

# Hillsborough County

*601 E. Kennedy Blvd.  
Tampa, FL 33602*



## Results

**Tuesday, April 13, 2021**

**9:00 AM**

**R. W. Saunders Sr. Public Library  
Ada T. Payne Community Room  
1505 N. Nebraska Ave.**

**BOCC Land Use**

# LAND USE RESULTS

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

**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 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

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

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.2. DRI 19-0841 THE CRESCENT OWNERS ASSOCIATION C/O CIMINELLI REAL STATE SERVICES**

This Application is out of order and is being continued to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9: A.M.

**Attachments:** [19-0841](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.3. PRS 21-0060 WILLAFORD GROVES, LLC**

This Application is out of order and is being continued to the May 11, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

**Attachments:** [21-0060](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.4. PRS 21-0082 TSP COMPANIES, INC**

This Application is out of order and is being continued to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0082](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.5. PRS 21-0204 GOLF AND SEA CLUB, INC**

This Application is out of order and is being continued to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0204](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use. The motion carried by the following vote:

**A.6. PRS 21-0254 MICHAEL MORINA**

The Applicant is requesting the item be continued, as a Matter of Right, to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0254](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.7. PRS 21-0255 PETTERSON PLACE LLC/ DAVID NGUYEN**

Staff is requesting the item be continued to the May 11, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

**Attachments:** [21-0255](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.8. PRS 21-0259 RHODINE DEVELOPMENT LLC**

This Application is out of order and is being continued to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A.M.

**Attachments:** [21-0259](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.9. PRS 21-0311 THE CRESCENT OWNERS ASSOCIATION C/O CIMINELLI REAL STATE**

This Application is out of order and is being continued to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0311](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.10. PRS 21-0357 BENJAMIN M BERRY, P.E- BERRY ENGINEERS LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the June 8, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0357](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.11. PRS 21-0360 CLAYTON BRICKLEMYER, BRICKLEMYER LAW GROUP, P. L**

The Applicant is requesting the item be continued, as a Matter of Right, to the May 11, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

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

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**A.12. PRS 21-0362 CASA VERDE MHC LLC**

Staff is requesting the item be continued to the May 11, 2021 Board of County Commissioners Land Use meeting at 9.00 A. M.

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

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**B. CONSENT AGENDA**

## Approval of the Consent Agenda

A motion was made to approve the Consent Agenda. The motion carried by the following vote:

Approved the Consent Agenda

- B.1. Application Number:** **MM 20-0898**  
**Applicant:** TSP COMPANIES, INC  
**Location:** 75ft W of Intersection: S US Highway 301. / Rice Creek Dr.  
**Folio Number:** 77155.0000, 77146.0000 & 77146.0100  
**Acreage:** 3.47 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**Existing Zoning:** PD (18-1363)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-0898](#)

**Result:** Approved

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

- B.2. Application Number:** **RZ-PD 20-0985**  
**Applicant:** DAVID WILSON, MERITAGE HOMES  
**Location:** 40ft N of Intersection: Eagle Watch Dr. / Riverview Dr.  
**Folio Number:** 49143.0000, 49143.0100, 49143.0200, 49144.0000 & 49145.0000  
**Acreage:** 9.48 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**Existing Zoning:** M, M & RSC-6  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-0985](#)

**Result:** Approved

- B.3. Application Number:** **RZ-PD 20-1248**  
**Applicant:** BALM GROVE LLC  
**Location:** 10005 Symmes Rd.  
**Folio Number:** 77956.6404  
**Acreage:** 1.22 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban

**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**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:** [20-1248](#)

**Result:** Approved

**B.4. Application Number:** **MM 20-1258**  
**Applicant:** CWK FAMILY PARTNERSHIP, LTD  
**Location:** 184 FT NE OF Intersection: Interstate 75 N. / Harney Rd.  
**Folio Number:** 61328.0000  
**Acreage:** 9.83 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** PD (18-1057)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [20-1258](#)

**Result:** Approved

**B.5. Application Number:** **RZ-STD 21-0047**  
**Applicant:** HICHEM MELLITI  
**Location:** 6904 18TH Ave.  
**Folio Number:** 42194.0000  
**Acreage:** 0.15 acres, more or less  
**Comprehensive Plan:** RES-12  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** CG  
**Request:** Rezone to RSC-9  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0047](#)

**Result:** Approved

**B.6. Application Number:** **RZ-PD 21-0108**  
**Applicant:** POTOMAC LAND COMPANY  
**Location:** 711 N Saint Cloud Ave.  
**Folio Number:** 85629.0000



**Acreage:** 7.63 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:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0108](#)

**Result:** Approved

**B.7. Application Number:** **RZ-STD 21-0130**  
**Applicant:** REST HAVEN MEMORIAL PARK INC  
**Location:** 60ft of Intersection: Idlewild Ave. / N 47th St.  
**Folio Number:** 39572.0000, 39573.0000 & 39570.0050  
**Acreage:** 5.001308 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** East Lake Orient Park  
**Existing Zoning:** RSC-9 & RSC-9  
**Request:** Rezone to RSC-3  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0130](#)

**Result:** Approved

**B.8. Historic Preservation Grant Award Agreement for Grant Application # 2021-01 for the historic school House located at 9703 Gunn Highway (Mt. Pleasant AME Church).**  
 Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$1,952.00 for replacement of the roof on the historic school house located at Mt. Pleasant AME Church, 9703 Gunn Highway in Odessa (property folio 2505.0000).

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

**Result:** Approved

**B.9. Historic Preservation Grant Award Agreement for Grant Application # 2021-02, A.P. Dickman House Designated Historic Landmark, 120 Dickman Drive S.W.**  
 Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$12,500.00 for repairs and improvements to the A.P. Dickman House Designated Historic Landmark located at 120 Dickman Drive S.W. in Ruskin (property folio 56235.0000).

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

**Result:** Approved

**B.10. Christopher Estates Subdivision fka Casey Subdivision**

Accept the plat for recording for Christopher Estates Subdivision fka Casey Subdivision, located in Section 08, Township 28, and Range 18. Accept a Performance Bond in the amount of \$308,117.50 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Lot corners are in place and placement has been certified by Edwin B. Keck, Professional Land Surveyor with Gateway Land Surveying.

Attachments:     [B-10](#)

**Result:** Approved

**B.11. Citron Grove aka BeMac Townhomes Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Off-site Improvements (roads, drainage, water and wastewater) for Citron Grove aka BeMac, located in Section 35, Township 27, and Range 17, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction 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 \$375,581.88, a Warranty Bond in the amount of \$30,046.55, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements.

Attachments:     [B-11](#)

**Result:** Approved

**B.12. Citron Grove aka BeMac Townhomes On-Site**

Accept the plat for recording for Citron Grove aka BeMac, located in Section 35, Township 27, and Range 17, 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 \$1,909,325.56, a Warranty Bond in the amount of \$88,481.23, 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 \$7,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments:     [B\\_12](#)

**Result:** Approved

**B.13. Cypress Mill Phase 3**

Accept the plat for recording for Cypress Mill Phase 3, located in Section 35, 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 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 \$3,787,035.44, a Warranty Bond in the amount of \$202,995.16, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$9,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-13](#)

**Result:** Approved

**B.14. Dollar General Store #21781 Ruskin Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, water and 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 Dollar General Store #21781 Ruskin Off-Site, located in Section 18, Township 32, 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 Letter of Credit in the amount of \$19,953.52 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [B-14](#)

**Result:** Approved

**B.15. Forest Brooke Collector Road 2nd Extension Phase 1**

Accept the plat for recording for Forest Brooke Collector Road 2nd Extension Phase 1, 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 \$1,111,680.69, a Warranty Bond in the amount of \$171,841.58, 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 \$156.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-15](#)

**Result:** Approved

**B.16. Gibsonton Self Storage Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway median) 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 Gibsonton Self Storage Off-Site, located in Section 19, Township 30, 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 \$2,570.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:**     [B-16](#)

**Result:** Approved

**B.17. Preserve at Sabal Park Phase II Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, water and 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 Preserve at Sabal Park Phase II Off-Site, located in Section 09, 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 \$51,550.05 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:**     [B-17](#)

**Result:** Approved

**B.18. Southhaven Subdivision**

Accept the plat for recording for Southhaven Subdivision, located in Section 4, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site water, 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 \$3,657,078.16, a Warranty Bond in the amount of \$333,200.00, 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 \$19,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:**     [B-18](#)

**Result:** Approved

**B.19. Sullivan Subdivision aka Arrested Development**

Accept the plat for recording for Sullivan Subdivision aka Arrested Development, A Private Subdivision, located in Section 2, Township 32, and Range 18. Construction has been completed and has been certified by Brett R. Hedstrom, a Florida Professional Engineer, with Brad Design & Engineering, Inc.

**Attachments:** [B-19](#)

**Result:** Approved

**B.20. Touchstone Phase 7**

Accept the plat for recording for Touchstone Phase 7, located in Section 35, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, reclaimed 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 \$31,623.75, a Warranty Bond in the amount of \$13,754.35, 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.

**Attachments:** [B-20](#)

**Result:** Approved

**B.21. Valencia Del Sol Phase 3B**

Accept the plat for recording for Valencia Del Sol Phase 3B, located in Section 32, Township 31, 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 \$681,836.31, a Warranty Bond in the amount of \$18,669.71, 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 \$4,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

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

**Result:** Approved

**B.22. Gibsonton Square Phase 2 Replat**

Accept the re-plat for recording for Gibsonton Square Phase 2 Replat, a Subdivision, located in Section 30, Township 30, and Range 20. Construction has been completed and has been certified by Jorge Hernandez, a Florida Professional Engineer, with Avid Group, LLC

**Attachments:** [B-22](#)

**Result:** Approved

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

**D. PHOSPHATE ITEMS**

**E. LAND USE**

**E.1. Application Number:** PRS 20-0949  
**Applicant:** TSP COMPANIES, INC  
**Location:** 150ft N of Intersection: Bruce B Downs Blvd. / N 42nd St.  
**Folio Number:** 33982.0000, 34636.0000, 34755.0000 & 34784.50000  
**Acreage:** 641.95 acres, more or less  
**Comprehensive Plan:** RES-1, RES-20 & RES-4  
**Service Area:** Urban  
**Community Plan:** Lutz  
**Existing Zoning:** PD (16-1338)  
**Request:** Minor Modification to PD  

- Modify access to Tract C-1 from right-in/right out to right-in only.

**RECOMMENDATION:** Approvable, subject to conditions

Attachments: [20-0949](#)

**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:

**E.2. Application Number:** PRS 20-1315  
**Applicant:** EISENHOWER PROPERTY GROUP, LLC  
**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.

Attachments: [20-1315](#)

**Result:** Approved with Conditions

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

**E.3. Application Number:** PRS 21-0081  
**Applicant:** DALLAS EVANS, P.E  
**Location:** 50ft W of Intersection: Williams Rd. / Sarah Louise Dr.  
**Folio Number:** 65683.5702  
**Acreage:** 1.61 acres, more or less  
**Comprehensive Plan:** CMU-12

**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** IPD-1 (90-0097)  
**Request:** Minor Modification to PD  
 • To add access connection to Broadway Center Blvd.  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [21-0081](#)

**Result:** Approved

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

**E.4. Application Number:** **PRS 21-0260**  
**Applicant:** DEDE GRUNDEL  
**Location:** 1515 Michelin Ct  
**Folio Number:** 33858.0000  
**Acreage:** 11.13 acres, more or less  
**Comprehensive Plan:** P/QP  
**Service Area:** Rural  
**Community Plan:** Lutz  
**Existing Zoning:** PD (90-0113)  
**Request:** Minor Modification to PD  
 • To amend a condition increasing the age limits for the PD-H residents.  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [E-04](#)

**Result:** Approved

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

**E.5. Application Number:** **PRS 21-0359**  
**Applicant:** SENTOSA RIVERVIEW OWNER LLC  
**Location:** Se Corner of S US Highway 301 & Whitt Rd.  
**Folio Number:** 76545.0000, 76546.0000, 76547.0000, 76547.1000, 76548.0000 & 76548.0100  
**Acreage:** 33.53 acres, more or less  
**Comprehensive Plan:** RES- 12  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**Existing Zoning:** PD (18-1049)  
**Request:** Minor Modification to PD  
 • To modify the landscaping screening along the southeast perimeter of the project, south of an FDOT pond.  
**RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [21-0359](#)

**Result:** Approved

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

- E.6. Application Number:** PRS 21-0361
- Applicant:** EASTWOOD MHC LLC
- Location:** 12130 S 41 Hwy.
- Folio Number:** 51241.0000
- Acreage:** 18.59 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** Gibsonton & SouthShore Areawide Systems Plan
- Existing Zoning:** PD (83-0204), CN& CN
- Request:** Minor Modification of PD
  - Modify site plan to allow development of 4 additional permitted mobile home units.
- RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [21-0361](#)

**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:

- E.7. Application Number:** PRS 21-0363
- Applicant:** BERRY BAY DEVELOPMENT, LLC
- Location:** E Side of S US Highway 301 & Saffold Rd.
- Folio Number:** 79637.0000, 79637.0100, 79709.0000, 79715.0000, 79715.4000, 79715.4010, 79715.4012 & 79715.4020
- Acreage:** 417.58 acres, more or less
- Comprehensive Plan:** WVR-2
- Service Area:** Rural
- Community Plan:** Wimauma & SouthShore Areawide Systems Plan
- Existing Zoning:** PD (19-0102)
- Request:** Minor Modification to PD
  - Re-allocate the number of residential units permitted in development pods B, I and J.
  - Reconfigure internal road network in development pod I.
- RECOMMENDATION:** Approvable, subject to conditions

**Attachments:** [21-0363](#)

**Result:** Approved

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

- E.8. CDD 21-0157 PETITION TO ESTABLISH THE CYPRESS RIDGE**  
Establish the Cypress Ridge 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 \$ 23,963,146 (or about 62.2%) of the \$38,536,750 budgeted for CDD-qualified Common area infrastructure development costs (“common costs”) will be funded with long-term CDD



Bond proceeds.

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

**Result:** Approved

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

**F. PETITIONS WITH NO ORAL ARGUMENT FILED**

**F.1. Application Number:** **RZ-PD 20-0389**  
**Applicant:** ELLEL MINISTRIES USA INC  
**Location:** 45ft W of Intersection: E Keysville Rd. / English Acres Dr.  
**Folio Number:** 93530.0000, 93535.0000 & 93536.0000  
**Acreage:** 139 acres, more or less  
**Comprehensive Plan:** A/R & RES-1  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** consistent with Plan

**Attachments:** [20-0389](#)

**Result:** Approved

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

**F.2. Application Number:** **RZ-PD 20-1149**  
**Applicant:** PITTWOOD ASSOCIATES, LLC  
**Location:** 155FT se OF Intersection: Lithia Pinecrest Rd. / Oaklane Rd.  
**Folio Number:** 87304.0000 & 87304.0100  
**Acreage:** 2.36 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (97-0037) & ASC-1  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [20-1149](#)

**Result:** Approved

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

**G. REGULAR AGENDA**

**G.1. Application Number:** **RZ-PD 20-0394**  
**Applicant:** GLH ENTERPRISES, LLLP  
**Location:** 555 N of Intersection: Boyette Rd. / Channing Park Rd.  
**Folio Number:** 88426.0000, 88426.0100 & 88426.0200  
**Acreage:** 13.2 acres, more or less  
**Comprehensive Plan:** RES-2  
**Service Area:** Urban  
**Community Plan:** SouthShore Areawide Systems Plan  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-0394](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Smith, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**G.2. Application Number:** **RZ-PD 20-1265**  
**Applicant:** MATTAMY TAMPA/ SARASOTA, LLC  
**Location:** 1350ft N of Intersection: Balm Boyette Rd. / Canterfield Dr.  
**Folio Number:** 88486.0150, 88486.0200, 88495.0102, 88495.0106 & 88495.0108  
**Acreage:** 102.6 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural  
**Community Plan:** Riverview & SouthShore Areawide Systems Plan  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-1265](#)

**Result:** Denied

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

**G.3. Application Number:** **RZ-STD 20-1279**  
**Applicant:** MAGNO MELO  
**Location:** 6911 Gibsonton Dr.  
**Folio Number:** 50344.0000  
**Acreage:** 1.24 acres, more or less

**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Gibsonton  
**Existing Zoning:** ASC-1  
**Request:** Rezone to CG  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-1279](#)

**Result:** Approved

**Motion:** A motion was made by Commissioner Smith, seconded by Commissioner Cohen, to approve recommendation for denial. The motion carried by the following vote:

**G.4. Application Number:** **RZ-STD 20-1282**  
**Applicant:** RUSSELL VERSAGGI  
**Location:** 16029 Livingston Ave.  
**Folio Number:** 34639.0000  
**Acreage:** 4.79 acres, more or less  
**Comprehensive Plan:** RES-12  
**Service Area:** Urban  
**Community Plan:** None  
**Existing Zoning:** RSC-4, (87-0225)  
**Request:** Rezone to RMC-12 (R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [20-1282](#)

**Result:** Denied

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

**G.5. Application Number:** **MM 21-0033**  
**Applicant:** EISENHOWER PROPERTY GROUP, LLC  
**Location:** 15110 Balm Wimauma Rd.  
**Folio Number:** 77848.0000  
**Acreage:** 177.62 acres, more or less  
**Comprehensive Plan:** RP-2  
**Service Area:** Rural  
**Community Plan:** Balm & SouthShore Areawide Systems Plan  
**Existing Zoning:** PD (18-0304)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions

**Planning Commission:** Consistent with Plan  
**ORAL ARGUMENT**

**Attachments:** [21-0033](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner White, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 05/11/2021. The motion carried by the following vote:

**H. PUBLIC HEARINGS - RELATED ITEMS**

**I. LAND DEVELOPMENT CODE AMENDMENTS**

**J. COMMISSIONERS' ITEMS**

**J.1. Commissioner's Recommended Board Motion**

Direct staff to engage stakeholders in an effort to create a framework for a small-scale Transfer of Development Rights (TDR) pilot project for the Board's consideration.

**Attachments:** [J-01](#)

**Result:** Approved

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

**K. STAFF ITEMS**

**L. COUNTY ATTORNEY'S ITEMS**

**M. OFF THE AGENDA ITEMS**

**ADJOURNMENT**