



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, June 13, 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 July 18, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996_06-13-23](#)

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

The application has been withdrawn by the applicant

Attachments: [22-1504_06-13-23](#)

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

This Application is out of order and is being continued to the July 18, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0033-06-13-23](#)

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 July 18, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0136_06-13-23](#)

A.5. PRS 23-0299 MARK BENTLEY, B.C.S, AICP

This application is being Continued by the Applicant, as Matter of Right, to the July 18, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0299_06-13-23](#)

A.6. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC

This application is being Continued by the Applicant, as Matter of Right, to the July 18, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0335-06-13-23](#)

- A.7. **PRS 23-0372 FLORIDA HOME PARTNERSHIP, INC**
This application is being Continued by the Applicant, as Matter of Right, to the July 18, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0372-06-13-23](#)

- A.8. **V22-0019 Touchstone CDD and Lennar Homes LLC**
Staff is requesting the item be continued to the July 18, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

- B.1. **Application Number:** MM 22-1236
Applicant: HILL WARD HENDERSON, P. A
Location: NW Corner of N Falkenburg Rd & Ashburn Lake Rd.
Folio Number: 65456.0700
Acreage: 1.54 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (03-0119)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1236_06-13-23](#)

B.2. Application Number: MM 22-1392
Applicant: FLORIDA HOME PARTNERSHIP, INC/ MICHAEL MORINA
Location: SE Corner of Sea Treasure Ct & 12th St.
Folio Number: 79390.0000
Acreage: 6.81 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: PD (06-0103)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-1392_06-13-23](#)

B.3. Application Number: MM 22-1501
Applicant: BL HOLDINGS TAMPA LLC
Location: S Side of E Telecom Pkwy & Arbor Island Blvd Intersection.
Folio Number: Portion of 37376.0003
Acreage: 6.91 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: None
Existing Zoning: PD (20-0308)
Request: Major Modification of PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-1501-06-13-23](#)

B.4. Application Number: RZ-STD 23-0100
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: 14760 Dr Martin Luther King Jr Blvd.
Folio Number: 83393.0000
Acreage: 5.59 acres, more or less
Comprehensive Plan: RES-4
Service Area: Rural
Community Plan: None
Existing Zoning: ASC-1 & CN
Request: Rezone to CN
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0100_06-13-23](#)

B.5. Application Number: RZ-STD 23-0149
Applicant: JON NEIDER
Location: 3701 Crestwood Dr.
Folio Number: 87243.0000
Acreage: 0.8 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: ASC-1
Request: Rezone to RSC-2
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0149_06-13-23](#)

B.6. Release of Reclamation Bond for Land Excavation
 Release the reclamation bond for phases one and two of the land excavation operating permit 17-2-LE in the amount of \$215,600.00 to be replaced with new reclamation bond in the amount of \$199,266.00 for the remaining phase two.

Attachments: [B-06_Memo Bond Tip Top](#)

B.7. Fairway Pointe fka Fairway Palms PI#5559

Accept the plat for recording for Fairway Pointe fka Fairway Palms, located in Section 2, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and water main) 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 \$312,287.50, a Warranty Bond in the amount of \$5,625.70 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 \$3,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was not required as the project is a 55+ community.

Attachments: [Fairway Pointe fka Fairway Palms](#)

B.8. Heritage Estates Phase 2 PI#5448

Accept the plat for recording for Heritage Estates Phase 2, located in Section 14, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage 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 \$460,120.63, a Warranty Bond in the amount of \$105,135.98 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 \$3,125.00 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: [Heritage Estates Phase 2](#)

- B.9. Ripple Townhomes fka Douglas Grand at Telecom Park PI#5621**
Accept the plat for recording for Ripple Townhomes fka Douglas Grand at Telecom Park, A Private Subdivision, located in Section 12, Township 28, and Range 19. Construction has been completed and has been certified by Lucas Carlo, a Florida Professional Engineer, with Hamilton Engineering & Surveying, LLC.
School Concurrency was approved and there is existing capacity for the subdivision.

Attachments: [Ripple Townhomes fka Douglas Grand](#)

- B.10. Tampa Commerce Center Off-Site PI# 1127**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Tampa Commerce Center Off-Site located in Section 24, Township 28, and Range 19 (roadway improvements, drainage 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 Bond in the amount of \$51,884.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Tampa Commerce Center](#)

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

- C.1. Public Hearing - Vacating Petition by Mondragon's Carpet and Rug Installers, Corp. and Cayman Properties, Inc. to vacate a portion of a 10-foot-wide unimproved platted public right-of-way within Folio No. 36093-0000, in University Area Community.**
Adopt a resolution vacating a portion of a 10-foot-wide unimproved platted public right-of-way, lying between Lots 16-24 and 25-33, Block 16, within the plat of Flora Park, as recorded in Plat Book 21, Page 13, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located within Folio No. 36093-0000, generally lying east of Nebraska Avenue, between Fletcher Avenue and Fowler Avenue, in University Area Community, and consists of approximately 2,250 square feet (0.052 acres). The Petitioners, Mondragon's Carpet and Rug Installers, Corp. and Cayman Properties, Inc., have submitted this request to allow a warehouse to be constructed on the property of Mondragon's Carpet and Rug Installers, Corp. The platted right-of-way was originally intended for a service alleyway which has no current or future use. In addition, the platted rights-of-way immediately east and west of the vacate area were previously vacated and therefore the subject right-of-way provides no connectivity. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Reviewing departments, agencies, and utility providers have raised no objections. 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 for by the Petitioners.

Attachments: [V23-0003-06-13-23](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 23-0317
Applicant: ROBERT J. NORTON PE
Location: 10845 Boyette Rd.
Folio Number: 77621.0132
Acreage: 0.72 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (97-0026)
Request: Minor Modification to PD
 • Increase entitlements in Parcel Two from 26,000 to 28,325 square Feet to increase size of existing building from 6,000 to 8,325 square feet.

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [23-0317-06-13-23](#)

E.2. Application Number: PRS 23-0373
Applicant: DRURY DEVELOPMENT CORPORATION
Location: 10277 E Adamo Dr.
Folio Number: 68042.1400
Acreage: 5.43 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (22-1226)
Request: Minor Modification to PD
 • Modify buffer/landscape requirements for project frontage along Falkenburg Road and parking standards

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [E-02 23-0373 06-13-23](#)

E.3. Application Number: PRS 23-0375
Applicant: HBWB DEVELOPMENT SERVICES, LLC
Location: 3311, 3322 & 3323 Little Rd.
Folio Number: 87229.0200, 87229.5000 & 87229.60
Acreage: 12.1 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: PD (22-0685)
Request: Minor Modification to PD

- Remove requirement to construct sidewalk on north side of Crestwood Drive.

RECOMMENDATION: Not Supportable

Attachments: [23-0375-06-13-23](#)

E.4. CDD 22-0880 PETITION TO ESTABLISH THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD)
 Establish the Two Rivers South 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 \$72,975,000 in total development costs, of which \$58,380,000 is budgeted for CDD-qualified (eligible for CDD funding) common area infrastructure development costs (“common costs”), it is estimated that \$26,432,966 (or 36.22% of total development costs and 45% of common costs) will be funded with long-term CDD bond proceeds.

Attachments: [05-31-23 CDD 22-0880](#)

F. REGULAR AGENDA

F.1. Application Number: MM 22-1116
Applicant: DAVID WRIGHT/TSP COMPANIES, INC
Location: 405 Beverly Blvd.
Folio Number: 70121.0000
Acreage: 12.1 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (13-0939)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1116-06-13-23](#)

F.2. Application Number: RZ-PD 22-1401
Applicant: MICHAEL HOFFMAN
Location: 800ft NE Of Loma Vista Dr & Tevalo Dr Intersection.
Folio Number: 88025.6082
Acreage: 6.12 acres, more or less
Comprehensive Plan: RES-2
Service Area: Urban
Community Plan: Brandon
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: [22-1401_06-13-23](#)

F.3. Application Number: RZ-STD 23-0081
Applicant: ARNULFO FLORES PALACIOS/ JOEL AVIAL PEREZ
Location: 302 Railroad St.
Folio Number: 79100.0000
Acreage: 0.39 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Wimauma & SouthShore Areawide Systems Plan
Existing Zoning: RSC-6
Request: Rezone to RSC-6(MH)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0081_06-13-23](#)

F.4. Application Number: RZ-PD 23-0042
Applicant: FIRST TAMPA DEVELOPMENT CORPORATION
Location: 12750 Morris Bridge Rd.
Folio Number: 59954.0000
Acreage: 10.67 acres, more or less
Comprehensive Plan: RES-6
Service Area: Rural
Community Plan: None
Existing Zoning: AS-1, 75-0173 & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0042_06-13-23](#)

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT