



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. TUESDAY, August 10, 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  
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 September 08, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996](#)

**A.2. PRS 21-0362 CASA VERDE MHC LLC**

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

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

**A.3. PRS 21-0618 2nd WAVE DEVELOPMENT, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the September 30, 2021 Board of County Commissioners Comprehensive Plan Amendment Public Hearing at 6:00 P.M.

**Attachments:** [21-0618](#)

**A.4. PRS 21-0699 LANDMYND SERVICES, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0699](#)

**A.5. PRS 21-0840 JUGGERKNOT, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0840](#)

- A.6. **PRS 21-0918 SACRED HEART KNANAYA CATHOLIC MISSION OF TAMPA FL**  
The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0918](#)

- A.7. **Vacating petition V20-0012 STEEN ET AL**  
This Petition is being Continued to the September 08, 2021 Board of County commissioners Land Use meeting at 9:00 A.M.

**B. CONSENT AGENDA**

- B.1. **Application Number:** MM 21-0036  
**Applicant:** JUVIER ENTERPRISES, LLC  
**Location:** 20ft W of Intersection: Orient Rd./ Evansbrook Ct.  
**Folio Number:** 41140.5000 & 41140.0000  
**Acreage:** 3.29 acres, more or less  
**Comprehensive Plan:** LI-P  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** PD & ZC  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0036](#)

**B.2. Application Number:** MM 21-0038  
**Applicant:** DDKR, LLC  
**Location:** 5020 Garden Ln.  
**Folio Number:** 40453.0000  
**Acreage:** 0.32 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** PD (92-0058)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0038](#)

**B.3. Application Number:** RZ-PD 21-0318  
**Applicant:** KB HOME TAMPA LLC  
**Location:** 30ft S of Intersection: Symmes Rd./ Ventana Groves Blvd.  
**Folio Number:** 77195.0000 & 77196.0100  
**Acreage:** 50.31 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (84-0166) & AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0318](#)

**B.4. Application Number:** MM 21-0481  
**Applicant:** TSSS REAL ESTATE, LLC  
**Location:** 10501 Riverview Dr.  
**Folio Number:** 75641.0000  
**Acreage:** 0.61 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (79-0130)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

Attachments: [21-0481](#)

**B.5. Application Number:** RZ-PD 21-0482  
**Applicant:** MARK BENTLEY, ESQ, B.C.C, AICP  
**Location:** 3208 W Minnehaha St.  
**Folio Number:** 31162.0000  
**Acreage:** 0.42 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** RSC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval, Subject to Conditions  
**Planning Commission:** Consistent with Plan

Attachments: [21-0482](#)

**B.6. Application Number:** MM 21-0559  
**Applicant:** BRICKLEMYER LAW GROUP, P. L  
**Location:** 9234 Causeway Blvd.  
**Folio Number:** 44671.0000  
**Acreage:** 4.9 Acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** PD (06-2105) & PD (19-1445)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

Attachments: [21-0559](#)

**B.7. Application Number:** RZ-STD 21-0576  
**Applicant:** TRI-COUNTY HAULING & DEMOLITION, LLC  
**Location:** 5508 W Linebaugh Ave.  
**Folio Number:** 23872.0000  
**Acreage:** 3.58 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** AI  
**Request:** Rezone to M  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

Attachments: [21-0576](#)

**B.8. La Paloma Preserve**

Accept the plat for recording for La Paloma Preserve, located in Section 11, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$2,331,182.38, a Warranty Bond in the amount of \$37,893.65, 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 \$9,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-08](#)

**B.9. Retail at Gunn Highway**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (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 Retail at Gunn Highway, located in Section 21, Township 28, and Range 18. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$5,339.95 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [B-09](#)

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

**D. PHOSPHATE ITEMS**



**E. PUBLIC HEARING-LAND USE**

**E.1. Application Number:** PRS 21-0360  
**Applicant:** BRICKLEMYER LAW GROUP, P. L  
**Location:** SW & NW Corners of S US Highway 301 & Stelling Dr.  
**Folio Number:** 77486.0000, 77486.0100 & 77489.0000  
**Acreage:** 4 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (20-0182)  
**Request:** Minor Modification to PD  
• Remove requirement for commercial buildings to have a pitched roof  
**RECOMMENDATION:** Approval

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

**E.2. Application Number:** PRS 21-0591  
**Applicant:** TROY CARTER  
**Location:** NW Corner of E Sligh Ave & Harney Rd.  
**Folio Number:** 38417.2306 & 38417.2310  
**Acreage:** 3.44 acres, more or less  
**Comprehensive Plan:** CMU-12 & RES-20  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** PD (92-0176), PD (83-0401) & CI  
**Request:** Minor Modification to PD  
• Modify site plan to relocate building, parking and stormwater  
**RECOMMENDATION:** Approvable, with conditions

**Attachments:** [21-0591](#)

**F. REGULAR AGENDA**

**F.1. Application Number:** **RZ-PD 21-0297**  
**Applicant:** BLUE SKY COMMUNITIES, LLC  
**Location:** 4450 County Rd 579.  
**Folio Number:** 64833.0100  
**Acreage:** 19.4 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** AR & RSC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0297](#)

**F.2. Application Number:** **RZ-PD 21-0314**  
**Applicant:** GARY MILLER, DAVID WEEKLEY HOMES  
**Location:** 13515 Lake Magdalene Blvd.  
**Folio Number:** 18844.0000  
**Acreage:** 58.54 acres, more or less  
**Comprehensive Plan:** RES-9  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** RSC-4  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [21-0314](#)

**F.3. Application Number:** RZ-PD 21-0494  
**Applicant:** TRIANGLE RESOLUTIONS  
**Location:** 6013 Brandon Cir.  
**Folio Number:** 73934.0000  
**Acreage:** 2.11 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** RSC-2  
**Request:** Rezone from RSC-2 to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Approvable, Subject Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0494](#)

**F.4. Application Number:** MM 21-0561  
**Applicant:** BERRY RED FARMS, LLC  
**Location:** 4502 Roebuck Rd.  
**Folio Number:** 86921.0000  
**Acreage:** 2.16 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** PD & ZC  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0561](#)

**F.5. Application Number:** RZ-STD 21-0700  
**Applicant:** JORGE SALMERON & ALICIA SALMERON  
**Location:** 5615 W O Griffin Rd.  
**Folio Number:** 85248.0000  
**Acreage:** 9.21 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** PD  
**Request:** Rezone from PD (12-0257) to AS-1  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

Attachments: [21-0700](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**G.1.A. Application Number:** RZ-PD 21-0507  
**Applicant:** CIRCLE K STORES, INC  
**Location:** SE Corner of Ehrlich Rd & Turner Rd  
**Folio Number:** 18960.0360 & 18960.0380  
**Acreage:** 12.32 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (74-0004), PD (85-0433) & PD (83-0333)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval, subject to conditions  
**Planning Commission:** Consistent with Plan

Attachments: [21-0507](#)

**G.1.B. Application Number:** PRS 21-0770  
**Applicant:** CIRCLE K. STORES, INC  
**Location:** 5330 Ehrlich Rd.  
**Folio Number:** 18960.0360  
**Acreage:** 11.42 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Greater Carrollwood Northdale  
**Existing Zoning:** PD (74-0004) & PD (83-0333)  
**Request:** Minor Modification to PD  
• Modify site plan and conditions to provide for removal of parcel from  
Planned Development  
**RECOMMENDATION:** Approval, with Conditions

Attachments: [21-0770](#)

**H. LAND DEVELOPMENT CODE AMENDMENTS**

**I. COMMISSIONERS' ITEMS**

**J. STAFF ITEMS**

**K. COUNTY ATTORNEY'S ITEMS**

**L. OFF THE AGENDA ITEMS**

**ADJOURNMENT**