

Hillsborough County

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



Results

Tuesday, August 10, 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 September 08, 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 Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

A.2. PRS 21-0362 CASA VERDE MHC LLC

This Application is out of order and is being continued to the September 08, 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 Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

A.3. PRS 21-0618 2nd WAVE DEVELOPMENT, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the September 30, 2021 Board of County Commissioners Comprehensive Plan Amendment Public Hearing at 6:00 P.M.

Attachments: [21-0618](#)

Result: Continued (Other)

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

A.4. PRS 21-0699 LANDMYND SERVICES, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0699](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

A.5. PRS 21-0840 JUGGERKNOT, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0840](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

A.6. PRS 21-0918 SACRED HEART KNANAYA CATHOLIC MISSION OF TAMPA FL

The Applicant is requesting the item be continued, as a Matter of Right, to the September 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0918](#)

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

A.7. Vacating petition V20-0012 STEEN ET AL

This Petition is being Continued to the September 08, 2021 Board of County commissioners Land Use meeting at 9:00 A.M.

Result: Continued

Motion: A motion was made by Commissioner Myers, seconded by Commissioner Overman, that this agenda item be Continued to the BOCC Land Use, due back on 09/08/2021. The motion carried by the following vote:

B. CONSENT AGENDA

Approval of the Consent Agenda

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

Approved the Consent Agenda

- B.1. Application Number:** MM 21-0036
- Applicant:** JUVIER ENTERPRISES, LLC
- Location:** 20ft W of Intersection: Orient Rd./ Evansbrook Ct.
- Folio Number:** 41140.5000 & 41140.0000
- Acreage:** 3.29 acres, more or less
- Comprehensive Plan:** LI-P
- Service Area:** Urban
- Community Plan:** East Lake Orient Park
- Existing Zoning:** PD & ZC
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-0036](#)

Result: Approved

- B.2. Application Number:** MM 21-0038
- Applicant:** DDKR, LLC
- Location:** 5020 Garden Ln.
- Folio Number:** 40453.0000
- Acreage:** 0.32 acres, more or less
- Comprehensive Plan:** CMU-12

Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (92-0058)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0038](#)

Result: Approved

B.3. Application Number: **RZ-PD 21-0318**
Applicant: KB HOME TAMPA LLC
Location: 30ft S of Intersection: Symmes Rd./ Ventana Groves Blvd.
Folio Number: 77195.0000 & 77196.0100
Acreage: 50.31 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: PD (84-0166) & AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0318](#)

Result: Remanded

Motion: Zoning Hearing Master

B.4. Application Number: **MM 21-0481**
Applicant: TSSS REAL ESTATE, LLC
Location: 10501 Riverview Dr.
Folio Number: 75641.0000
Acreage: 0.61 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: PD (79-0130)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0481](#)

Result: Approved

B.5. Application Number: **RZ-PD 21-0482**
Applicant: MARK BENTLEY, ESQ, B.C.C, AICP
Location: 3208 W Minnehaha St.
Folio Number: 31162.0000
Acreage: 0.42 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: None
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0482](#)

Result: Approved

B.6. Application Number: **MM 21-0559**
Applicant: BRICKLEMYER LAW GROUP, P. L
Location: 9234 Causeway Blvd.
Folio Number: 44671.0000
Acreage: 4.9 Acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (06-2105) & PD (19-1445)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [21-0559](#)

Result: Approved

B.7. Application Number: **RZ-STD 21-0576**
Applicant: TRI-COUNTY HAULING & DEMOLITION, LLC
Location: 5508 W Linebaugh Ave.
Folio Number: 23872.0000
Acreage: 3.58 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: None
Existing Zoning: AI
Request: Rezone to M
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-0576](#)

Result: Approved

B.8. La Paloma Preserve

Accept the plat for recording for La Paloma Preserve, located in Section 11, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (sidewalks, 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 \$2,331,182.38, a Warranty Bond in the amount of \$37,893.65, 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 \$9,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-08](#)

Result: Approved

B.9. Retail at Gunn Highway

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 Retail at Gunn Highway, located in Section 21, 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 \$5,339.95 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-09](#)

Result: Approved

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

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 21-0360
Applicant: BRICKLEMYER LAW GROUP, P. L
Location: SW & NW Corners of S US Highway 301 & 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 & Southshore Areawide Systems Plan
Existing Zoning: PD (20-0182)
Request: Minor Modification to PD
 • Remove requirement for commercial buildings to have a pitched roof
RECOMMENDATION: Approval

Attachments: [21-0360](#)

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 21-0591
Applicant: TROY CARTER
Location: NW Corner of E Sligh Ave & Harney Rd.
Folio Number: 38417.2306 & 38417.2310
Acreage: 3.44 acres, more or less
Comprehensive Plan: CMU-12 & RES-20
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (92-0176), PD (83-0401) & CI
Request: Minor Modification to PD
 • Modify site plan to relocate building, parking and stormwater
RECOMMENDATION: Approvable, with conditions

Attachments: [21-0591](#)

Result: Approved

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

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 21-0297**
Applicant: BLUE SKY COMMUNITIES, LLC
Location: 4450 County Rd 579.
Folio Number: 64833.0100
Acreage: 19.4 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: AR & RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0297](#)

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:

F.2. Application Number: **RZ-PD 21-0314**
Applicant: GARY MILLER, DAVID WEEKLEY HOMES
Location: 13515 Lake Magdalene Blvd.
Folio Number: 18844.0000
Acreage: 58.54 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: RSC-4
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supported
Planning Commission: Inconsistent with Plan

Attachments: [21-0314](#)

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:

F.3. Application Number: **RZ-PD 21-0494**
Applicant: TRIANGLE RESOLUTIONS
Location: 6013 Brandon Cir.
Folio Number: 73934.0000
Acreage: 2.11 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban

Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: RSC-2
Request: Rezone from RSC-2 to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Approvable, Subject Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0494](#)

Result: Approved

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

F.4. Application Number: **MM 21-0561**
Applicant: BERRY RED FARMS, LLC
Location: 4502 Roebuck Rd.
Folio Number: 86921.0000
Acreage: 2.16 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: PD & ZC
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0561](#)

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:

F.5. Application Number: **RZ-STD 21-0700**
Applicant: JORGE SALMERON & ALICIA SALMERON
Location: 5615 W O Griffin Rd.
Folio Number: 85248.0000
Acreage: 9.21 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: PD
Request: Rezone from PD (12-0257) to AS-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-0700](#)

Result: Denied

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

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 21-0507**
Applicant: CIRCLE K STORES, INC
Location: SE Corner of Ehrlich Rd & Turner Rd
Folio Number: 18960.0360 & 18960.0380
Acreage: 12.32 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (74-0004), PD (85-0433) & PD (83-0333)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [21-0507](#)

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:

G.1.B. Application Number: **PRS 21-0770**
Applicant: CIRCLE K. STORES, INC
Location: 5330 Ehrlich Rd.
Folio Number: 18960.0360
Acreage: 11.42 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (74-0004) & PD (83-0333)
Request: Minor Modification to PD

- Modify site plan and conditions to provide for removal of parcel from Planned Development

RECOMMENDATION: Approval, with Conditions

Attachments: [21-0770](#)

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:

H. LAND DEVELOPMENT CODE AMENDMENTS

- I. COMMISSIONERS' ITEMS**
 - J. STAFF ITEMS**
 - K. COUNTY ATTORNEY'S ITEMS**
 - L. OFF THE AGENDA ITEMS**
- ADJOURNMENT**