



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. THURSDAY, January 13, 2022

**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 February 08, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. RZ-PD 21-0554 FREDERICK & BARBARA PATRICK

This application has been withdrawn by the applicant.

Attachments: [21-0554](#)

A.3. SU-LE 21-1224 STEPHEN J. DIBBS

This Application is out of order and is being continued to the February 08, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1224](#)

A.4. PRS 22-0028 RD MANAGEMENT, LLC

This application is being Continued by the Applicant, as Matter of Right, to the February 08, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0028](#)

A.5. PRS 22-0042 VRE BEARSS VEG, LLC

This application is being Continued by the Applicant, as Matter of Right, to the February 08, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0042](#)

A.6. PRS 22-0151 EPG1, LLC

This Application is out of order and is being continued to the March 08, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0151](#)

A.7. PRS 22-0153 CONSTANCE D. SILVER, PE,LEED, AP

This Application is out of order and is being continued to the March 08, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0153](#)

A.8. PRS 21-1184 THREE STAR FARMS, INC

This Application is out of order and is being continued to the February 08, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-1184](#)

B. CONSENT AGENDA

B.1. Application Number:	RZ-PD 21-0113
Applicant:	WRH VALRICO STATION LLLP
Location:	45ft N of Intersection: Silver Ln. / Pullman Car Dr.
Folio Number:	86164.0000, 86165.0000 & 86188.0250
Acreage:	15 acres, more or less
Comprehensive Plan:	RES-20
Service Area:	Urban
Community Plan:	None
Existing Zoning:	RSC-6 & PD (14-1098)
Request:	Rezone to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [21-0113](#)

- B.2. Application Number:** **RZ-STD 21-1348**
Applicant: JOHN FOREST TURBILLE, DIRECTOR- CONSERVATION & ENVIRONMENTAL LANDS DEPARTMENT
Location: 900ft NW of Kracker Ave & S US Hwy 41 Intersection.
Folio Number: 50793.0000, 50793.0100, 50795.0000, 50798.0000 & 51454.0000
Acreage: 24.82 acres, more or less
Comprehensive Plan: NP
Service Area: Urban
Community Plan: Gibsonton, SouthShore Areawide Systems Plan
Existing Zoning: PD (07-0879)
Request: Rezone to AR
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-1348](#)

- B.3. Historic preservation Grant Award Agreement for Grant Application #2022-01, Costa-Chandra House Designated Historic landmark, 16116 Lake Magdalene Boulevard**
Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$ 5,500.00 For painting the exterior of the Costa-Chandra house Designated Historic Landmark located at 16116 Lake Magdalene Boulevard in the Lutz are (property folio 17008.0000).

Attachments: [12-21-21 grant.award.agreement.2022-01.agenda.item.AG.NT](#)

- B.4. Cypress Cay Preserve fka The Reserve at Grand Cypress**
Accept the plat for recording for Cypress Cay Preserve fka The Reserve at Grand Cypress, located in Section 32, Township 27, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage and sidewalks) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$1,517,011.10, a Warranty Check in the amount of \$116,597.54, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check 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.

Attachments: [Cypress Cay Preserve fka The Reserve at Grand Cypress](#)

B.5. Dollar General Store #22981

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, drainage and sidewalks) 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 Dollar General Store #22981 located in Section 08, Township 30, and Range 22. 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 \$6,473.90 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Dollar General Store #21929](#)

B.6. Forest Brooke Phase 4B Replat

Accept the re-plat for recording for Forest Brooke Phase 4B Replat, a Subdivision, located in Section 17, Township 32, and Range 20. Construction has been completed and has been certified by Lucas Carlo, a Florida Professional Engineer, with Hamilton Engineering & Surveying, LLC. Lot corners are in place and placement has been certified by Aaron J. Murphy, Professional Surveyor and Mapper with Hamilton Engineering & Surveying, LLC.

Attachments: [Forest Brooke Phase 4B Replat](#)

B.7. Quail Crest

Accept the plat for recording for Quail Crest, located in Section 24, Township 29, 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 comers 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 \$588,581.38, a Warranty Bond in the amount of \$47,086.51, 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 Comers in the amount of \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Quail Crest](#)

B.8. Preston Oaks Phase 2 fka Williams Road

Accept the plat for recording for Preston Oaks Phase 2, A Private Subdivision, located in Section 9, Township 29, and Range 20. Construction has been completed and has been certified by Trent Stephenson, a Florida Professional Engineer, with LevelUp Consulting, LLC.

Attachments: [Preston Oaks Phase 2](#)

B.9. Waterset - Wolf Creek Phases A & D 1, Waterset Blvd TECO Extension and Covington Garden Drive TECO Extension

Accept the plat for recording for Waterset - Wolf Creek Phases A & D 1, Waterset Blvd TECO Extension and Covington Garden Drive TECO Extension, 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 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 comers 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 \$9,116,081.70, a Warranty Bond in the amount of \$726,711.54, 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 Comers in the amount of \$24,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Waterset – Wolf Creek Phases A & D1, Waterset Blvd TECO Extension and Covington Garden Drive TECO Extension](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**D. PHOSPHATE ITEMS****E. PUBLIC HEARING-LAND USE**

- E.1. Application Number:** PRS 21-1153
Applicant: WOODIES WASH SHAK
Location: 15256 Fishhawk Blvd.
Folio Number: 88078.0025
Acreage: 1.22 acres, more or less
Comprehensive Plan: RP-2
Service Area: Urban
Community Plan: Southshore Areawide Systems Plan
Existing Zoning: PD (89-0098)
Request: Minor Modification to PD
• Increase commercial entitlements from 3,544 square feet to 6,500 square feet
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-1153](#)

- E.2. Application Number:** PRS 21-1277
Applicant: W. STEWART GIBBONS
Location: W Side of N US Hwy 301 & 3500 ft N of Ranch Rd & N Us Hwy 301 Intersection.
Folio Number: 79965.0000, 79967.0000, 79970.0000, 79974.0000, 79966.0000
79962.0000 & 79981.0000
Acreage: 1948 acres, more or less
Comprehensive Plan: PEC
Service Area: Rural
Community Plan: None
Existing Zoning: PD (07-1838)
Request: Minor Modification to PD
• Modify number and location of project access, modify site plan layout (internal circulation, public access/parking and habitat preservation areas), increase maximum building height from 35 feet to 49 feet
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-1277](#)

- E.3. Application Number:** **PRS 22-0018**
Applicant: ZION PENTECOSTAL CHURCH OF ALL PEOPLE INC
Location: 8014 Hanley Rd.
Folio Number: 4540.0000
Acreage: 3.6 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: PD (06-0597)
Request: Minor Modification to PD
• Reduce buffer from 10 to 7 feet for an accessory structure
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [22-0018](#)

- E.4. Application Number:** **PRS 22-0149**
Applicant: InVictus Development, LLC C/O Alexia Rotberg
Location: S Side of Montague St & Champions Forest Way Intersection.
Folio Number: 5455.0000
Acreage: 2.97 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Northwest Hillsborough & Town N Country
Existing Zoning: PD (84-0409)
Request: Minor Modification to PD
• Modify location of project access
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [22-0149](#)

- E.5. Application Number:** **PRS 22-0154**
Applicant: EISENHOWER PROPERTY GROUP, LLC
Location: 90ft SE of 12th St SE & 16th Ave SE Intersection.
Folio Number: 55608.0000
Acreage: 3.03 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Ruskin & Southshore Areawide Systems Plan
Existing Zoning: PD (19-0104)
Request: Minor Modification to PD
• Modify access and lot orientation
RECOMMENDATION: Supportable

Attachments: [22-0154](#)

F. REGULAR AGENDA

F.1. Application Number: **MM 21-0417 (REMAND)**
Applicant: SOUTHSORE BAY CLUB, LLC & DUNE FL LAND I SUB LLC
Location: Approximately 1550ft S of Lagoon Shore Blvd & Jackel Chase Dr Intersection.
Folio Number: 78878.0000 & 78878.0010
Acreage: 56.87 acres, more or less
Comprehensive Plan: RES-4 & RES-6
Service Area: Urban
Community Plan: Wimauma Village
Existing Zoning: PD (05-0210)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [21-0417](#)

F.2. Application Number: **RZ-PD 21-0742 (REMAND)**
Applicant: IPS ENTERPRISES, INC
Location: SW Corner of Skewlee Rd & Hart Pond Rd.
Folio Number: 60819.0000 & 60821.0000
Acreage: 15.1 acres more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AS-1 & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0742](#)

F.3.	Application Number:	MM 21-0884
	Applicant:	BUILD TO SUIT, INC
	Location:	6821 W Waters Ave.
	Folio Number:	4528.0100
	Acreage:	3.08 acres, more or less
	Comprehensive Plan:	RES-6
	Service Area:	Urban
	Community Plan:	Town N Country
	Existing Zoning:	PD (04-0404)
	Request:	Major Modification to PD
	RECOMMENDATION:	
	Zoning Hearing Master:	Approval
	Development Services:	Approvable, Subject to Conditions
	Planning Commission:	Consistent with Plan

Attachments: [21-0884](#)

F.4.	Application Number:	RZ-PD 21-0969
	Applicant:	2ND WAVE DEVELOPMENT, LLC
	Location:	N Side of Simmons Loop & 1500ft W from S Us Hwy 301.
	Folio Number:	77747.0200, 77747.0350, 77747.0400, 77747.0250, 77771.9052, 77771.9054, 77771.9056, 77771.9058 77771.9060, 77771.9062 & 77771.9064
	Acreage:	56.79 acres, more or less
	Comprehensive Plan:	SMU-6
	Service Area:	Urban
	Community Plan:	Riverview & SouthShore Areawide Systems Plan
	Existing Zoning:	AR & AS-1
	Request:	Rezone to PD
	RECOMMENDATION:	
	Zoning Hearing Master:	Approval
	Development Services:	Approvable, Subject to Conditions
	Planning Commission:	Consistent with Plan

Attachments: [21-0969](#)

F.5.	Application Number:	MM 21-1234
	Applicant:	PULTE GROUP
	Location:	N Side of Lowell Rd & 420ft E of Delwood Rd.
	Folio Number:	19074.0000, 19074.01000, 19074.0150, 19180.0000 19181.0000 & 19182.0000
	Acreage:	5.36 acres more or less
	Comprehensive Plan:	RES-9
	Service Area:	Urban
	Community Plan:	Greater Carrollwood-Northdale
	Existing Zoning:	PD (05-1936)
	Request:	Major Modification to PD
	RECOMMENDATION:	
	Zoning Hearing Master:	Approval
	Development Services:	Approvable, Subject to Conditions
	Planning Commission:	Consistent with Plan

Attachments: [21-1234](#)

G. PUBLIC HEARINGS - RELATED ITEMS

H. COMMISSIONERS' ITEMS

H.1. Commissioner Overman (Time Certain 9:00 AM)
Commendation - Official recognition of good works, deeds, or actions of Tony Garcia.

Attachments: [H-01](#)

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT