



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, April 12, 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 May 10, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. SU-LE 21-1224 STEPHEN J. DIBBS

This application is being Continued by the Applicant, as Matter of Right, to the May 10, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1224_Q](#)

A.3. PRS 22-0151 EPG1, LLC

This Application is being Continued by the Applicant, as Matter of Right, to the May 10, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0151_Q](#)

A.4. PRS 22-0429 IMPACT APOLLO BEACH VENTURES, LLC

This Application is out of order and is being continued to the May 10, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0429](#)

A.5. V21-0013 Vacate Platted Public Drainage Easements, Valencia Del Sol Phase 1 (Hillsborough County Associates IV, LLLP)

This Petition is being continued to the May 10, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

B. CONSENT AGENDA

B.1. Application Number: MM 21-1108
Applicant: HOMES FOR HILLSBOROUGH INC. ATTN MICHAEL MORINA
Location: SE Corner of 12th ST & Sea Treasure Ct.
Folio Number: 79390.0000
Acreage: 7.19 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: PD (06-0103)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-1108](#)

B.2. Application Number: RZ-PD 22-0222
Applicant: ADAM C. ROZA
Location: NW Corner of Adams St & US Hwy 41.
Folio Number: 51338.0000, 51352.0000, 51353.0000, 51354.0000
 51354.0500 & 51355.0000
Acreage: 4.53 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Gibsonton & Southshore Areawide Systems Plan
Existing Zoning: RSC-6, MH & CN
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0222](#)

B.3. Application Number: MM 22-0224
Applicant: TM CROWLEY & ASSOCIATES
Location: 11501 Boyette Rd.
Folio Number: 76683.0000
Acreage: 1.24 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: PD (15-0694)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0224](#)

B.4. Historic Preservation Tax Exemption for 1619 E. 8th Avenue, Tampa, FL
Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the masonry venacular building located at 1619 E. 8th Avenue in the Ybor City Historic District (Folio 197212.0000), effective January 1, 2022 through December 31, 2031.

Attachments: [historic.preservation.tax.exemption.1619.8th.agenda.item.AG.NYT](#)

B.5. Historic Preservation Tax Exemption for 2105 N. Nebraska Avenue, Tampa, FL
Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the former German American Club building located at 2105 N. Nebraska Avenue in the Ybor City Historic District (Folio 198421.0000), effective January 1, 2022 through December 31, 2031.

Attachments: [B-05](#)

B.6. Development Review Procedure Manual (DRPM) text amendment
Approve revisions to DRPM Sections 3 and 6.2.1 to 1) remove from the application submittal instructions outdated forms and references to those outdated forms; 2) update the application submittal requirements for Planned Developments to reflect changes in transportation review requirements, changes in electronic document submittal requirements and to include information required during the application review process that is presently not reflected in the current submittal requirements, and; 3) update the post application sufficiency review process to establish a more formalized review process for determining application sufficiency.

Attachments: [DRPM Agenda Item.AG](#)

B.7. Big Four Mine DRI #80, 2020-2021 Annual Monitoring Report and Development Order Compliance Assessment

Accept the 2020-2021 Annual Monitoring Report and find the Big Four Mine Development of Regional Impact (DRI) project in compliance with the terms and conditions of the Development Order and Operating Permit.

Attachments: [Staff Report DRI-80 AR 21-1098 Annual Report Final Draft NT](#)

B.8. Hillsborough Consolidated Mines DRI #263, 2020-2021 Monitoring Reports and Development Order Compliance Assessment

Accept the 2020-2021 Annual Monitoring Report and find the Hillsborough Consolidated Mines Development of Regional Impact (DRI) project is in compliance with the terms and conditions of the Development Order and Operating Permit.

Attachments: [Staff Report DRI-263 AR 21-1104 Annual Report Final Draft NYT](#)

B.9. Hopewell Mine Operating Permit #82-1, 2020-2021 Annual Monitoring Report and Development Order Compliance Assessment (621.01P)

Accept the 2020-2021 Annual Monitoring Report and find that the Hopewell Mine project is in compliance with the terms and conditions of the Operating Permit.

Attachments: [Staff Report Hopewell 621.01P Annual Report Final Draft NYT](#)

B.10. Chelsea Court Townhomes

Accept the plat for recording for Chelsea Court Townhomes, located in Section 03, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (watermain and forcemain) 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 \$67,622.81, a Warranty Check in the amount of \$800.00, 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 \$3,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance Placement of Lot Corners.

Attachments: [Chelsea Court Townhomes](#)

B.11. Hinton Hawkstone Ranch Phase 1 A2

Accept the plat for recording for Hinton Hawkstone Ranch Phase 1A2, located in Section 05, Township 21, and Range 31, 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 \$4,660,321.81, a Warranty Bond in the amount of \$262,933.03, 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 \$12,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Hinton Ranch Phase 1A2](#)

B.12. Okerland Ranch Subdivision Phase 2

Accept the plat for recording for Okerland Ranch Subdivision Phase 2, located in Section 07, Township 31, 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) 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 \$577,258.53, a Warranty Bond in the amount of \$27,259.29, 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 \$10,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Okerland Ranch Subdivision Phase 2](#)

B.13. Orange Grove Townhomes

Accept the plat for recording for Orange Grove Townhomes, located in Section 09, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (roadway and utility connections) 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 \$225,172.19, a Warranty Bond in the amount of \$2,667.70, 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 \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Orange Grove Townhomes](#)

B.14. Sereno Phase 8A fka DG Farms 8A

Accept the plat for recording for Sereno Phase 8A fka DG Farms 8A, located in Section 05, 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 \$330,600.09, a Warranty Bond in the amount of \$47,068.03, 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 \$13,437.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Sereno Phase 8A fka DG Farms 8A](#)

B.15. Wheeler Ridge Subdivision

Accept the plat for recording for Wheeler Ridge Subdivision, located in Section 12, 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 Check in the amount of \$42,799.15, a Warranty Check in the amount of \$52,124.35, 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 Comers in the amount of \$1,312.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Wheeler Ridge Subdivision](#)

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 22-0357
Applicant: MARK MARIANI
Location: N Side of Sun City Center Blvd & 600ft W of Upper Creek Dr.
Folio Number: 56777.0000
Acreage: 0.34 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Sun City Center & Southshore Areawide Systems Plan
Existing Zoning: PD (73-0186)
Request: Minor Modification to PD
• Change parcel designation from Quasi-Public (QP) uses to R1 (retail/office) uses

RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [22-0357](#)

E.3. Application Number: PRS 22-0501
Applicant: HUNG T. MAI
Location: N Side of Floyd Rd & 950ft W of N Dale Mabry Hwy.
Folio Number: 23491.0000 & 23492.0000
Acreage: 9.58 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (20-0270)
Request: Minor Modification to PD
• Change from 19 units (9 duplexes and 1 single-family detached) to 3 detached single-family lots

RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [22-0501](#)

E.4. CDD 21-1210 CDD 21-1210 PETITION TO CONTRACT THE BOUNDARIES OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve the Hidden Creek Community Development District (CDD) boundary modification in accordance with the attached ordinance subject to any changes by the County Attorney’s Office.

No direct financial impact to the county will occur as a result of this petition. The subject area is excluded from the existing assessment roll. Annual CDD bond assessment revenue levels will not be adversely impacted if the contraction parcel is eliminated from the CDD. No CDD bond proceeds have been used to fund the costs of infrastructure or the other capital improvements made within, or otherwise benefitted, the contraction parcel; the cost of infrastructure that serves the contraction parcel were funded by the developer of the project. Additionally,

The contraction will have no budgetary impact on the District’s revenues or expenses. The CDD operating Budget and bonds have been sized without the levy of special assessments on the contraction parcel and the District has entered into an agreement with an owner of the contraction parcel providing for cost sharing for Maintenance of the roadway serving the parcel.

Attachments: [21-1210](#)

F. REGULAR AGENDA

- F.1. Application Number:** MM 21-0169 (REMAND)
- Applicant:** TODD PRESSMAN
- Location:** 5326 Williams Rd.
- Folio Number:** 65027.0000
- Acreage:** 21.82 acres, more or less
- Comprehensive Plan:** UMU-20
- Service Area:** Urban
- Community Plan:** Seffner Mango
- Existing Zoning:** PD (00-0171)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Denial
- Development Services:** Not Supportable
- Planning Commission:** Inconsistent with the Plan

Attachments: [21-0169](#)

F.2. Application Number: RZ-PD 21-0744
Applicant: WILLIAM SULLIVAN POTOMAC LAND COMPANY
Location: 2705 Bloomingdale Ave.
Folio Number: 87350.0000
Acreage: 8.56 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Consistent with Plan

Attachments: [21-0744](#)

F.3. Application Number: RZ-PD 21-1329
Applicant: NICK BRACKIN- BRAKIN RENOVATIONS & DEVELOPMENT LLC
Location: 10941 Clay Pit Rd.
Folio Number: 64828.0000
Acreage: 1.9 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [21-1329](#)

F.4. Application Number: **RZ-PD 21-1340**
Applicant: RHODINE DEVELOPMENT LLC
Location: 900ft E of Rhodine Rd & Greenland Dr Intersection.
Folio Number: 77423.0200, 77423.0250, 77423.0240, 77423.0235, 77423.0234
77423.0225, 77423.0230, 77423.0300, 77424.0000, 77363.1000
77365.0642, 77364.0050 & 77364.0000
Acreage: 194 acres, more or less
Comprehensive Plan: RP-2, RES-4 & RP-2
Service Area: Urban & Rural
Community Plan: Riverview and Southshore Areawide Systems
Existing Zoning: PD (20-0969) & AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [21-1340](#)

F.5. Application Number: **RZ-STD 22-0077**
Applicant: SIZEMORE PROPERTY LLC/ JAY SIZEMORE
Location: SE Side of S County Rd 39 & Swilley Rd.
Folio Number: 93184.0000, 93213.0000 & 93214.0000
Acreage: 77.41 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR
Request: Rezone from AR to ASC-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0077](#)

F.6. Application Number: RZ-STD 22-0330
Applicant: JOHN STEPHEN HARVEY
Location: 11308 Walter Hunter Rd.
Folio Number: 94051.0000
Acreage: 3.67 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to AS-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0330](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. DO 22-0088

Staff recommends that the Board of County Commissioners approve the proposed changes in accordance with the attached resolution subject to any changes by the County Attorney’s for the Amended and Restated Development Order, DRI No. 140.

Attachments: [22-0088](#)

G.1.B. Application Number:

MM 21-1339
Applicant: LIBERTY PROPERTY LIMITED PARTNERSHIP
Location: 650ft SE of S US Hwy 301 & Causeway Blvd Intersection.
Folio Number: 72303.0204, 72303.0203 & 72303.0210
Acreage: 27.42 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (98-1462)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [21-1339](#)

H. COMMISSIONERS' ITEMS

H.1. Commissioner's Recommended Board Motion

Direct County staff to prepare the attached overlay district for a special Land Development Code Amendment cycle.

Attachments: [Commissioner White item](#)

I. STAFF ITEMS

I.1. Report on Land Use Meeting Process Options

Attachments: [Land Use Meeting Process Options Report](#)

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT