



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, February 13, 2024**

**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 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996-02-13-24](#)

**A.2. RZ-PD 22-1390 GTIS METRO DG LLC**

Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [22-1390-02-13-24](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0210-02-13-24](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0195-02-13-24](#)

**A.6. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC**

This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [23-0767-02-13-24](#)

**A.7. PRS 23-0838 BREWLAND DEVELOPMENT, LLC**

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

**Attachments:** [23-0838-02-13-24](#)

- A.8. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC**  
Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0877-02-13-24](#)

- A.5. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC**  
Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0591-02-13-24](#)

- A.9. PRS 24-0027 CHANNELSIDE PARTNERS, LLC**  
This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0027-02-13-24](#)

- A.10. PRS 24-0064 TONY MUNIZ JR**  
This application is being Continued by the Applicant, as Matter of Right, to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0064-02-13-24](#)

- A.11. PRS 24-0102 VALERIE ANN-MCCOY SCHARFF & MARK WILLIAMS CHARFF**  
This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0102-02-13-24](#)

- A.12. PRS 24-0104 RON CAUTHAN, P.E/CHASTAIN-SKILLMAN, INC**  
This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0104-02-13-24](#)

**A.13. PRS 24-0112 SUMMERALL LAND ACQUISITIONS LLC**

This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0112-02-13-24](#)

**A.14. PRS 24-0219 EISENHOWER PROPERTY GROUP, LLC**

This application is being Continued by the Applicant, as Matter of Right, to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [24-0219-02-13-24](#)

**A.15. RZ-STD 23-0714 HIGHLAND HOMES, INC**

Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [23-0714-02-13-24](#)

**A.16. V22-0005 Trailside Citrus Park, LLC**

Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**A.17. V22-0019 Touchstone CDD and Lennar Homes LLC**

Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**A.18. V23-0011 MVCA, LLC & Falkenburg Capital, LLC.**

Staff is requesting the item be continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**B. CONSENT AGENDA**

**B.1. Application Number:** RZ-STD 23-0902  
**Applicant:** NORVALVA SANTOS  
**Location:** 102 9th St.  
**Folio Number:** 79384.0200  
**Acreage:** 1.61 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** SouthShore Areawide Systems Plan, and Wimauma Village  
**Existing Zoning:** AS-1  
**Request:** Rezone to RSC-6  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0902-02-13-24](#)

**B.2. Application Number:** MM 23-0883  
**Applicant:** 86th ST HOLDINGS LLC  
**Location:** NE Corner of Causeway Blvd & S 86th St.  
**Folio Number:** 44657.0000 & 44659.0000  
**Acreage:** 7.22 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (22-0562)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [23-0883-02-13-24](#)

**B.3. Application Number:** RZ-STD 24-0065  
**Applicant:** DANIEL P. KOVACS  
**Location:** 500ft SE of Grand Cresta Ave & Lithia Pinecrest Rd Intersection, & W Side of the Lithia Pinecrest Rd.  
**Folio Number:** 71096.0050  
**Acreage:** 0.99 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** BPO (76-0141)  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0065-02-13-24](#)

**B.4. Avila Unit 14 Phase 2H PI#2657**  
 Accept the plat for recording for Avila Unit 14 Phase 2H, 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 2H](#)

**B.5. Berry Bay Village F2 PI#5076**  
 Accept the plat for recording for Berry Bay Village F2, located in Section 29, Township 32, and Range 20. Also provide the administrative rights to release the performance securities for lot corners upon final approval by the Development Review Division of Development Services Department. Accept a Performance Bond for Placement of Lot Corners in the amount of \$3,660.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.  
 School Concurrency was approved for this project based on a Developer Agreement and a payment of \$385,792.00 was made on December 20, 2023.

**Attachments:** [Berry Bay Village F2](#)

**B.6. Brookside Phase 4B & 4C PI#5571**

Accept the plat for recording for Brookside Phase 4B & 4C, located in Section 08, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and Off-site 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 \$4,068,884.20, a Warranty Bond in the amount of \$325,510.74 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 \$7,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for Phase 4B based on a Developer Agreement and a payment of \$281,293.00 was made on April 28, 2023.

School Concurrency was approved for Phase 4C based on a Developer Agreement and a payment of \$281,293.00 was made on April 28, 2023.

**Attachments:** [Brookside Phase 4B & 4C](#)

**B.7. Hawks Grove fka Hawks Fern Ph 4 P1#5702**

Accept the plat for recording for Hawks Grove fka Hawks Fern Ph 4, located in Section 36, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and Off-site Improvement Facilities (roads, drainage, water, wastewater and off-site 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 \$1,495,593.80, a Warranty Bond in the amount of \$119,647.50 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 \$3,325.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for Phase 4B based on a Developer Agreement and a payment of \$281,293.00 was made on April 28, 2023.

**Attachments:** [Hawks Grove fka Hawks Fern Ph 4](#)



**B.8. Hidden Lakes Residential PI#4523**

Accept the plat for recording for Hidden Lakes Residential, located in Section 11, 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 \$2,035,036.00, a Warranty Bond in the amount of \$147,553.00 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 \$1,650.00 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:** [Hidden Lakes Residential](#)

**B.9. Triple Creek Village O On-Site and Off-Site PI#5876**

Accept the plat for recording for Triple Creek Village O On-Site and Off-Site, located in Section 1,6, Township 31, and Range 20,21, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and Off-site Improvement Facilities (On-site roads, drainage, water, and wastewater along with Off-site 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 an On-site Performance Bond in the amount of \$82,257.00 and an Off-site Performance Bond in the amount of \$44,026.00, also an On-site Warranty Bond in the amount of \$171,526.00 and an Off-site Warranty Bond in the amount of \$87,505.00 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 \$8,210.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved for based on a Developer Agreement and a payment of \$340,974.00 was made on January 19, 2024.

**Attachments:** [Triple Creek Village O On-Site & Off-Site revised](#)

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

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** SU-LE 23-0498  
**Applicant:** STEPHEN J. DIBBS  
**Location:** NE & SE of W Lutz Lake Fern Rd & Barrie Acres Trl Intersection.  
**Folio Number:** 12933.0000, 12934.0000, 12935.0000, 12937.0000, 12937.0150  
 12939.0000, 12940.0000 & 12944.0000  
**Acreage:** 308 acres, more or less  
**Comprehensive Plan:** A/R  
**Service Area:** Rural  
**Community Plan:** Keystone Odessa  
**Existing Zoning:** AR  
**Request:** Special Use- Land Excavation  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0498-02-13-24](#)

**E.2. Application Number:** PRS 23-0789  
**Applicant:** WILLIAM MOLLOY, MOLLOY & JAMES  
**Location:** 300ft W of Balm Wimauma Rd & Balm d Intersection,  
 South Side of Balm Rd  
**Folio Number:** 77876.0000, 7876.0050 & 77914.0000  
**Acreage:** 165 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural  
**Community Plan:** Balm  
**Existing Zoning:** PD (17-0619)  
**Request:** Minor Modification to PD  
 • Modify requirement for on-site retail in Village Node  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0789-02-13-24](#)

**E.3. Application Number:** SU-LE 23-1003  
**Applicant:** FARMLAND RESERVE INC  
**Location:** 1100ft NW of Old US Hwy 41 & Lavender Rd intersection.  
**Folio Number:** 32830.0000 & 32841.0000  
**Acreage:** 330.12 acres, more or less  
**Comprehensive Plan:** AR  
**Service Area:** Rural  
**Community Plan:** Little Manatee South  
**Existing Zoning:** AR  
**Request:** Special Use - Land Excavation  
**RECOMMENDATION:** Approval

**Attachments:** [23-1003-02-13-24](#)

**E.4. Application Number:** PRS 24-0013  
**Applicant:** CATHOLIC CHARITIES, DIOCESE OF ST. PETERSBURG  
**Location:** 1308 N 41 Hwy.  
**Folio Number:** 55714.0000  
**Acreage:** 2.36 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Community Plan:** Ruskin  
**Existing Zoning:** PD (21-0551)  
**Request:** Minor Modification to PD  

- Modify access location and site design

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0013-02-13-24](#)

**E.5. Application Number:** PRS 24-0205  
**Applicant:** DAVID NGUYEN, MANAGING MEMBER  
**Location:** 200ft N of W Sitka St & Patterson Rd intersection, & W Side of Patterson Rd.  
**Folio Number:** 27363.0050, 27370.0000 & 27371.0000  
**Acreage:** 4.26 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Town N Country  
**Existing Zoning:** PD (19-0745)  
**Request:** Minor Modification to PD  

- Modify building height, screening, setbacks and Townhome building design

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [24-0205-02-13-24](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** RZ-STD 24-0042  
**Applicant:** JAHNA ELIZABETH ALLEN  
**Location:** 501 & 511 Telfair Rd.  
**Folio Number:** 68568.0000 & 68568.0050  
**Acreage:** 1.72 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RSC-6  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [24-0042-02-13-24](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** PRS 23-0136  
**Applicant:** 6400 APOLLO BEACH BLVD HOLDINGS, LLC  
**Location:** 200ft N of Dolphin Cove Dr & Apollo Beach Blvd Intersection.  
**Folio Number:** 52054.0710 & 52055.0200  
**Acreage:** 1.87 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Apollo Beach  
**Existing Zoning:** PD (77-0123)  
**Request:** Minor Modification to PD  

- Add development option for a surface parking lot to portions of development Pockets 78 and 81

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [23-0136-02-13-24](#)

**G.1.B. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC**  
 Staff recommends that the Board of County Commissioners approve the proposed changes for the Apollo Beach Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Apollo Beach Map H dated April 26, 2023.  
 This development order amendment is accompanied by related application PRS 23-0136, which is a modification to PD 77-0123 (as most recently modified by PRS 22-0429).

**Attachments:** [23-0335-02-13-24](#)

**H. COMMISSIONERS' ITEMS****I. STAFF ITEMS****J. COUNTY ATTORNEY'S ITEMS**

- J.1. Approve Mediated Settlement Proposal from Request for Relief Proceeding initiated by ANA Realty LLC concerning the BOCC's Denial of RZ-PD 22-0719 on March 7, 2023.**  
Approve the Mediated Settlement Proposal from a Request for Relief Proceeding initiated by the Petitioner ANA Realty LLC concerning the BOCC's Denial of RZ-PD 22-0719 on March 7, 2023.  
This item will not have a financial impact upon the County.

**Attachments:** [ANA Realty Agenda Item](#)

**K. OFF THE AGENDA ITEMS****ADJOURNMENT**