



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, May 11, 2021**

**R. W. Saunders Sr. Public Library  
Ada T. Payne 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 June 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:**     [18-0996](#)

**A.2. DRI 19-0841 THE CRESCENT OWNERS ASSOCIATION C/O  
CIMINELLI REAL STATE SERVICES**

Staff is requesting the item be continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:**     [19-0841](#)

**A.3. RZ-PD 20-1255 New Hope Farms Florida, LLC**

Staff is requesting the item be Remanded to the June 14, 2021 Zoning Hearing Master Meeting at 6:00 P.M.

**Attachments:**     [20-1255](#)

**A.4. MM 21-0033 EISENHOWER PROPERTY GROUP, LLC**

Staff is requesting the item be continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:**     [21-0033](#)

**A.5. PRS 21-0204 GOLF AND SEA CLUB, INC**

The application has been withdrawn by staff.

**Attachments:**     [21-0204](#)

**A.6. PRS 21-0254 MICHAEL MORINA**

This Application is out of order and is being continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:**     [21-0254](#)

- A.7. PRS 21-0255 PETERSON PLACE LLC/ DAVID NGUYEN**  
The Applicant is requesting the item be continued, as a Matter of Right, to the June 08, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

**Attachments:** [21-0255](#)

- A.8. PRS 21-0259 RHODINE DEVELOPMENT LLC**  
The Applicant is requesting the item be continued, as a Matter of Right, to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0259](#)

- A.9. PRS 21-0311 THE CRESCENT OWNERS ASSOCIATION C/O CIMINELLI REAL STATE**  
This Application is out of order and is being continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0311](#)

- A.10. PRS 21-0360 CLAYTON BRICKLEYER, BRICKLEYER LAW GROUP, P. L**  
The Applicant is requesting the item be continued, as a Matter of Right, to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0360](#)

- A.11. PRS 21-0362 CASA VERDE MHC LLC**  
The Applicant is requesting the item be continued, as a Matter of Right, to the June 8, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0362](#)

- A.12. PRS 21-0474 FRANCISCO J OTERO-COSSIO**  
This Application is out of order and is being continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0474](#)

**A.13. PRS 21-0060 WILLAFORD GROVES, LLC**

Staff is requesting the item be continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0060](#)

**B. CONSENT AGENDA**

**B.1. Application Number: RZ-PD 20-0382**  
**Applicant:** JUNIPER DEVELOPMENT LLC, ABIR KHALED  
**Location:** 40ft SW of Intersection: Bryan Rd. / Williams Rd.  
**Folio Number:** 65053.0000 & 65054.0000  
**Acreage:** 38 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** RDC-12 & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-0382](#)

**B.2. Application Number: RZ-PD 20-1252**  
**Applicant:** LILY'S PAD, LLC  
**Location:** 45ft E of Intersection: S Kings Ave. / Westwood Ln.  
**Folio Number:** 71512.0000 & 71513.0000  
**Acreage:** 0.77 acres, more or less  
**Comprehensive Plan:** RES-12  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** SPI-HC 05-1228 & BOP 18-0713  
**Request:** Rezoning to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-1252](#)

**B.3. Application Number:** **RZ-PD 20-1264**  
**Applicant:** MATTAMY TAMPA / SARASOTA, LLC  
**Location:** 310ft E of Intersection: Bell Shoals Rd. / Knowles Rd.  
**Folio Number:** 73141.0000, 73142.0000, 73138.0000, 73176.9202, 73176.9202, 73176.9204, 73176.9206, 73140.0000, 73137.0100, 73137.0150, 73137.0200 & 73143.0000.  
**Acreage:** 16.48 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** RSC-4, 06-0314, ASC-1, RSC-3 & PD 04-0784  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-1264](#)

**B.4. Application Number:** **RZ-PD 20-1270**  
**Applicant:** JOSE MARTINEZ, BOOS DEVELOPMENT  
**Location:** NE Corner of US Hwy 301 and Balm Road.  
**Folio Number:** 77779.0100, 77779.0300 & 77779.0400  
**Acreage:** 14.98 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**Existing Zoning:** PD 87-0210, PD 92-0361 & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-1270](#)

**B.5. Application Number:** RZ-PD 21-0034  
**Applicant:** CENTRAL SITE DEVELOPMENT, LLC  
**Location:** 213 Providence Rd.  
**Folio Number:** 71863.0000  
**Acreage:** 1.44 acres, more or less  
**Comprehensive Plan:** RES-20  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** CN  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0034](#)

**B.6. Application Number:** RZ-PD 21-0121  
**Applicant:** LEE TE KIM  
**Location:** 520ft W of Intersection: 1st St SW. / 16th Ave SW.  
**Folio Number:** 57602.0000 & 57602.1000  
**Acreage:** 10.77 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Ruskin & SouthShore Areawide Systems Plan  
**Existing Zoning:** ASC-1 & ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0121](#)

**B.7. Application Number:** RZ-STD 21-0129  
**Applicant:** CHERIE HOWINGTON  
**Location:** 3538 Lindsey St.  
**Folio Number:** 83369.0000  
**Acreage:** 0.88 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** RSC-6  
**Request:** Rezone to RSC-6 MH  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0129](#)

**B.8. Application Number:** RZ-STD 21-0267  
**Applicant:** LOONY AND CAROL FOX  
**Location:** 2880 N Valrico Rd.  
**Folio Number:** 63708.5100  
**Acreage:** 2.4 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Seffner Mango  
**Existing Zoning:** ASC-1, 78-0071  
**Request:** Rezone to AS-1  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0267](#)



**B.9. Application Number:** RZ-STD 21-0302  
**Applicant:** JOSEPHINE MORGANA PITTMAN  
**Location:** 115ft S of Intersection: S US Highway 41. / 8th St SW.  
**Folio Number:** 57816.0000  
**Acreage:** 0.55 acres, more or less  
**Comprehensive Plan:** RES-12  
**Service Area:** Urban  
**Community Plan:** Ruskin  
**Existing Zoning:** CG& RSC-6  
**Request:** Rezone to CG (R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, with restrictions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0302](#)

**B.10. Application Number:** RZ-STD 21-0304  
**Applicant:** SIMMONS LOOP OMV LLC  
**Location:** 6613 Simmons Loop.  
**Folio Number:** 77760.0001  
**Acreage:** 1.03 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview  
**Existing Zoning:** AS-1  
**Request:** Rezone to BPO (R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, with Restrictions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0304](#)

**B.11. Hawks Glen fka Eljay Lane Subdivision Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, sidewalks, water and wastewater ) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Hawks Glen fka Eljay Lane Subdivision Off-Site, located in Section 3, Township 32, and Range 19. Provide the administrative rights to release the performance securities for construction 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 \$336,015.00, a Warranty Bond in the amount of \$26,881.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Off-Site Improvements.

**Attachments:**     [B-11](#)

**B.12. Hawks Glen fka Eljay Lane Subdivision**

Accept the plat for recording for Hawks Glen fka Eljay Lane Subdivision, located in Section 3, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$2,088,777.00, a Warranty Bond in the amount of \$70,122.00, 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 \$9,450.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:**     [B-12](#)

**B.13. Belmont South Phase 2F**

Accept the plat for recording for Belmont South Phase 2F, 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) 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 \$1,735,625.79, a Warranty Bond in the amount of \$137,356.69, 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 \$20,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:**     [B-13](#)

**B.14. Creek Preserve Phase 9**

Accept the plat for recording for Creek Preserve Phase 9, located in Section 04, Township 32, 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 \$78,791.25, a Warranty Bond in the amount of \$39,386.41, 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 \$4,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:**     [B-14](#)

**B.15. Creek Ridge Preserve Phase I**

Accept the plat for recording for Creek Ridge Preserve Phase I, located in Section 23, Township 30, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water, wastewater and off-site roadway) 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 \$30,518.43, a Warranty Letter of Credit in the amount of \$170,191.36, 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 \$3,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:**     [B-15](#)

**B.16. DG Farms 7B aka Sereno 7B**

Accept the plat for recording for DG Farms 7B aka Sereno 7B, located in Section 5, Township 32, 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 \$207,150.91, a Warranty Bond in the amount of \$35,651.29, 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 \$8,593.75 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:**     [B-16](#)

**B.17. Falkenburg Commons**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, turn lane and water main extension) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Falkenburg Commons, located in Section 30, Township 29, and Range 20. 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 Letter of Credit in the amount of \$11,223.87 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments:     [B-17](#)

**B.18. Glencove at Bay Park Phase 2**

Accept the plat for recording for Glencove at Bay Park Phase 2, located in Section 5, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$739,174.38, a Warranty Bond in the amount of \$21,094.84, 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 \$11,562.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments:     [B-18](#)

**B.19. Oak Haven Manors Phase 2**

Accept the plat for recording for Oak Haven Manors Phase 2, located in Section 32, Township 20, and Range 20. Accept a Performance Bond in the amount of \$278,885.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$5,375.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments:     [B-19](#)

**B.20. Southshore Bay - Active Adult Phase 3 Central Energy Park**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (paving and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Southshore Bay- Active Adult Phase 3 Central Energy Park, located in Section 17, Township 32, and Range 20. 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 Warranty Checks in the amount of \$759.10 and \$414.53 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments:     [B-20](#)

**B.21. Belmond Reserve Phase I**

Accept the plat for recording for Belmond Reserve Phase I, located in Section 35, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities ( on-site and 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 \$930,261.50, a Warranty Bond in the amount of \$637,184.84, 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 \$30,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments:     [B-21](#)

**B.22. Historic Preservation Tax Exemption for 1302 E. 7th Avenue, Tampa, FL**

Approve the attached resolution and covenant granting an historic preservation property tax exemption for a 10-Year period for improvements made to the commercial building located at 1302 E. 7th Avenue in the Ybor City Historic District (Folio 19 7336.0000).

Attachments:     [B-22](#)

**B.23. Historic Preservation Tax Exemption for 3108 N. Jefferson Street, Tampa, FL**

Approve the attached resolution and covenant granting an historic preservation property tax exemption for a 10-year period for improvements made to the former warehouse building located at 3108 N. Jefferson Street in the Tampa Heights Local Historic District (Folio 182980.0000).

Attachments:     [B-23](#)

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

**C.1. Public Hearing - Vacating Petition V21-0001, a Petition by Tampa Electric Company and J-HAJ Entourage, LLC to vacate the Winding Creek Platted Subdivision - No Improvements, located within multiple folios between Valroy Road and Stephens Road (no physical address), in Ruskin.**  
Adopt a Resolution vacating that certain platted Winding Creek Platted Subdivision - No Improvements, as recorded in Plat Book 102, Page 208, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. This request is made in furtherance of rezoning the underlying property to Agricultural Rural (A/R) for future development. The proposed vacate area is located north of Valroy Road, south of Stephens Road, and west of US Interstate 75 (no physical address), in Ruskin, and consists of approximately 3,544,254 square feet. Reviewing departments, agencies, and utility providers have raised no objections to this request. 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 by the Petitioners.

Attachments:     [V21-0001](#)

**C.2. Public Hearing - Vacating Petition V21-0005, a Petition by Hillsborough County Associates IV, LLLP to vacate a platted public 20-foot wide drainage easement, within the Valencia Del Sol 1 plat, located within Folio # 077959-2568 east of US Highway 301 and north of Sevilla Shores Drive (no physical address), in Wimauma.**  
Adopt a Resolution vacating that certain platted public 20-foot wide drainage easement, within the Valencia Del Sol Phase 1 plat, as recorded in Plat Book 133, Page 34, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. This request is made for the purpose of relocating the existing drainage easement. The Petitioner is providing adequate replacement drainage to the County within the approved plat of Valencia Del Sol Phase 3B.

The proposed vacate area is located east of US Highway 301 and north of Sevilla Shores Drive, in Wimauma, (no physical address) and consists of approximately 5,920 square feet. Reviewing departments have raised no objections to this request. 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 by the Petitioners.

Attachments:     [V21-0005](#)

**D. PHOSPHATE ITEMS**

**E. LAND USE**

**E.1. Application Number:** PRS 21-0082  
**Applicant:** TSP COMPANIES, INC  
**Location:** 1010 Lithia Pinecrest Rd  
**Folio Number:** 71130.0000  
**Acreage:** 0.43 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (80-0206)  
**Request:** Minor Modification to PD

- Increase entitlements by 74 sq. ft. from 2,026 to 2,100 square feet
- Modify building envelope location

**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [21-0082](#)

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

**F.1. Application Number:** RZ-STD 21-0303  
**Applicant:** SIZEMORE PROPERTIES LLC  
**Location:** 915ft E of Intersection: W Keysville Rd./ Swilley Rd.  
**Folio Number:** 93259.0100  
**Acreage:** 15.86 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** AR  
**Request:** Rezone to ASC-1

**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0303](#)

**G. REGULAR AGENDA**



**G.1. Application Number:** RZ-STD 20-0374  
**Applicant:** JOHN E. GRYGIEL  
**Location:** 110ft SE of Intersection: E Martin Luther King Blvd./ Thomas St.  
**Folio Number:** 65840.0000 & 65843.0000  
**Acreage:** 0.58 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** RDC-12  
**Request:** Rezone to CG  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-0374](#)

**G.2. Application Number:** RZ-PD 20-0394  
**Applicant:** GLH ENTERPRISES, LLLP  
**Location:** 555 N of Intersection: Boyette Rd. / Channing Park Rd.  
**Folio Number:** 88426.0000, 88426.0100 & 88426.0200  
**Acreage:** 13.2 acres, more or less  
**Comprehensive Plan:** RES-2  
**Service Area:** Urban  
**Community Plan:** SouthShore Areawide Systems Plan  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-0394](#)

**G.3. Application Number:** RZ-PD 20-1266  
**Applicant:** REVESTART LLC  
**Location:** 11841 Balm Riverview Rd.  
**Folio Number:** 77357.0007  
**Acreage:** 4.86 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**Existing Zoning:** AS-0.4  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-1266](#)

**H. PUBLIC HEARINGS - RELATED ITEMS**

**I. LAND DEVELOPMENT CODE AMENDMENTS**

**J. COMMISSIONERS' ITEMS**

**K. STAFF ITEMS**

**L. COUNTY ATTORNEY'S ITEMS**

**M. OFF THE AGENDA ITEMS**

**ADJOURNMENT**