



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, December 12, 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 January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-12-12-23](#)

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

This application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0136-12-12-23](#)

A.3. PRS 23-0299 MARK BENTLEY, B.C.S, AICP

The application has been withdrawn by the applicant

Attachments: [23-0299-12-12-23](#)

A.4. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0335-12-12-23](#)

A.5. PRS 23-0372 FLORIDA HOME PARTNERSHIP, INC

The application has been withdrawn by the applicant

Attachments: [23-0372-12-12-23](#)

A.6. PRS 23-0382 HILLWARD AND HERNDERSON, P.A.

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0382-12-12-23](#)

A.7. SU-LE 23-0498 STEPHEN J. DIBBS

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0498-12-12-23](#)

A.8. PRS 23-0508 MARK BENTLEY, ESQ, B.C.S, AICP

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0508-12-12-23](#)

A.9. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC

Staff is requesting the item be continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-059-12-12-23](#)

A.10. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0767-12-12-23](#)

A.11. PRS 23-0789 WILLIAM J MOLLOY, MOLLOY & JAMES

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0789-12-12-23](#)

A.12. PRS 23-0838 BREWLAND DEVELOPMENT, LLC

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0838-12-12-23](#)

A.13. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC

Staff is requesting the item be continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0877-12-12-23](#)

A.14. SU-LE 23-1003 FARMLAND RESERVE INC

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-1003-12-12-23](#)

A.15. PRS 24-0012 TODD PRESSMAN

This application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0012-12-12-23](#)

A.16. 24-0013 CATHOLIC CHARITIES, DIOCESE OF ST. PETERSBURG

This application is being Continued by the Applicant, as Matter of Right, to the January 09 , 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0013-12-12-23](#)

A.17. PRS 24-0018 MARK BENTLEY, ESQ., B.C.S., AICP

The application has been withdrawn by the applicant

Attachments: [24-0018-12-12-23](#)

A.18. PRS 24-0027 CHANNELSIDE PARTNERS, LLC

This Application is out of order and is being continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0027-12-12-23](#)

A.19. V22-0005 Trailside Citrus Park, LLC

Staff is requesting the item be continued to the January, 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

A.20. V22-0019 Touchstone CDD and Lennar Homes LLC

Staff is requesting the item be continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

A.21. V23-0011 MVCA, LLC & Falkenburg Capital, LLC.

Staff is requesting the item be continued to the January 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

- B.1. Application Number:** MM 23-0281
- Applicant:** P.J. CALLAGHAN COMPANY, INC. / GRANT MCLAUGHLIN
- Location:** 12315 579 Hwy.
- Folio Number:** 60413.0000
- Acreage:** 44.34 acres, more or less
- Comprehensive Plan:** OC-20 & R-1
- Service Area:** Rural
- Community Plan:** Thonotosassa
- Existing Zoning:** PD (04-1681)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [23-0281-12-12-23](#)

B.2. Application Number: MM 23-0614
Applicant: TOWN CENTER BRANDON DEVELOPMENT ASSOCIATES, LLC
Location: 200ft NE of Town Center Blvd & Brandon Town Center Dr intersection.
Folio Number: 71878.0150
Acreage: 2.58 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: IPD-2 (90-0029)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0614-12-12-23](#)

B.3. Application Number: RZ-STD 23-0636
Applicant: MATT MEDI FARHADI
Location: 8331 Double Branch Rd.
Folio Number: 5510.5000
Acreage: 2.67 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Community Plan: Town 'n Country & Northwest Hillsborough
Existing Zoning: PD (16-0995)
Request: Rezone to RSC-4
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [23-0636-12-12-23](#)

B.4. Application Number: RZ-STD 23-0729
Applicant: DANAYS ACOSTA BENITEZ
Location: 5822 Barry Rd.
Folio Number: 27444.0000
Acreage: .92 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Town n' Country
Existing Zoning: AI
Request: Rezone to M(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, with Restrictions
Planning Commission: Consistent with Plan

Attachments: [23-0729-12-12-23](#)

B.5. Application Number: RZ-PD 23-0784
Applicant: BRUCE E. OLDS & NANCY D. OLDS
Location: 500ft NE of E Fowler Ave & Walker Rd intersection.
Folio Number: 60062.0000, 60063.0000, 60064.0000, & 60065.0000
Acreage: 4.81 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0784-12-12-23](#)

- B.6. Azalea Apartments Off-Site aka ZOM Causeway Commons Pl# 5740**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Azalea Apartments Off-Site aka ZOM Causeway Commons located in Section 25, Township 29, and Range 19 (water and roadways) 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 \$122,250.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Azalea Apartments Off-Site aka ZOM Causeway Commons](#)

- B.7. Big Bend Apartments Off-Site Pl# 5681**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Big Bend Apartments Off-Site located in Section 14, Township 31, and Range 19 (water, wastewater and turnlane) 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 \$53,487.56 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Big Bend Apartment Off-Site](#)

- B.8. Ethiopian Orthodox Church Water Connection Off-Site Pl# 4353**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Ethiopian Orthodox Church Water Connection Off-Site located in Section 23, Township 29, and Range 20 (watermain) 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 \$4,430.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Ethiopian Orthodox Church Water Connection Off-Site](#)

- B.9. Forest Brook Collector Rd 2nd Extension Ph 3 Bishop Road Improvements PI# 3066**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Forest Brook Collector Rd 2nd Extension Ph 3 Bishop Road Improvements located in Section 17, Township 32, and Range 20 (Bishop Road Improvements) 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 \$38,953.22 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Forest Brook Collector Rd 2nd Extension Ph 3 Bishop Road Improvements](#)

- B.10. Approve a resolution providing for the rendition of the denial of application RZ 22-0075, an application for a rezoning to a Planned Development. The Board of County Commissioners voted to deny this application during the October 10, 2023, Board of County Commissioner Land Use Meeting.**
Approve a resolution providing for the rendition of the denial of application RZ 22-0075, an application for rezoning to a Planned Development.

Attachments: [Combined AI Denial of RZ 22-0075](#)

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

E.1. Application Number: PRS 23-0968
Applicant: TIM RANKIN
Location: NW Corner of Eichenfeld Dr & Medical Oaks Ave
Folio Number: 71487.1500
Acreage: 1.61 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (83-0266)
Request: Minor Modification to PD
• Reduce number of access points and setbacks
RECOMMENDATION: Approvable, subject to conditions

Attachments: [23-0968-12-12-23](#)

E.2. Application Number: PRS 23-0972
Applicant: BRYAN W. SYKES, ESQ / MERIDIAN PARTNERS LAW P.A.
Location: NW Corner of Oak Preserve Blvd & Kinnan St
Folio Number: 59227.0084
Acreage: 61.8 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Urban
Community Plan: None
Existing Zoning: PD (07-0533)
Request: Minor Modification to PD
• Modify number and type of access and site layout and add residency age-restriction
RECOMMENDATION: Approvable, subject to conditions

Attachments: [23-0972-12-12-23](#)

E.3. Application Number: PRS 24-0014
Applicant: CIRCLE K STORES INC.
Location: 12001 E Big Bend Rd.
Folio Number: 77690.5320
Acreage: 3.95 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Community Plan: Riverview
Existing Zoning: PD (22-0866)
Request: Minor Modification to PD
• Modify location of buildings, parking and queuing lanes for car wash
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0014-12-12-23](#)

E.4. Application Number: PRS 24-0019
Applicant: BDG BIG BEND, LLC
Location: 11310 & 11344 S 41 Hwy.
Folio Number: 50933.0000 & 50933.0100
Acreage: 14.68 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Community Plan: Gibsonton
Existing Zoning: PD (91-0085) & ASC-1
Request: Minor Modification to PD
• Increase entitlements by 550 square feet (6,300sf to 6,850sf) and modify location of parking/loading areas in development Parcel 1
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0019-12-12-23](#)

E.5. Application Number: PRS 24-0023
Applicant: CORE SPACES C/O OLIVIA PRAIS PAPRECK, DEVELOPMENT MGR.
Location: 300ft N of E Fowler Ave & University Square Mall intersection.
Folio Number: 35921.0000, 35921.0005, 35921.0025, 35921.0050, 35921.0075, 35921.0080, 35921.0100, 35921.0102, 35921.0110, 35921.0200, 35921.2000, 36283.0000, 36283.0005, & 36298.0300
Acreage: 90.35 acres, more or less
Comprehensive Plan: ICMU-35
Service Area: Urban
Community Plan: University
Existing Zoning: PD (22-1640)
Request: Minor Modification to PD
 • Modify site plan/conditions to combine 3 development blocks (Blocks 2, 3 and 4) into a single block
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0023-12-12-23](#)

E.6. Application Number: PRS 24-0024
Applicant: OLDER, LUNDY, KOCH & MARTINO
Location: 3450 E Fletcher Ave.
Folio Number: 34975.0000
Acreage: 2.5 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Community Plan: University
Existing Zoning: PD (21-0748)
Request: Minor Modification to PD
 • Modify development standards (setbacks, building coverage, Building height) and traffic circulation
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0024-12-12-23](#)

E.7. CDD 23-0620 Petition to Establish Berry Bay II Community Development District (CDD)
 Establish the Berry Bay II 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 \$120, 375,000 in total development costs, of which \$112,350,000 is budgeted for CDD-qualified (eligible for CDD funding) common area infrastructure development costs (“common costs”), it is estimated that \$23,768,574 (or 19.74% of total development costs and 21.2% of common costs) will be funded with long-term CDD bond proceeds.

Attachments: [23-0620 Berry Bay II CDD Agenda Item](#)

F. REGULAR AGENDA

F.1. Application Number: MM 23-0407
Applicant: BRIAN FUNK
Location: 180ft E of Brandon Pkwy & Gulf Stream Cir intersection, 600ft NE of Brandon Pkwy & Gulf Stream Cir intersection.
Folio Number: 71593.0100
Acreage: 7.67 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (87-0180)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0407-12-12-23](#)

F.2. Application Number: RZ-PD 23-0422
Applicant: OSWALDO E SILVA
Location: S side of Morris Bridge Rd & Charlie B Way Intersection.
Folio Number: 59950.3000
Acreage: 2.69 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Community Plan: None
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0422-12-12-23](#)

F.3. Application Number: RZ-STD 23-0443
Applicant: A INVESTMENTS DEVELOPMENT CORP.
Location: SW corner of Race Track Rd & Gunn Hwy.
Folio Number: 2532.0000
Acreage: 2.32 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: RSC-2
Request: Rezone to CN-R
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0443-12-12-23](#)

F.4. Application Number: MM 23-0520
Applicant: LUTZ PREPARATORY SCHOOL, INC.
Location: 17951 N 41 Hwy.
Folio Number: 14005.0000
Acreage: 22.96 acres, more or less
Comprehensive Plan: NMU-4 & R-1
Service Area: Rural
Community Plan: Lutz
Existing Zoning: PD (18-0638)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [23-0520-12-12-23](#)

F.5. Application Number: RZ-STD 23-0552
Applicant: MIKE SCHLECHTER
Location: SE corner of W SR 60 & Rain Frog Ln.
Folio Number: 93093.0352
Acreage: 5.45 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR
Request: Rezone to CI(R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [23-0552-12-12-23](#)

F.6. Application Number: RZ-STD 23-0828
Applicant: ORIENT ROAD HOLDINGS
Location: 6501 Orient Rd.
Folio Number: 40151.0100
Acreage: 1.2 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: ASC-1
Request: Rezone to CG(R)
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0828-12-12-23](#)

F.7. Application Number: RZ-STD 23-0932
Applicant: NRG INVESTMENTS, INC. LRG INVESTMENTS, LLC
Location: NE corner of Henderson Ave & S Kingsway Rd, & eastside of S Kingsway Rd & Ed Scanlon Ln intersection.
Folio Number: 64168.0000 & 64186.0000
Acreage: 1.54 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Community Plan: Seffner-Mango
Existing Zoning: RSC-6 & RSC-4
Request: Rezone to CG-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0932-12-12-23](#)

F.08. Patterson Road Residential Pl#5549
 Accept the plat for recording for Patterson Road Residential, located in Section 29, Township 27, 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 and off-site water extension) 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 \$26,611,539.00, a Warranty Bond in the amount of \$1,786,488.00 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 \$14,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved and there is existing capacity for the subdivision.

Attachments: [Patterson Road Residential](#)

- G. PUBLIC HEARINGS - RELATED ITEMS**
- H. COMMISSIONERS' ITEMS**
- I. STAFF ITEMS**
- J. COUNTY ATTORNEY'S ITEMS**
- K. OFF THE AGENDA ITEMS**

ADJOURNMENT