



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, July 18, 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 August 08, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

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

**A.2. PRS 23-0136 6400 Apollo Beach Blvd Holdings, LLC**

This Application is out of order and is being continued to the September 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0136-07-18-23](#)

**A.3. DRI 23-0195 GTIS METRO DG LLC**

This application is being Continued by the Applicant, as Matter of Right, to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0195-07-18-23](#)

**A.4. PRS 23-0210 GTIS METRO DG LLC**

This application is being Continued by the Applicant, as Matter of Right, to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0210-07-18-23](#)

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

This Application is out of order and is being continued to the September 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0299-07-18-23](#)

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

This Application is out of order and is being continued to the September 12, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0335-07-18-23](#)

**A.7. PRS 23-0372 FLORIDA HOME PARTNERSHIP, INC**

This application is being Continued by the Applicant, as Matter of Right, to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0372-07-18-23](#)

**A.8. PRS 23-0374 JOHNSON DEVELOPMENT ASSOCIATES, INC**

The application has been withdrawn by the applicant

**Attachments:** [23-0374-07-18-23](#)

**A.9. PRS 23-0382 HILLWARD AND HERNDERSON, P.A.**

This Application is out of order and is being continued to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0382-07-18-23](#)

**A.10. PRS 23-0440 DAVID WRIGHT/ TSP COMPANIES, INC**

The application has been withdrawn by the applicant

**Attachments:** [23-0440-07-18-23](#)

**A.11. PRS 23-0508 MARK BENTLEY, ESQ, B.C.S, AICP**

This Application is out of order and is being continued to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [23-0508-07-18-23](#)

**A.12. PRS 23-0510 WALMART STORES EAST, LP**

This application is being Continued by the Applicant, as Matter of Right, to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0510-07-18-23](#)

**A.13. V22-0019 Touchstone CDD and Lennar Homes LLC**  
 Staff is requesting the item be continued to the August 08, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

**B.1. Application Number: RZ-PD 22-1640**  
**Applicant:** RD MANAGEMENT, LLC  
**Location:** S Side of Blue Rock Dr & N 22nd St Intersection.  
**Folio Number:** 35921.0000, 35921.0005, 35921.0025, 35921.0050, 35921.0075  
 35921.0080, 35921.0100, 35921.0110, 35921.0200, 35921.2000  
 36283.0000, 36298.0300 & 36283.0005  
**Acreage:** 90.35 acres, more or less  
**Comprehensive Plan:** ICMU-35  
**Service Area:** Urban  
**Community Plan:** University  
**Existing Zoning:** PD (19-1443), PD (74-0214) & CG  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-1640-07-18-23](#)

**B.2. Application Number: RZ-PD 22-1702**  
**Applicant:** JEFFREY ANDERSON  
**Location:** SE Corner of S Frontage Rd & Wiggins Rd.  
**Folio Number:** 90430.5000 & 90430.5500  
**Acreage:** 15.9 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** PD & ZC  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with the Plan

**Attachments:** [22-1702-07-18-23](#)

**B.3. Application Number:** RZ-PD 23-0085  
**Applicant:** ZION VILLAGE, LLLO/ DARREN SMITH  
**Location:** 5920 Robert Tolle Dr.  
**Folio Number:** 73871.0200  
**Acreage:** 2.77 acres, more or less  
**Comprehensive Plan:** UMU-20  
**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 the Plan

**Attachments:** [23-0085-07-18-23](#)

**B.4. Avila Unit 14 Phase 2F PI#2657**  
 Accept the plat for recording for Avila Unit 14 Phase 2F, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffie, a Florida Professional Engineer, with Water Resource Associates, LLC.  
 School Concurrency does not apply to this project.

**Attachments:** [Avila Unit 14 Phase 2F](#)

**B.5. Avila Unit 14 Phase 2G PI#2657**  
 Accept the plat for recording for Avila Unit 14 Phase 2G, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffie, a Florida Professional Engineer, with Water Resource Associates, LLC.  
 School Concurrency does not apply to this project.

**Attachments:** [Avila Unit 14 Phase 2G](#)

**B.6. Carrollwood Landings Phase 3 PI#5663**

Accept the plat for recording for Carrollwood Landings Phase 3, located in Section 08, 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, 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 Letter of Credit in the amount of \$27,607.56, a Warranty Letter of Credit in the amount of \$217,871.08 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 \$7,500.00 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:** [Carrollwood Landings Phase 3](#)

**B.7. The Motor Enclave Off-Site PI# 5718**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve The Motor Enclave Off-Site located in Section 29, Township 28, and Range 20 (roadway improvements, drainage, water and wastewater) 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 \$253,271.76 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [The Motor Enclave Off-site](#)

**B.8. Brandon Regional Hospital - Bed Tower and ED Expansion PI# 5805**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Brandon Regional Hospital - Bed Tower and ED Expansion Off-Site located in Section 27, Township 29, and Range 20 (roadway improvements, drainage, sidewalks and waterlines) 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 \$32,499.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Brandon Regional Hospital](#)

**B.9. Templo La Hermosa Off-Site PI# 2681**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Templo La Hermosa Off-Site, located in Section 31, Township 29, and Range 21 (Fireline) 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 \$45,000.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Templo La Hermosa](#)

**B.10. The Crossing at Palm River Subdivision PI#5583**

Accept the plat for recording for The Crossing at Palm River Subdivision, located in Section 27, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities ( on-site roads, off-site 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 \$43,537.50, a Warranty Bond in the amount of \$147,641.50 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 \$23,281.25 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:** [The Crossing at Palm River](#)



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

**C.1. Public Hearing - Vacating Petition by SREG Sunset Land LLC to vacate a portion of an unimproved platted public right-of-way within Folio No. 13693-0200, in Lutz.**

Adopt a resolution vacating an approximately 23,087 square-foot portion of an unimproved platted public right-of-way. Staff notes that the Planning Commission has objected to vacating the eastern portion of the proposed vacating (approximately 11,800 feet) because those rights-of-way have potential connectivity and neighborhood circulation through the existing subdivision. The requested vacate area is South of and between Blocks 41, 42 and 43, within the plat of East North Tampa, as recorded in Plat Book 1, Page 128, of the public records of Hillsborough County within Folio No. 13693-0200 in Lutz. There have been multiple approved vacating resolutions within the subject plat, including the area easterly of the subject vacate area. The Petitioner, SREG Sunset Land LLC, has submitted this request to create a contiguous parcel and replat the property for a residential subdivision. Eleven County reviewing departments did not object to the vacate. Based on all the County Departments having no current or foreseeable need for the subject right-of-way, Staff recommends approval of the item. Two neighboring property owners provided an objection with comments (as further explained in the Background) which can be addressed the site development process. 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:** [C-01\\_V23-0007](#)

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

- E.1. Application Number:** PRS 23-0381
- Applicant:** HILL WARD HENDERSON
- Location:** 6604 Simmons Loop.
- Folio Number:** 77764.0100
- Acreage:** 4.2 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Riverview
- Existing Zoning:** PD (03-0764)
- Request:** Minor Modification to PD
  - Reduce number of access points
- RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0381-07-18-23](#)

**E.2. Application Number:** PRS 23-0458  
**Applicant:** DAVID WRIGHT/ TSP COMPANIES, INC  
**Location:** 970ft E of S US Highway 301 & Duncan Rd Intersection.  
**Folio Number:** 74123.0143  
**Acreage:** 0.51 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** PD (05-1787)  
**Request:** Minor Modification to PD  
 • Increase building height from 20 feet to 34 feet  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0458-07-18-23](#)

**E.3. Application Number:** PRS 23-0502  
**Applicant:** COLONNADE CROSSTOWN LLC  
**Location:** W Side of S US Hwy 301 & Courtney Palms Blvd Intersection.  
**Folio Number:** 44589.0000, 44595.0000, 44597.0000, 44650.0000, 44651.0000  
 44661.0000 & 71991.0000  
**Acreage:** 158 acres, more or less  
**Comprehensive Plan:** CMU-12, UMU-20 & RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (19-1445)  
**Request:** Minor Modification to PD  
 • Remove requirement for sidewalk along South 86th Street  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0502-07-18-23](#)

**E.4. Application Number:** PRS 23-0509  
**Applicant:** HARBORSIDE SUITES LLC  
**Location:** S Side of Bahia Beach Blvd & Destiny Dr Intersection.  
**Folio Number:** Portion of 31587.0000, 31587.0021 & 31587.0050  
**Acreage:** 16.22 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Ruskin  
**Existing Zoning:** PD (05-1779)  
**Request:** Minor Modification to PD  
 • Clarify Type of multi-family units Permitted  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0509-07-18-23](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** RZ-PD 23-0041  
**Applicant:** 301 WIMAUMA LLC  
**Location:** NW Corner of Saffold Rd & S County Rd 579 Intersection, & Also 500ft S of S county Rd 579 & Hillsborough St Intersection Both Sides of the Street.  
**Folio Number:** 79454.0000, 79455.0100, 79456.0000, 79691.0000, 799692.0000, 79693.0000, 79698.0000, 79698.0010, 79699.0000, 79700.0000 79702.0000, 79852.0000 & 79852.0010  
**Acreage:** 909.27 acres, more or less  
**Comprehensive Plan:** WCR-2  
**Service Area:** Rural  
**Community Plan:** Wimauma  
**Existing Zoning:** AR  
**Request:** Rezoning to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0041-07-18-23](#)

**F.2. Application Number:** MM 23-0132  
**Applicant:** G.L. ACQUISITIONS CORPORATION  
**Location:** 10550 Regents Park Dr & Also Parcel Located 200ft W of Weatherstone Dr & Regents Park Dr Intersection, S Side of St.  
**Folio Number:** 5923.0000 & 59230.0750  
**Acreage:** 149.85 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** PD (72-0319)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with the Plan

**Attachments:** [23-0132-07-18-23](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** RZ-PD 22-1703  
**Applicant:** THE WIDEWATERS GROUP, INC  
**Location:** 1550ft S of Graves Rd & Columbus Dr Intersection.  
**Folio Number:** 67906.0000, 67906.0010, Portion of 67907.0000 & Portion of 67911.0000  
**Acreage:** 16.44 acres, more or less  
**Comprehensive Plan:** UMU-20 & RES-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (05-0809) & PD (20-0447)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with the Plan

**Attachments:** [22-1703-07-18-23](#)

**G.1.B. Application Number:** PRS 23-0033  
**Applicant:** WIDEWATERS GROUP, INC  
**Location:** 1600ft SE of Graves Rd & Columbus Dr Intersection,  
S of Graves Dr.  
**Folio Number:** 67907.0000 & 67911.0000  
**Acreage:** 9.79 acres, more or less  
**Comprehensive Plan:** UMU-20 & RES-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (05-0809)  
**Request:** Minor Modification to PD  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0033-07-18-23](#)

- H. COMMISSIONERS' ITEMS**
  - I. STAFF ITEMS**
  - J. COUNTY ATTORNEY'S ITEMS**
  - K. OFF THE AGENDA ITEMS**
- ADJOURNMENT**