



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, June 11, 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
- 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 09, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-07-09-24](#)

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

Staff is requesting the item be continued to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1390-06-11-24](#)

A.3. PRS 23-0210 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0210-06-11-24](#)

A.4. DRI 23-0195 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the August 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0195-06-11-24](#)

A.5. PRS 24-0227 WSI LAKEVIEW, LLC

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

Attachments: [24-0227-06-11-24](#)

A.6. SU-LE 24-0264 RAZORBACK RANCH LLC

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

Attachments: [24-0264-06-11-24](#)

A.7. PRS 24-0301 BAY FOOD BROKERAGE, INC.

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

Attachments: [24-0301-06-11-24](#)

A.8. PRS 24-0536 CATHERINE HARTLEY

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

Attachments: [24-0536-06-11-24](#)

A.9. PRS 24-0633 Brookfield Properties

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

Attachments: [24-0633-06-11-24](#)

A.10. PRS 24-0635 731 KNOWELS LLC

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

Attachments: [24-0635-06-11-24](#)

A.11. V22-0005 Trailside Citrus Park, LLC

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

A.12. V22-0019 Touchstone CDD and Lennar Homes LLC

The application has been withdrawn by the staff

A.13. Vacating Petition MVCA, LLC and Falkenburg Capital, LLC

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

B. CONSENT AGENDA

B.1. Application Number: RZ-STD 24-0273
Applicant: SOUAD MANSOUR
Location: 9610 Joe Ebert Rd.
Folio Number: 61541.0400
Acreage: 1 acre more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: AS-1
Request: Rezone to RSC-3
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [24-0273-06-11-24](#)

B.2. Gardens Townhomes Phase 2 Pl#3858
 Accept the plat for recording for Gardens Townhomes Phase 2, located in Section 33, Township 28, and Range 19. Accept a Performance Letter of Credit in the amount of \$486,465.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Corners in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.
 School Concurrency has adequate capacity for this project.

Attachments: [Gardens Townhomes Phase 2](#)

B.3. Indigo Creek Phase 1 fka Farmland Reserve Pl#6179

Accept the plat for recording for Indigo Creek Phase 1 fka Farmland Reserve, located in Section 32, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, reclaimed water, water and wastewater and off-site roads, drainage and sewer) 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 \$4,941,557.92, a Warranty Bond in the amount of \$325,443.96 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 \$7,437.50 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 \$1,965,725.00 was made on May 3, 2024.

Attachments: [Indigo Creek Phase 1 fka Farmland Reserve](#)

B.4. Little Road Sierra Pl#6493

Accept the plat for recording for Little Road Sierra, located in Section 05, Township 30, and Range 21, 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 roads, 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 \$144,262.50, a Warranty Bond in the amount of \$40,098.00 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 \$1,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency has adequate capacity for this project.

Attachments: [Little Road Sierra](#)

B.5. Simmons Village South aka Spencer Glen South P1#5942

Accept the plat for recording for Simmons Village South aka Spencer Glen South, located in Section 24, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater and Phase 2 off-site 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 \$2,060,660.00, a Warranty Bond in the amount of \$454,091.00 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 \$26,550.00 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 \$1,288,124.00 was made on February 5, 2024.

Attachments: [Simmons Village South aka Spencer Glen South](#)

B.6. StorQuest Self Storage 6007 Pine Street Off-Site PI# 5727

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve StorQuest Self Storage 6007 Pine Street Off-Site, located in Section 34, Township 28, 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 \$14,529.30 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [StorQuest Self Storage 6007 Pine Street Off-Site](#)

B.7. Sumner Crossing PI#5915

Accept the plat for recording for Sumner Crossing, located in Section 20, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage and water) 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 \$1,717,641.25, a Warranty Bond in the amount of \$137,411.30 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. School Concurrency would not apply as this plat is commercial has no residential units.

Attachments: [Sumner Crossing](#)

B.8. US 301 & Stelling Phase 2 Off-Site PI# 5750

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve US 301 & Stelling Phase 2 Off-Site located in Section 07, Township 31, and Range 20 (sidewalks and stormwater) 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 \$4,908.10 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [US 301 & Stelling Phase 2 Off-Site](#)

B.9. Waterset Wolf Creek Lot A1 & 30th St Ph G3 and 19th Ave NE PI#5502

Accept the plat for recording for Waterset Wolf Creek Lot A1 & 30th St Ph G3 and 19th Ave NE, located in Section 34, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and reclaimed water) 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 \$2,225,034.31, a Warranty Bond in the amount of \$169,816.51 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. School Concurrency would not apply as this plat is infrastructure only with no residential units.

Attachments: [Waterset Wolf Creek Lot A1 & 30th St Ph G3 and 19th Ave NE](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 24-0027
Applicant: CHANNELSIDE PARTNERS, LLC
Location: SW corner of 19th Ave NE & 30th St NE intersection, and W side of Clover Ridge Ave & 30th St NE intersection.
Folio Number: 54962.0000, 54966.0010, 54975.0000, 54978.0000, & 55626.1721
Acreage: 71.2 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: PD (19-0067)
Request: Minor Modification to PD
 • Modify roadway configuration and design requirements for multi-family in development Tracts H, I and J
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0027_06-11-24](#)

E.2. Application Number: PRS 24-0626
Applicant: DARREN SMITH/ ZION VILLAGE, LLP
Location: 5920 Robert Tolle Dr.
Folio Number: 73871.0200
Acreage: 2.76 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (23-0085)
Request: Minor Modification to PD
 • Modify buffering and screening along southern 260 feet of property
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0626_06-11-24](#)

E.3. Application Number: PRS 24-0632
Applicant: MASONIC PARK AND YOUTH CAMP, INC
Location: 600ft NE of Willow Rd & S US Hwy 301 Intersection & S of US Hwy 301.
Folio Number: 57988.0000, 79726.0000 & 79727.0000
Acreage: 199.91 acres, more or less
Comprehensive Plan: AR
Service Area: Rural
Community Plan: Little Manatee South Sout Shore Areawide Systems Plan
Existing Zoning: PD & ZC
Request: Minor Modification to PD
 • Modify RV park development standards
RECOMMENDATION: Not Supportable

Attachments: [24-0632_06-1-24](#)

E.4. Application Number: PRS 24-0634
Applicant: CORE SPACES
Location: S of 22nd St & Blue Rock Dr Intersection.
Folio Number: 36272.0662 & 36272.0664 & 36272.0666
Acreage: 16.08 acres, more or less
Comprehensive Plan: ICMU-35
Service Area: Urban
Community Plan: University
Existing Zoning: PD (22-1640)
Request: Minor Modification to PD
 • Remove pedestrian path along north and east boundary of development Block 2 and related building façade design requirements along pedestrian path
RECOMMENDATION: Not Supportable

Attachments: [24-0634_06-11-24](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 23-0780**
Applicant: TAMPA 92 LLC C/O TODD PRESSMAN
Location: NW Corner of E US Hwy 92 & Moores Lake Dr.
Folio Number: 81648.0000, 82855.7806, 82855.7804, 82855.7802 & 81680.0000
Acreage: 77.37 acres, more or less
Comprehensive Plan: SMU-6 & RES-2
Service Area: Rural
Community Plan: None
Existing Zoning: ASC-1, PD (13-0356) & PD (90-0127)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval, Subject to Conditions prepared by Development Services
Development Services: Approvable, in part, Subject to Conditions
Planning Commission: Consistent with Plan, Subject to Conditions prepared by Development Services

Attachments: [24-0780_06-11-24](#)

F.2. Application Number: **RZ-PD 23-0848**
Applicant: AVID GROUP LLC-ATTN JARICE N. BARBEE AICP, MSP
Location: 1102 SE 33rd St.
Folio Number: 55048.0000
Acreage: 2.54 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Ruskin, Southshore Areawide Systems
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [23-0848-06-11-24](#)

F.3. Application Number: **RZ-PD 24-0183**
Applicant: GREEN LABEL VENTURES, LLC
Location: 4002 Garden Ln.
Folio Number: 40821.0000
Acreage: 2.47 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake-Orient Park
Existing Zoning: BPO
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [24-0183-06-11-24](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 23-0993**
Applicant: CPI-3607, LLC & CITRUS PARK INVESTORS, LLC
Location: 1950ft S of Citrus Park Dr & Citrus Park Ln Intersection.
Folio Number: Portion of 3565.5000 & 3607.0000
Acreage: 2.447 acres more or less
Comprehensive Plan: RES-9 & UMU-20
Service Area: Urban
Community Plan: Northwest Hillsborough
Existing Zoning: PD (22-0856) & PD (16-0559)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0993_06-11-24](#)

G.1.B. Application Number: RZ-PD 23-0994
Applicant: RAM
Location: 2600ft E Side of Sheldon Rd & Gonzalez Lake Dr Intersection, & E of Gonzales Lake Dr.
Folio Number: 3585.0000, 3600.0000 & 3611.0000
Acreage: 22.01 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Northwest Hillsborough
Existing Zoning: PD (04-0058) & AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0994_06-11-24](#)

G.1.C. Application Number: RZ-PD 24-0031
Applicant: D.R. HORTON, INC.
Location: 1250ft E of Meadowdale Dr & N Meadowview Cir Intersection. & N of the Street.
Folio Number: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050 & 3933.0000
Acreage: 59.93 acres, more or less
Comprehensive Plan: RES-4 & RES-9
Service Area: Urban
Community Plan: Northwest Area
Existing Zoning: PD (06-0115), PD (12-0515), PD (04-0058) & RSC-2
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [24-0031_06-11-24](#)

G.1.D. Application Number: PRS 24-0627
Applicant: CITRUS PARK INVESTORS, LLC
Location: 710ft S of Citrus Park Dr & Citrus Park Ln Intersection.
Folio Number: Portion of 3565.5000, 3570.0000, 3570.0150, 3606.0000 & 3570.0300
Acreage: 6.17 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Northwest Hillsborough
Existing Zoning: PD (22-0856)
Request: Minor Modification to PD
• Modify conditions and site plan to reflect removal of parcel from Planned Development
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [24-0627_06-11-24](#)

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