



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE RESULTS - FINAL

9:00 A.M. TUESDAY, January 12, 2021

**R. W. Saunders Sr. Public Library
Ada T. Pain 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

Present: Commissioner Pat Kemp, Commissioner Kimberly Overman, Commissioner Ken Hagan, Commissioner Mariella Smith, Commissioner Gwen Myers, and Commissioner Harry Cohen

Absent: Commissioner Stacy White

A. WITHDRAWALS, CONTINUANCES AND REMANDS

A.1. RZ-PD 18-0996 STREETFRONT COMMERCIAL PROPERTIES LLC

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.2. PRS 20-0516 SIUL GONZALEZ ALVAREZ

This application is Out of Order and is being continued to the February 09, 2021 Board of County Commissioners Land Use meeting at 9:00 A.M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.3. PRS 20-0949 TSP COMPANIES, INC

This application is Out of Order and is being continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.4. PRS 20-0977 BROTHERS FOUR OF TAMPA, LLC

This application is being Continued by Staff to the February 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A.M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.5. PRS 20-1286 DAVID M. MECHANIK-MECHANIKNUCCIO HEARNE & WESTER, P.A.

This Application has been withdrawn by the applicant.

Result: Approved

Motion: Withdrawn.

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.6. PRS 20-1306 THE STELLAR GROUP/ ANDREW MCDEVITT

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.7. PRS 20-1310 BALM GROVE LLC

This application is being Continued by Staff to the February 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

A.8. Application Number: PRS 20-1315
Applicant: EISENHOWER PROPERTY GROUP, LCC.
Location: 15063 Balm Rd.
Folio Number: 77876.0000
Acreage: 155.72 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Community Plan: Balm, Southshore Areawide Systems plan
Existing Zoning: PD (17-0619)
Request: Minor Modification to PD

- Modify location and design of Village Node
- Modify location of access points and internal roadway network
- Modify location of stormwater ponds

RECOMMENDATION: Approvable, subject to conditions

Result: Continued

Motion: Continued to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

A.9. PRS 21-0048 ZION PENTECOSTAL CHURCH OF ALL PEOPLE, INC
 Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: Continued to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

A.10. PRS 21-0060 WILLAFORD GROVES, LLC
 This application is Out of Order and is being continued to the March 09, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

Result: Continued

Motion: Continued to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

A.11. PRS 21-0064 GALENCARE, INC

Staff is requesting the item be continued to the March 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

A.12. VP 19-0007 STARLIGHT HOMES FLORIDA, LLC

This Petition is being Continued to the February 09, 2021 Board of County commissioners Land Use meeting at 9:00 A.M.

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

B. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Myers, seconded by Commissioner Cohen, to approve the Consent Agenda. The motion carried by the following vote:

Approved the Consent Agenda

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

B.1. Application Number: MM 19-1462
Applicant: T TRUETT GARDNER AND GARDNER, BREWER MARTINEZ, MONFORT
Location: 215 ft N of Intersection: N Dale Mabry Hwy. / Colby Rd.
Folio Number: 19416.0000 & 19416.0110
Acreage: 4.75 acres, more or less
Comprehensive Plan: OC-20, RES-12 & RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (79-0227)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: consistent with Plan

Result: Approved

B.2. Application Number: RZ-PD 20-0330
Applicant: POTOMAC LAND COMPANY
Location: 1270 ft NE of Intersection: Harney Rd. / Williams Rd.
Folio Number: 60954.0000 & 60954.0200
Acreage: 13.88 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Result: Approved

B.3. Application Number: **RZ-PD 20-0392**
Applicant: PARESH JOSHI, BUILD WELL, LLC.
Location: 230 ft N of intersection: Nixon Rd. / Lynn Rd.
Folio Number: 23776.0000, 23776.1000 & 23778.0000
Acreage: 3.42 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Result: Approved

B.4. Application Number: **RZ-PD 20-0690**
Applicant: HOMES BY WEST BAY, LLC.
Location: 20 ft S of Intersection: 3rd St. / Palm Ave.
Folio Number: 77169.1902 & 77169.1904
Acreage: 20.55 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Result: Approved

B.5. Application Number: **RZ-STD 20-1078**
Applicant: JEROME A PEIRANO
Location: 1102 S 82nd St.
Folio Number: 44488.0000
Acreage: 0.95 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: AS-1
Request: Rezone to BPO
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Result: Approved

B.6. Application Number: RZ-STD 20-1170
Applicant: JONATHAN WAYSMAN
Location: 1502 Valrico Lake Rd.
Folio Number: 69754.0000
Acreage: 0.68 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Valrico
Existing Zoning: ASC-1
Request: Rezone to RSC-9 (R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, with Restrictions
Planning Commission: Consistent with Plan

Result: Approved

B.7. Application Number: RZ-STD 20-1269
Applicant: AMADOR REYNOSO SANDOVAL
Location: 14654 Montayne Ave.
Folio Number: 83341.0000
Acreage: 1.02 acres, more or less
Comprehensive Plan: RES-4
Service Area: Rural
Community Plan: East Rural
Existing Zoning: RSC-6
Request: Rezone to RSC-6 MH
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Result: Approved

- B.8. Application Number:** **RZ-STD 20-1271**
Applicant: CHERRY HALLBACK
Location: 1404 Holloman Rd.
Folio Number: 93033.0500
Acreage: 1.66 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: East Rural
Existing Zoning: AS-1
Request: Rezone to OR
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supported
Planning Commission: Inconsistent with Plan
- Result:** Approved
- B.9. Application Number:** **RZ-STD 20-1274**
Applicant: ROBBINS REAL ESTATE, INC.
Location: 12901 N Nebraska Ave.
Folio Number: 36091.0000
Acreage: 0.62 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: University
Existing Zoning: CN
Request: Rezone to CI
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan
- Result:** Approved
- B.10. Application Number:** **PD 20-1150**
Applicant: BRIDGEVIEW APARTMENTS, LLC & VANTAGE II, OWNER, LLC
Location: 68 ft S of Intersection: Hillsborough Ave. / Reflections Club Dr.
Folio Number: 9099.0200 & 9106.0000
Acreage: 30.4 acres, more or less
Comprehensive Plan: OC-20, RES-20 & RES-6
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: CG & PD (84-0320)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan
- Result:** Approved

B.11. Historic Preservation Tax Exemption for 602 E. Frances Avenue, Tampa, FL

Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the single-family dwelling located at 602 E. Frances Avenue in the Tampa Heights Local Historic District (Folio 191231.0000). The estimated FY 21 loss of ad valorem tax revenue will be approximately \$1,572.31.

Result: Approved

B.12. Historic Preservation Tax Exemption for 210-220 E. Madison Street, Tampa, FL

Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the commercial building located at 210-220 E. Madison Street, a locally designated Historic Landmark. (Folio 193493.0000). The estimated FY 21 loss of ad valorem tax revenue will be approximately \$84,416.33.

Result: Approved

B.13. 7-Eleven #38282 E. Fowler Ave

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and right turn lane) 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 7-Eleven #38282 E. Fowler Ave, located in Section 9, Township 28, 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 Bond in the amount of \$1,833.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Result: Approved

B.14. Echo Park fka Yarbrough

Accept the plat for recording for Echo Park fka Yarbrough, located in Section 23, Township 30, 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 \$183,366.00, a Warranty Bond in the amount of \$156,123.66, 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 \$8,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Result: Approved

B.15. Enterprise Facility #4292

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 Enterprise Facility #4292, located in Section 32, 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 \$4,556.50 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Result: Approved

B.16. Forest Brooke Phase I B

Accept the plat for recording for Forest Brooke Phase I B, located in Section 8, 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 \$418,320.94, a Warranty Bond in the amount of \$1,657.37, 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 \$5,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Result: Approved

B.17. Forest Brooke Phase 4B

Accept the plat for recording for Forest Brooke Phase 4B, 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 \$1,002,041.06, a Warranty Bond in the amount of \$440,013.08, 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 \$16,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Result: Approved

B.18. LaPaloma Unit 2 Phase 3B

Accept the plat for recording for LaPaloma Unit 2 Phase 3B, located in Section 2& 11, Township 32, 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 \$779,481.11, a Warranty Bond in the amount of \$61,493.49, 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 \$2,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Result: Approved

B.19. Memorial Apartments

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (wastewater 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 Memorial Apartments, located in Section 2, Township 29, and Range 17. 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 \$12,588.80 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Result: Approved

B.20. Spencer Creek Phase 2

Accept the plat for recording for Spencer Creek Phase 2, located in Section 16, Township 32, 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 \$3,232,223.09, a Warranty Bond in the amount of \$352,849.06, 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 \$30,500.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Result: Approved

B.21. Thonotosassa Water Main Extension

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) 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 Thonotosassa Water Main Extension, located in Section 9, Township 28, 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 \$1,122.28 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Result: Approved

B.22. Approval of a resolution providing for rendition of the denial of MM 19-1169, an application for a modification of a Planned Development (PD) zoning classification (PD 77-0292), for property within the Office Commercial-20 (OC-20) Future Land Use designation. The Board of County Commissioners denied this rezoning application during the October 13, 2020 Board of County Commissioners Land Use Meeting.

Result: Approved

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

D. PHOSPHATE ITEMS

E. LAND USE

E.1.	Application Number:	PRS 20-1029
	Applicant:	SCHOOL PROPERTY DEVELOPMENT, LLC.
	Location:	5497 N US HIGHWAY 41
	Folio Number:	54240.0000
	Acreage:	11 acres, more or less
	Comprehensive Plan:	SMU-6
	Service Area:	Urban
	Community Plan:	Apollo Beach
	Existing Zoning:	PD (05-1951)
	Request:	Minor Modification to PD
	RECOMMENDATION:	Add additional development option for Charter School Approvable, subject to Conditions.

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.2. Application Number: PRS 20-1106
Applicant: HAYDON DEVELOPMENT GROUP, LLC. / REED HAYDON
Location: 205ft N of Intersection: Euclid Ave. / S Kingsway Rd.
Folio Number: 64010.0000, 64011.0000, 64012.0000, 64013.0000, 64014.0000,64015.0000 & 64021.0000
Acreage: 9.86 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (05-1949)
Request: Minor Modification to PD

- Increase total single family lots from 36 to 37
- Modify single-family lot development standard

RECOMMENDATION: Approvable, subject to conditions

Result: Opened and Continued

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Cohen, that this agenda item be Opened and Continued to the BOCC Land Use, due back on 2/9/2021. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.3. Application Number: PRS 20-1307
Applicant: TODD SCIME
Location: 12847 Balm Riverview Rd.
Folio Number: 77430.0050
Acreage: 10 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (85-0139)
Request: Minor Modification to PD
RECOMMENDATION: Increase building height from 35 to 49 feet
Approvable, Subject to Conditions

Result: Approved

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Hagan, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.4. Application Number: PRS 20-1312
Applicant: SAM AREF-AREFCO INTERNATIONAL, INC.
Location: 70 ft N of Intersection: W Busch Blvd. / N Himes Ave.
Folio Number: 23969.0000
Acreage: 17 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale.
Existing Zoning: PD (84-0084)
Request: Minor Modification to PD
RECOMMENDATION: Modify development standards to create three lots and a common area tract for existing dwellings.
 Approvable, Subject to Conditions

Result: Approved

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.5. Application Number: PRS 21-0054
Applicant: GULFWIND HOMES.
Location: 520 ft E of Intersection: Floyd Rd. / Hudson Ln.
Folio Number: 23491.0000 & 23492.0000
Acreage: 9.62 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
RECOMMENDATION: Reduce unit count from 20 to 19
 Modify development standards to add SF lot option.
 Approvable, Subject to Conditions

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.6. Application Number: PRS 21-0063
Applicant: CHRIS HOWELL.
Location: 11401 Trotting Down Dr.
Folio Number: 1704.0152
Acreage: 5.03 acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: PD (00-0624)
Request: Minor Modification to PD
RECOMMENDATION: Add accessory dwelling
 Approvable, Subject to Conditions

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.7. Application Number: PRS 21-0076
Applicant: LIV DEVELOPMENT.
Location: 9250 E Fowler Ave.
Folio Number: 60138.0000
Acreage: 36.25 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: PD (20-0107)
Request: Minor Modification to PD
RECOMMENDATION: Modify development layout on general site plan.
 Approvable, Subject to Conditions

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.8. Application Number: PRS 21-0087
Applicant: WES WOLK, SOUTHERN COMPASS REALTY.
Location: 25 ft W of Intersection: US Highway 301 S. / Desoto Rd.
Folio Number: 75610.0000, 75610.0100, & 75610.0200
Acreage: 4.91 acres, more or less
Comprehensive Plan: SMU- 6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (18-0401)
Request: Minor Modification to PD
RECOMMENDATION: Modify conditions/site plan to allow two existing buildings and parking areas to remain in current location. Approvable, Subject to Conditions

Result: Approved

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

E.9. CDD 20-0845 PETITION TO ESTABLISH THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD).

Establish the South Creek Community Development District (CDD) in accordance with the attached ordinance . No direct financial impact to the County will occur as a result of this petition. Of the approximate total of \$17,600,000 budgeted for COD-qualified common area infrastructure development costs ("common costs"), it is estimated that about \$5,663,828 (or about 32.92% of total development costs) will be funded with long-tenn CDD bond proceeds.

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Myers, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

F. PETITIONS WITH NO ORAL ARGUMENT FILED

F.1. Application Number: MM 20-1070
Applicant: CRAIG BAZARSKY
Location: 60 ft W of Intersection: US Highway 301 S. / 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
Existing Zoning: PD (20-0182)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Result: Denied

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Cohen, that this agenda item be Denied. The motion carried by the following vote:

In Favor: Kemp, Overman, Smith, Myers, and Cohen
Opposed: Hagan
Absent: White

G. REGULAR AGENDA

G.1. Application Number: RZ-PD 19-1344 (Remand)
Applicant: POTOMAC LAND COMPANY.
Location: 30 ft N of Intersection: Hideaway Ln. / Loma Vista Rd.
Folio Number: 88026.0000
Acreage: 15.015 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan
ORAL ARGUMENT

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 2/9/2021. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

G.2. Application Number: MM 20-0310
Applicant: S. ELISE BATSEL, ESQ C/O STEARNS WEAVER MILLER
Location: 20 ft W of Intersection: Simmons Loops. / Simmons Ranch Ct.
Folio Number: 77748.0000 & 77753.0000
Acreage: 147.6 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
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
ORAL ARGUMENT

Result: Approved

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Overman, that this agenda item be Approved Without design Exceptions. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

G.3. Application Number: MM 20-0311
Applicant: S. ELISE BATSEL, ESQ C/O STEARNS WEAVER MILLER
Location: 290 ft N of Intersection: Gate Dancer Rd. / Sea Hero Ave.
Folio Number: 77748.0500
Acreage: 81.36 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach / Riverview
Existing Zoning: PD (06-1147)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan
ORAL ARGUMENT

Result: Approved with Conditions

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Overman, that this agenda item be Approved with Conditions. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen
Absent: White

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H. PUBLIC HEARINGS - RELATED ITEMS

H.1.a HC/CPA 19-06 Future Land Use Map change.

Vicinity of 13437 E. Highway 92, Dover. Proposed change on 3.46± acres from Residential-1 (RES-1) to Suburban Mixed Use-6 (SMU).

Result: Approved

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Hagan, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

H.1.b Application Number:

RZ-PD 20-0154

Applicant:

W.C. SMITH

Location:

13437 E US Highway 92

Folio Number:

82855.0501

Acreage:

3.46 acres, more or less

Comprehensive Plan:

RES-1

Service Area:

Rural

Community Plan:

East Rural

Existing Zoning:

AS-1 (98-0647) & ASC-1 (98-0647)

Request:

Rezone to PD

RECOMMENDATION:

Zoning Hearing Master:

Approval

Development Services:

Approvable, Subject to Conditions

Planning Commission:

Inconsistent with Plan

Result: Approved

Motion: A motion was made by Commissioner Hagan, seconded by Commissioner Smith, that this agenda item be Approved. The motion carried by the following vote:

In Favor: Kemp, Overman, Hagan, Smith, Myers, and Cohen

Absent: White

I. LAND DEVELOPMENT CODE AMENDMENTS

J. COMMISSIONERS' ITEMS

J.1. Commissioner's Recommended Board Motion:

Direct staff to bring back a Land Development Code amendment that will bring special use permits for land excavation directly to the Board of County Commissioners for a public hearing and decision .

Result: Continued

Motion: Continued.to the BOCC Land Use due back on 2/9/2021

K. STAFF ITEMS

L. COUNTY ATTORNEY'S ITEMS

M. OFF THE AGENDA ITEMS

ADJOURNMENT