-11-23](#)

E.2. Application Number: PRS 22-1680
Applicant: HILLSBOROUGH COUNTY CAPITAL PROGRAMS
Location: NE & SE Corners of River Hammock Blvd & Basset Creek Dr.
Folio Number: 59249.0510 & 59249.0520
Acreage: 14.54 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: PD (89-0045)
Request: Minor Modification to PD
 • Remove school and add County Park as permitted use in Parcel L
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-1680-04-11-23](#)

E.3. Application Number: PRS 23-0043
Applicant: S&H MATHIS LLC C/O CHRIS FALTER
Location: 1120 Old Hopewell Rd.
Folio Number: 93035.0000
Acreage: 42.3 acres, more or less
Comprehensive Plan: A/M
Service Area: Rural
Community Plan: None
Existing Zoning: PD (82-0223) & AM
Request: Minor Modification to PD
 • Modify cross access location
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0043-04-11-23](#)

E.4. Application Number: PRS 23-0080
Applicant: MILLWRIGHTS LOCAL UNION 1000
Location: 9711 E 92 Hwy.
Folio Number: 40408.0000
Acreage: 5.2 acres, more or less
Comprehensive Plan: CMU-12
Service Area: East Lake Orient Park
Community Plan: Urban
Existing Zoning: PD (20-0338)
Request: Minor Modification to PD
 • Modify building layout and setbacks
RECOMMENDATION: (Delete and Enter Text)

Attachments: [23-0080-04-11-23](#)

E.5. Application Number: PRS 23-0089
Applicant: JOHN FALKNER
Location: 16504 S US Hwy 301.
Folio Number: 78895.0000
Acreage: 8.99 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: PD (89-0097)
Request: Minor Modification
 • Increase commercial building height from 35 feet/2 stories to 60 feet/4 stories

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0089-04-11-23](#)

E.6. Application Number: PRS 23-0108
Applicant: PROGRESSIVE CAPITAL GROUP LLC
Location: 8702 Morris Bridge Rd.
Folio Number: 37376.0008
Acreage: 35.59 acres, more or less
Comprehensive Plan: CMU-20, RES-20 & N
Service Area: Urban
Community Plan: University
Existing Zoning: AS-1 & PD (22-0559)
Request: Minor Modification to PD
 • Modify setbacks, building layout and access types

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0108-04-11-23](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 22-0075 Remand
Applicant: MATMATTAMY TAMPA/ SARASOTA, LLC
Location: 12910 Boyette Rd.
Folio Number: 76763.1500
Acreage: 17.67 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0075-04-11-23](#)

F.2. Application Number: RZ-PD 22-0948
Applicant: OMAR CHAUDRY
Location: 12850 D 301 Hwy.
Folio Number: 77653.2300
Acreage: 3.93 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview
Existing Zoning: AS-0.4 & AS-0.4
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with the Plan

Attachments: [22-0948-04-11-23](#)

F.3. Application Number: RZ-STD 22-1221
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: NW & NE Corners of E Martin Luther King Blvd & Watson Rd.
Folio Number: 65436.0000, 65437.0000, 65446.0000, 65447.0000 & 65448.0000
Acreage: 0.85 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: PD (85-0445) & RSC-6
Request: Rezone to CN (R)
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Approval
Planning Commission: Inconsistent with the Plan

Attachments: [22-1221-04-11-23](#)

F.4. Application Number: RZ-STD 2-1303 Remand
Applicant: DAVID MULLEN
Location: 4308 James L Redman Pkwy.
Folio Number: 92242.5104
Acreage: 2.5 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AS-1
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with the Plan

Attachments: [22-1303-04-11-23](#)

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT