



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, February 9, 2021**

**R. W. Saunders Sr. Public Library  
Ada T. Pain Community Room  
1505 N. Nebraska Ave.**

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 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**A.2. PRS 20-0949 TSP COMPANIES, INC**

This application is Out of Order and is being continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**A.3. PRS 20-1306 THE STELLAR GROUP/ ANDREW MCDEVITT**

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**A.4. PRS 21-0048 ZION PENTECOSTAL CHURCH OF ALL PEOPLE, INC**

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**A.5. PRS 21-0060 WILLAFORD GROVES, LLC**

This application is Out of Order and is being continued to the March 09, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

**A.6. PRS 21-0064 GALENCARE, INC**

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**A.7. PRS 21-0081 DALLAS EVANS, P.E**

This application is Out of Order and is being continued to the March 09, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

**A.8. PRS 21-0082 TSP COMPANIES, INC**

The Applicant is requesting the item be continued, as a Matter of Right, to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**A.9. CDD 21-0157 PETITION TO ESTABLISH THE CYPRESS RIDGE**

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**B. CONSENT AGENDA**

- B.1. Application Number:** RZ-PD 20-0103  
**Applicant:** Waterford Construction & Develop., Inc.  
**Location:** 13512 Bay Lake Ln.  
**Folio Number:** 018938.0000  
**Acreage (+/-):** 4.8 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** PD (06-0715)  
**Request:** Rezone to Planned Development  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval, Subject to conditions  
**Planning Commission:** Consistent with Plan
  
- B.2. Application Number:** MM 20-0801 (Related to 20-1171)  
**Applicant:** Stephens Farms, LLC  
**Location:** 1045' West of Intersection: G7 Ranch Rd / Stephens Rd  
**Folio Number:** 032817.0300 + Multiple  
**Acreage (+/-):** 262.6 acres, more or less  
**Comprehensive Plan:** A/R & R-1  
**Service Area:** Rural  
**Existing Zoning:** PD (07-1903)  
**Request:** Major Modification to a Planned Development  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval, Subject to conditions  
**Planning Commission:** Consistent with Plan
  
- B.3. Application Number:** RZ-STD 20-1171 (Related to 20-0801)  
**Applicant:** Tampa Electric Company  
**Location:** 945' Northwest of Intersection: G-Seven Ranch Rd.  
/ Stephens Rd.  
**Folio Number:** 032817.0300 + Multiple  
**Acreage (+/-):** 333.51 acres, more or less  
**Comprehensive Plan:** A/R and R-1  
**Service Area:** Rural  
**Existing Zoning:** AR and PD (07-1903)  
**Request:** Rezone to AR  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable  
**Planning Commission:** Consistent with Plan

- B.4. Application Number: MM 20-1260**  
**Applicant:** Sico, Inc. / Avila Golf and Country Club, Inc.  
**Location:** 16950 Villalagos de Avila  
**Folio Number:** 015787.0000  
**Acreege (+/-):** 193 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Urban  
**Existing Zoning:** PD (01-0489)  
**Request:** Major Modification to a Planned Development  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable with Conditions  
**Planning Commission:** Consistent with Plan
- B.5. 2020/2021 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, LLC**  
 Approve Mosaic Fertilizer, LLC's updated comprehensive financial responsibility package and authorize the Chair to execute and enter into the Financial Responsibility Agreement attached here to as Exhibit 1 and release Mosaic Fertilizer, LLC from its current comprehensive financial responsibility agreement with Hillsborough County.
- B.6. Approve Mosaic Fertilizer, L.L.C.'s request for a written certification of completed at the FDEP Logical Reclamation Units IMC-BF-ASP(2A) and IMC-BF-ASP(3A).**  
 The attached Reclamation Request has been reviewed by the Public Utilities Department and has been found to constitute satisfactory evidence of Mosaic meeting the minimum reclamation requirements at the FDEP Logical Reclamation Units IMC-BF-ASP(2A) and IMC-BF-ASP(3A), and the Public Utilities Department has provided written certification to the permittee that this Big Four Mine reclamation release request has been approved, in accordance with the requirements of the LDC .
- B.7. Approve Mosaic Fertilizer, L.L.C.'s request for a written certification of completed reclamation at the FDEP Logical Reclamation Unit IMC-FCL-PC(3) in the Consolidated Mines, DRI 263.**  
 The attached Reclamation Request has been reviewed by the Public Utilities Department and has been found to constitute satisfactory evidence of Mosaic meeting the minimum reclamation requirements at the FDEP Logical Reclamation Unit IMC-FCL-PC(3) and the Public Utilities Department has provided written certification to the permittee that this Hillsborough County Consolidated Mines reclamation release request has been approved, in accordance with the requirements of the LDC .
- B.8. First Amendment to Historic Preservation Grant Award Agreement# 2020-01 for the Costa-Chandra House Designated Historic Landmark, 16116 Lake Magdalene Boulevard.**  
 Approve the attached First Amendment to Historic Preservation Grant Award Agreement # 2020-0 I to extend the project completion date from January 1, 2021 to June 30, 2021 for replacement of nine windows on the Costa-Chanrda House Designated historic Landmark as requested by the grantee due to an unforeseen manufacturing delay on the part of the contractor which has prevented completion of the project by the originally designated date.
- B.9. Avila Unit 14 Phase 2E**  
 Accept the plat for recording for Avila Unit 14 Phase 2E, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

**B.10. Avila Unit 14 Phase 2J**

Accept the plat for recording for Avila Unit 14 Phase 2J, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

**B.11. Avila Unit 14 Phase 2L**

Accept the plat for recording for Avila Unit 14 Phase 2L, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

**B.12. Leisey Subdivision Phase 3A**

Accept the plat for recording for Leisey Subdivision Phase 3A, located in Section 33, 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 \$381,184.00, a Warranty Bond in the amount of \$30,494.72, 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**B.13. Leisey Subdivision Phase 3B**

Accept the plat for recording for Leisey Subdivision Phase 3B, located in Section 33, 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 \$1,389,798.75, a Warranty Bond in the amount of \$111,183.90, 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 \$6,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**B.14. Sundara Subdivision**

Accept the plat for recording for Sundara Subdivision, A Private Subdivision, located in Section 10, Township 28, and Range 18. Construction has been completed and has been certified by Sam Shaheen, a Florida Professional Engineer, with Arefco International Consulting Engineers.

**B.15. Wataset Phase 5B-2**

Accept the plat for recording for Wataset Phase 5B-2, located in Section 26, 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 \$3,599,315.63, a Warranty Bond in the amount of \$287,945.25, 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 \$22,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**B.16. Release of Performance and Warranty Securities**

Release the Performance and Warranty Securities for the projects listed as Exhibit "A". The securities were in place for past development projects and have now expired. Releases were not requested by the developers and/or engineers of record and are currently being held waiting release. Securities which remain unclaimed after release will be escheated to the state.

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

**D. PHOSPHATE ITEMS**

**E. LAND USE**

- E.1. Application Number:** PRS 20-0516
- Applicant:** NELLY GOMEZ.
- Location:** 10210 Bonnie Bay Ct.
- Folio Number:** 5231.6188
- Acreage:** 0.19 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** Northwest Hillsborough, Town and Country
- Existing Zoning:** PD (78-0272B)
- Request:** Minor Modification to PD
  - Permit accessory dwelling
- RECOMMENDATION:** Not Supportable

**E.2. Application Number:** PRS 20-0977  
**Applicant:** BROTHERS FOUR OF TAMPA, LLC.  
**Location:** 375ft SW of Intersection: Slight Ave. / Silliman Ln.  
**Folio Number:** 62060.0000, 62063.0000, 62069.0000, 62072.0000, 62073.0000  
**Acreage:** 18.21 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** PD (05-0201) & AR  
**Request:** Minor Modification to PD  
 • Modify development layout on general site plan  
**RECOMMENDATION:** Approvable, subject to conditions

**E.3. Application Number:** PRS 20-1106  
**Applicant:** HAYDON DEVELOPMENT GROUP, LLC. / REED HAYDON  
**Location:** 205ft N of Intersection: Euclid Ave. / S Kingsway Rd.  
**Folio Number:** 64010.0000, 64011.0000, 64012.0000, 64013.0000, 64014.0000, 64015.0000 & 64021.0000  
**Acreage:** 9.86 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** PD (05-1949)  
**Request:** Minor Modification to PD  
 • Increase total single family lots from 36 to 37  
 • Modify single-family lot development standard  
**RECOMMENDATION:** Approvable, subject to conditions

**E.4. Application Number:** PRS 20-1310  
**Applicant:** BALM GROVE LLC.  
**Location:** 15110 Balm Wimauma Rd.  
**Folio Number:** 77848.0000  
**Acreage:** 177 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural  
**Community Plan:** Balm, Riverview and Southshore Areawide Systems plan  
**Existing Zoning:** PD (18-0304)  
**Request:** Minor Modification to PD  
 • Modify the number and location of access points and modify required buffers to accommodate the access points.  
**RECOMMENDATION:** Approvable, subject to conditions.



**E.5. Application Number:** PRS 20-1315  
**Applicant:** EISENHOWER PROPERTY GROUP, LCC.  
**Location:** 15063 Balm Rd.  
**Folio Number:** 77876.0000  
**Acreage:** 155.72 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural  
**Community Plan:** Balm, Southshore Areawide Systems plan  
**Existing Zoning:** PD (17-0619)  
**Request:** Minor Modification to PD

- Modify location and design of Village Node
- Modify location of access points and internal roadway network
- Modify location of stormwater ponds

**RECOMMENDATION:** Approvable, subject to conditions

**E.6. Application Number:** PRS 21-0160  
**Applicant:** JACOB T. CREMER- STEARNS WEAVER MILLER.  
**Location:** 50ft E of Intersection: 10th St SW. / 10th Ave SW.  
**Folio Number:** 56418.0000  
**Acreage:** 50.32 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Ruskin  
**Existing Zoning:** PD (16-1336)  
**Request:** Minor Modification to PD

- Modify required screening to allow alternative landscaping screening plan

**RECOMMENDATION:** Approvable, subject to conditions

**E.7. Application Number:** PRS 21-0209  
**Applicant:** MAPLEBROOK REALTY CORPORATION.  
**Location:** 3409 W Kenyon Ave.  
**Folio Number:** 24703.0000  
**Acreage:** 3.85 acres, more or less  
**Comprehensive Plan:** RES-20  
**Service Area:** Urban  
**Community Plan:** Egypt Lake  
**Existing Zoning:** PD (17-1288)  
**Request:** Minor Modification to PD

- Modify buffer width from 20 to 15 feet

**RECOMMENDATION:** Approvable, subject to conditions

**E.8. Application Number:** PRS 21-0245  
**Applicant:** TAMPA BAY WATER.  
**Location:** 80FT NW of Intersection: Ambleside Blvd. / Pradera Reserve Blvd.  
**Folio Number:** 77714.2360  
**Acreage:** 5.4 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural  
**Community Plan:** Riverview  
**Existing Zoning:** PD (17-0619) & AR  
**Request:** Minor Modification to PD  
 • Add cross access point  
**RECOMMENDATION:** Approvable, subject to conditions

**E.9. CDD 21-0007 PETITION TO MODIFY THE BOUNDARIES OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)**  
 Approve the modification to boundaries of the Triple Creek 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 total of \$9,330,488 budgeted for CDD-qualified common area infrastructure development costs ("common costs") within the expansion area, it is estimated that \$5,766,873 (61.81% ) of total development costs will be funded with long-term CDD bond proceeds.

**F. PETITIONS WITH NO ORAL ARGUMENT FILED**

**G. REGULAR AGENDA**

**G.1. Application Number:** RZ-PD 19-1344 (Remand)  
**Applicant:** POTOMAC LAND COMPANY.  
**Location:** 30 ft N of Intersection: Hideaway Ln. / Loma Vista Rd.  
**Folio Number:** 88026.0000  
**Acreage:** 15.015 acres, more or less  
**Comprehensive Plan:** RES-4  
**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  
**ORAL ARGUMENT**

**H. PUBLIC HEARINGS - RELATED ITEMS**

**H.1.a. VP 19-0007 STARLIGHT HOMES FLORIDA, LLC**  
 This Petition is being Continued to the February 09, 2021  
 Board of County commissioners Land Use meeting at 9:00 A.M.

**H.1.b. Ruskin Reserve**

Accept the plat for recording for Ruskin Reserve, located in Section 8, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water, wastewater and off-site 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 \$2,136,336.89, a Warranty Bond in the amount of \$279,939.96, 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 \$15,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**I. LAND DEVELOPMENT CODE AMENDMENTS**

**J. COMMISSIONERS' ITEMS**

**J.1. Commissioner's Recommended Board Motion:**

Direct staff to bring back a Land Development Code amendment that will bring special use permits for land excavation directly to the Board of County Commissioners for a public hearing and decision.

**K. STAFF ITEMS**

**L. COUNTY ATTORNEY'S ITEMS**

**M. OFF THE AGENDA ITEMS**

**ADJOURNMENT**