



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, May 10, 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 June 07, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. RZ-PD 21-0110 GHASSAN S MOUSA

The Applicant is requesting the item be continued to the June 07, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-0110](#)

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

This application is being Continued by the Applicant, as Matter of Right, to the June 07, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1224](#)

A.4. MM 22-0087 SUNCOAST COMMUNITY HEALTH CENTERS INC

The Applicant is Requesting Item be Remanded to the June 13, 2022 Zoning Hearing Master Meeting at 6:00 PM.

Attachments: [22-0087](#)

A.5. PRS 22-0151 EPG1, LLC

This application has been withdrawn by the applicant.

Attachments: [22-0151](#)

A.6. PRS 22-0429 IMPACT APOLLO BEACH VENTURES, LLC

This Application is out of order and is being continued to the June 07, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0429](#)

A.7. PRS 22-0523 MORONDA HOMES

This application is being Continued by the Applicant, as Matter of Right, to the June 07, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0523](#)

A.8. CDD 22-0551 Petition to establish the Waterset South CDD

Staff is requesting the item be continued to the June 07, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0551](#)

A.9. V21-0013 Vacate Platted Public Drainage Easements, Valencia Del Sol Phase 1 (Hillsborough County Associates IV, LLLP)

This Petition is being continued to the June 07, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

B. CONSENT AGENDA

- B.1. Application Number:** RZ-PD 21-1332
- Applicant:** MARK BENTLEY, ESQ, B.C.S. AICP
- Location:** SE Corner of N US Hwy 41 & 15th Ave NE
- Folio Number:** 55716.5000 & 55717.0000
- Acreage:** 3.66 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Ruskin & Southshore Areawide Systems
- Existing Zoning:** CG
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-1332](#)

B.2. Application Number: RZ-PD 22-0107
Applicant: C. REED HAYDON 7 KEVIN MENENDEZ/
RK DEVELOPMENT PARTNERS LLC
Location: 650ft E of Race Track Rd & Reptron Blvd.
Folio Number: 3521.4500
Acreage: 4.73 acres, more or less
Comprehensive Plan: RCP & SMU-6
Service Area: Urban
Community Plan: Northwest Hillsborough
Existing Zoning: AI
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0107](#)

B.3. Citi Bank Tampa Campus Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (sidewalk and trail addition) 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 Citi Bank Tampa Campus Off-Site located in Section 23, Township 28, and Range 19. 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 \$65,000.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Citi Bank Tampa Campus Off-Site](#)

B.4. Graceland Estates Phase 2

Accept the plat for recording for Graceland Estates Phase 2, located in Section 16, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) 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 \$90,678.75, a Warranty Bond in the amount of \$29,140.43, 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 \$1,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Graceland Estates Phase 2](#)

B.5. Hinton Hawkstone Ranch Phase 1 B

Accept the plat for recording for Hinton Hawkstone Ranch Phase 1B, located in Section 05, 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 \$3,072,032.33, a Warranty Bond in the amount of \$180,982.71, 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.

Attachments: [Hinton Hawkstone Ranch Phase 1B](#)

B.6. Forest Brooke Subdivision Active Adult Phases 6A, 7 and the Collector

Accept the plat for recording for Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road 2nd Extension Phase 3, located in Section 17, Township 32, and Range 20, 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 \$6,254,926.11, a Warranty Bond in the amount of \$128,131.63, 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 \$28,906.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road 2nd Extension Phase 3 - Copy](#)

B.7. Landon Preserve fka Brandon Preserve Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway 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 Landon Preserve fka Brandon Preserve Off-Site located in Section 27, 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 Check in the amount of \$18,812.68 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Landon Preserve fka Brandon Preserve Off-Site](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 22-0611
Applicant: JORGE LOPEZ
Location: 6925 21st Ave.
Folio Number: 42120.0000
Acreage: 1.85 acres, more or less
Comprehensive Plan: RES-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (84-0300) & RDC-12
Request: Minor Modification to PD
 • Modify building, access and stormwater locations
RECOMMENDATION: Approvable

Attachments: [22-0611](#)

E.2. Application Number: PRS 22-0618
Applicant: LENNAR HOMES, LLC
Location: 2702 Wilson Cir.
Folio Number: 13366.0000
Acreage: 180.99 acres, more or less
Comprehensive Plan: CMU-12, RES-1, RES-2 & RES-9
Service Area: Urban & Rural
Community Plan: Lutz
Existing Zoning: PD (98-0917)
Request: Minor Modification
 • Modify access to Wilson Circle from full access to emergency access
RECOMMENDATION: Not Supported
Planning Commission: Inconsistent with the Plan

Attachments: [22-0618](#)

E.3. Application Number: PRS 22-0619
Applicant: HILLSBOROUGH COUNTY SCHOOL BOARD
Location: SE Corner of Lori Dixon Rd & N US HWY 41.
Folio Number: 54231.0010
Acreage: 25.09 acres, more or less
Comprehensive Plan: P/QP
Service Area: Urban
Community Plan: Apollo Beach
Existing Zoning: PS (00-1167)
Request: Minor Modification to PD
 • Modify building and parking envelop locations
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-0619](#)

F. REGULAR AGENDA

F.1. Application Number: RZ-PD 21-0962
Applicant: STEPHEN J. DIBBS
Location: 3408 Hoedt Rd.
Folio Number: 16388.0000
Acreage: 2.67 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: ASC-1 & RSC-3
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0962](#)

F.2. Application Number: **RZ-STD 22-0076**
Applicant: THE PARMA GROUP LLC/ JEFF SIZEMORE
Location: NE Corner of Turkey Creek Rd & W Keysville Rd.
Folio Number: 86950.0000
Acreage: 7.25 acres, more or less
Comprehensive Plan: RES-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: [22-0076](#)

F.3. Application Number: **MM 22-0103**
Applicant: NICK PULLARO HERITAGE STATION CAPITAL GROUP LLC
Location: 17710 N 41 Hwy.
Folio Number: 14015.0100
Acreage: 3.46 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Rural
Community Plan: Lutz
Existing Zoning: PD (03-0348)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0103](#)

F.4. Application Number: MM 22-0208
Applicant: SPENCER FARM, INC
Location: W Side of Simmons Loop & Simmons Ranch Ct Intersection.
Folio Number: 77748.0000 & 77753.0000
Acreage: 147.64 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems
Existing Zoning: PD (06-1687)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0208](#)

F.5. Application Number: RZ-PD 22-0237
Applicant: MALOUF FAMILY PARTNERS, LLLP
Location: E Side of N Ola Ave & Capitol Dr Intersection.
Folio Number: 18183.0000
Acreage: 4.89 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [22-0237](#)

F.6. Application Number: **RZ-STD 22-0427**
Applicant: BRICKLEMYER LAW GROUP, P. L
Location: 1702 Sparkman Rd.
Folio Number: 91798.0000
Acreage: 9.78 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR, (71-0251) & AS-1
Request: Rezone to ASC-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0427](#)

F.7. Application Number: **RZ STD 22-0462**
Applicant: PRO STAR MULTI SERVICES LLC
Location: W Side of Jefferson Rd & 1180ft S of E Fowler Ave.
Folio Number: 61157.5000 & 61159.0000
Acreage: 0.62 acres more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Rezone to RSC-9
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0462](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: RZ-PD 21-1231
Applicant: MIROSLAV MITUSINA
Location: SE Corner of 10th Ave SW & 10th St SW.
Folio Number: 56418.0000
Acreage: 3.16 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & Southshore Areawide Systems
Existing Zoning: PD (16-1336)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-1231](#)

G.1.B. Application Number: PRS 22-0153
Applicant: CONSTANCE D. SILVER, PE, LEED AP
Location: 1112 SW 10th St.
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
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-0153](#)

G.2.A. Application Number: **RZ-PD 21-0959**
Applicant: LENNAR HOMES, LLC
Location: E Side of W Lake Dr & 1545ft N from Bishop Rd.
Folio Number: 79525.0000, 79527.0000 & 79527.0100
Acreage: 74.75 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0959](#)

G.2.B. Application Number: **MM 21-1342**
Applicant: HILLSBOROUGH COUNTY SCHOOL BOARD
Location: NE Corner of W Lake Dr & Brigman Ave.
Folio Number: 79005.0000, 79016.0050, 79458.0000, 79458.0100
 79458.0200 & 79458.0258
Acreage: 100.34 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma
Existing Zoning: PD (14-0319)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-1342](#)

G.2.C. Public Hearing - Developer Agreement for West Lake Drive Improvements

Conduct the first of two required public hearings to enter into a developer agreement with Hillsborough County Schools (District) and Lennar Homes, LLC (Developer). The agreement provides for improvements to West Lake Drive, improvements to the intersection of West Lake Drive and SR 674, and public utility extensions. Additionally, District will reimburse the Developer for a portion of road and utility costs, school concurrency will be satisfied by payment of a proportionate share mitigation by Developer to District, allow Developer to alternatively satisfy mobility fee obligations by constructing intersection improvements consistent with the Mobility Fee Ordinance, Ordinance 16-8.

The purpose of this first public hearing is for the Board of County Commissioners to receive public input and to provide input to staff. No final action is required at this time. The second public hearing will be held on June 7, 2022

Attachments: [West Lake Agenda DA.5-10-22 \(002\)](#)

G.2.D. Public Hearing - Vacating Petition V22-0003, a Petition by West Lake, LLC and Maritza and Gary Pippin**To vacate portions of unimproved platted public right-of-way, in Wimauma.**

Adopt a Resolution vacating portions of unimproved platted public right-of-way within the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County, and being more particularly described in the Resolution.

The petitioners have submitted this vacate request in support of redeveloping and rezoning the area into a residential subdivision. The proposed vacate area is located within Folio No. 79525-0000 (no physical address) and 79525-0400 (2299 Roosevelt Street), generally lying north of Bishop Road, west of South County Road 579, and south of State Road 674, in Wimauma, and consists of approximately 139,592 square feet (3.204 acres). 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: [V22-0003](#)

H. COMMISSIONERS' ITEMS**I. STAFF ITEMS****I.1. Evaluation and Appraisal Notification Letter to the Department of Economic Opportunity**

Attachments: [Agenda item Hillsborough County EAL May 2022 BOCC](#)

J. COUNTY ATTORNEY'S ITEMS**K. OFF THE AGENDA ITEMS****ADJOURNMENT**