

Hillsborough County

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



Results

Tuesday, October 12, 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 November 09, 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 Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.2. RZ-PD 21-0422 CLINT CUFFLE, P.E.

Staff is requesting the item be continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-0422](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.3. PRS 21-0474 SALEM HOLDINGS LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0474](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.4. PRS 21-0695 CLINT CUFFLE, P.E.

Staff is requesting the item be continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-0695](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.5. PRS 21-0696 CLINT CUFFLE, P.E.

This Application is out of order and is being continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-0696](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.6. PRS 21-0840 JUGGERKNOT, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the November 09, 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 Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.7. PRS 21-0918 SACRED HEART KNANAYA CATHOLIC MISSION OF TAMPA FL

This Application is out of order and is being continued to the November 09, 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 Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.8. PRS 21-1034 EQUITAS MANAGEMENT GROUP

The Applicant is requesting the item be continued, as a Matter of Right, to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1034](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.9. PRS 21-1136 QUETZAL MEXICAN CUISINE LLC DBA GRAND HACIENDA

The Applicant is requesting the item be continued, as a Matter of Right, to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1136](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.10. PRS 21-1137 ERTHEL E. HILL, CAPITAL PROJECTS MANAGER

This Application is out of order and is being continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-1137](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.11. PRS 21-1153 WOODIES WASH SHAK

This Application is out of order and is being continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1153](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

A.12. PRS 21-1155 BIG BEND MEDICAL PARK, LLC

Staff is requesting the item be continued to the November 09, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-1155](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

B. CONSENT AGENDA

- B.1. Application Number:** RZ-PD 21-0554
- Applicant:** FREDERICK & BARBARA PATRICK
- Location:** SE Corner of E US Highway 92 & Anna Dr.
- Folio Number:** 65056.0000 & 65057.0100
- Acreage:** 16.14 acres, more or less
- Comprehensive Plan:** UMU-20
- Service Area:** Urban
- Community Plan:** Seffner Mango
- Existing Zoning:** AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Denial
- Development Services:** Not Supported
- Planning Commission:** Inconsistent with Plan

Attachments: [21-0554](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

Approval of the Consent Agenda

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

Approved the Consent Agenda

- B.2. Application Number:** RZ-PD 21-0558

Applicant: AMQ INTERNATIONAL CORP
Location: W Side of S Parsons Ave & Laws Ln Intersection.
Folio Number: 66042.0000 & 66044.0000
Acreage: 5.5 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0558](#)

B.3. Berry Bay Villages E, G & L

Accept the plat for recording for Berry Bay Villages E, G & L, located in Section 29, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-Site & Off-Site 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 \$253,966.00, a Warranty Bond in the amount of \$1,065,315.00, 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 \$31,403.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Berry Bay Villages E, G & L](#)

Result: Approved

B.4. Berry Bay Villages Ph I

Accept the plat for recording for Berry Bay Villages Ph I, located in Section 19, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$482,400.00, a Warranty Bond in the amount of \$154,790.00, 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 \$19,033.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Berry Bay Villages Ph I](#)

Result: Approved

B.5. Big Bend Logistics Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway & turn lanes, water main and force 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 Big Bend Logistics, located in Section 14, Township 31, and Range 19. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$39,415.70 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Big Bend Logistics Off-Site](#)

Result: Approved

B.6. Dollar General Store #21929

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (off-site water, roadway, drainage and sidewalks) 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 #21929, located in Section 07, Township 29, and Range 21. 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 \$7,348.55 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Dollar General Store #21929](#)

Result: Approved

B.7. Easthaven Townhomes aka Harney Road Townhomes

Accept the plat for recording for Easthaven Townhomes aka Harney Road Townhomes, located in Section 19, Township 28, and Range 20. Accept a Performance Bond in the amount of \$524,164.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$5,850.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance -Placement of Lot Corners.

Attachments: [Easthaven Townhomes aka Harney Road Townhomes](#)

Result: Approved

B.8. Ferraro/Antonella Pirrone & Adena Group LLC

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (off-site 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 Ferraro/ Antonella Pirrone & Aderra Group LLC, located in Section 22,

Township 27, 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 Check in the amount Of \$1,925.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Ferraro-Antonella Pirrone & Aderra Group LLC](#)

Result: Approved

B.9. Parkway Center Amenity Facility

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (off-site water, wastewater and sidewalks) 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 Parkway Center Amenity Facility, located in Section 13, Township 30, 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 Check in the amount of \$15,838.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Parkway Center Amenity Facility](#)

Result: Approved

B.10. Williams Pointe aka Folsom Property

Accept the plat for recording for Williams Pointe aka Folsom Property, located in Section 20, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-site and off-Site 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 \$2,140,299.64, a Warranty Bond in the amount of \$171,223.975, 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 \$15,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance -Placement of Lot Corners.

Attachments: [Williams Pointe aka Folsom Property](#)

Result: Approved

B.11. Approve a resolution providing for the rendition of the denial of application RZ 21-0700, an application for rezoning from Planned Development (PD) zoning district to AS-1 (Agricultural Single Family). The Board of County Commissioners voted to deny this application during the August 10, 2021 BOCC Land Use Meeting.

Adopt a resolution providing for the rendition of the denial of application RZ 21-0700, an application for Rezoning from Planned Development (PD) zoning district to AS-1 (Agricultural Single Family).

Attachments: [B-11](#)

Result: Approved

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

C.1. Public Hearing - Vacating Petition V20-0012, a Petition by Stephen D. Steen, Diana Marie & Kenneth Marlow Vance, Jacob Miller & Lisa Stockton, and Peter D. & Alison S. Farnan to vacate a portion of a 50-foot wide unimproved platted public right-of-way, in Riverview, abutting Folios 075894-5000, 075891-0100, 075892-0000, and 075893-0000, in Riverview.

(a) Adopt a resolution vacating that east 25-foot wide portion of a 50-foot wide unimproved platted public right-of-way known as Morrison Avenue, lying between lots 7-11, block 1 and lots 5-8, block 2, within the Copeland And Morrison Subdivision of Lot 2 Plat, as recorded in Plat Book 1, Page 48, of the public records of Hillsborough County, and being more particularly described in the Resolution. (b) Accept a drainage easement over an existing ditch that flows to the Alafia River within the subject vacate area and within Folio No. 075894-5000 (as further detailed in the Background).

The Petitioners desire to vacate the area to allow for future use and to allow compliance with setback requirements. The proposed vacate area consists of approximately 5,250 square feet (.12 acres) and is generally located west of US Highway 301, south of Riverview Drive, and east of Moody Road, in Riverview (as further detailed in the Background).

Reviewing departments, agencies, and utility providers have raised no objections, with the exception of Public Works whose consent is conditioned upon (i) the reservation of a drainage easement over a portion of the vacate area, and (ii) the conveyance of a new drainage easement by one of the Petitioners, both of which the requestor has agreed to (as further explained in the Background).

The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

Attachments: [V20-0012](#)

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:

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number:	PRS 21-0699
Applicant:	LANDMYND SERVICES, LLC
Location:	E Side of 4th St SW & 720ft S of W College Ave.
Folio Number:	55263.0000 & 55264.0000
Acreage:	9.02 acres, more or less
Comprehensive Plan:	SMU-6
Service Area:	Urban
Community Plan:	Ruskin & Southshore Areawide Systems Plan
Existing Zoning:	PD (05-1786) & CI
Request:	Minor Modification to PD <ul style="list-style-type: none"> • Eliminate uses and operating hour restrictions, modify building envelopes and adding access points
RECOMMENDATION:	Approvable, subject to Revised Conditions

Attachments: [21-0699](#)

Result: Continued

Motion: A motion was made by Commissioner Overman, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/09/2021. The motion carried by the following vote:

- E.2. Application Number:** PRS 21-1039
- Applicant:** MARK BENTLEY, ESQ, B.C.S, AICP
- Location:** S Side of E Hillsborough Ave & 500ft W of Orient RD.
- Folio Number:** 41188.0000 & 41191.0000
- Acreage:** 2.72 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** East Lake Orient Park
- Existing Zoning:** PD (18-0404)
- Request:** Minor Modification to PD
 - Increase maximum building height from 50 feet to 64 feet and modify number and location of access and cross access points
- RECOMMENDATION:** Approvable, Subject to Proposed Conditions

Attachments: [21-1039](#)

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:

- E.3. Application Number:** PRS 21-1114
- Applicant:** CLINT CUFFLE, P. E
- Location:** 6619 Krycul Ave
- Folio Number:** 74089.0000
- Acreage:** 9.82 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Community Plan:** Riverview
- Existing Zoning:** PD (19-0549)
- Request:** Minor Modification to PD
 - Reduce Townhome minimum lot width from 22 to 20 feet
- RECOMMENDATION:** Approvable, Subject to Proposed Conditions

Attachments: [21-1114](#)

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:

- E.4. CDD 21-1080 PETITION TO CONTRACT THE BOUNDARIES OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT (CDD)**
- Approve the South Bay Community Development District (CDD) boundary modification in accordance with the attached ordinance subject to any changes by the County Attorney’s Office.

Attachments: [21-1080](#)

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:

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 20-1253**
Applicant: RKM DEVELOPMENT CORP C/O WILLIAM LOYD
Location: 500ft N of Intersection: N US Hwy 41. / Cristal Grove Blvd.
Folio Number: 13693.0000
Acreage: 2.6 acres, more or less
Comprehensive Plan: RES-2
Service Area: Rural
Community Plan: Lutz
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [20-1253](#)

Result: Remanded

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Overman, that this agenda item be Remanded to the Zoning Hearing Master, due back on 11/15/2021. The motion carried by the following vote:

F.2. Application Number: **MM 21-0116**
Applicant: 7720 VAN DYKE HOLDINGS LLC
Location: 7720 Van Dyke Rd.
Folio Number: 2100.0000
Acreage: 2.72 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: PD (92-0009) & PD (93-0196)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval in Part
Development Services: Approvable in Part, Subject Conditions
Planning Commission: Consistent with Plan in Part

Attachments: [21-0116](#)

Result: Approved

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

F.3. Application Number: **RZ-PD 21-0222**
Applicant: RRGG LLC/ FIRST RATE PROPERTIES, LLC
Location: 430ft E of Intersection: Bloomingdale Ave./ Watson Rd.
Folio Number: 73713.0000 + Multiple
Acreage: 14.45 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban

Community Plan: Brandon
Existing Zoning: AS-1, AS-1, PD (17-0068)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject Conditions
Planning Commission: Inconsistent with Plan

Attachments: [21-0222](#)

Result: Remanded

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Overman, that this agenda item be Remanded to the Zoning Hearing Master, due back on 11/15/2021. The motion carried by the following vote:

F.4. Application Number: **MM 21-0227**
Applicant: MALHI FAMILY BUSINESS, LLC
Location: NW Corner of Gunn Hwy & N Mobley Rd.
Folio Number: 1916.0100, 1916.0110
Acreage: 54.16 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: PD (98-0503), PD (98-0503) & KCAC
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Supportable with conditions
Planning Commission: Consistent with Plan

Attachments: [21-0227](#)

Result: Approved

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

F.5. Application Number: **MM 21-0417**
Applicant: DUNE FL LAND I SUB LLC AND SOUTHSORE BAY CLUB LLC
Location: Approximately 1550ft S of Lagoon Shore Blvd & Jackel Chase Dr
 Intersection.
Folio Number: 78878.0000 & 78878.0010
Acreage: 46 acres, more or less
Comprehensive Plan: RES-6 & RES-4
Service Area: Urban
Community Plan: Wimauma & Southshore Areawide Systems Plan
Existing Zoning: PD (05-0210)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with the Plan

Attachments: [21-0417](#)

Result: Remanded

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Smith, that this agenda item be Remanded to the Zoning Hearing Master, due back on 11/15/2021. The motion carried by the following vote:

- F.6. **Application Number:** **RZ-PD 21-0742**
- Applicant:** IPS ENTERPRISES, INC
- Location:** SW Corner of Skewlee Rd & Hart Pond Dr.
- Folio Number:** 60819.0000 & 60821.0000
- Acreage:** 15.1 acres, more or less
- Comprehensive Plan:** RES-1
- Service Area:** Rural
- Community Plan:** Thonotosassa
- Existing Zoning:** AS-1 & AR
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-0742](#)

Result: Remanded

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Cohen, that this agenda item be Remanded to the Zoning Hearing Master, due back on 11/15/2021. The motion carried by the following vote:

- F.7. **Application Number:** **MM 21-0747**
- Applicant:** ELLIS NATIONAL BANK OF W. HILLSBOROUGH C/O BANK OF AMERICA NC 1
- Location:** 8302 W Hillsborough Ave.
- Folio Number:** 10237.0000
- Acreage:** 2.27 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Town N Country
- Existing Zoning:** PD (78-0249) HAOD
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-0747](#)

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:

- F.8. **Application Number:** **RZ-PD 21-0749**
- Applicant:** CHERYL CURRIE KILCOYNE, DOUBLE E LAND COMPANY, LLC,

Location: CURRIE INVESTMENTS, INC
 SE Corner of N Dale Mabry Hwy & W Idlewild Ave.
Folio Number: 29247.0000 & 29248.0000
Acreage: 6.5 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: None
Existing Zoning: CG & CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0749](#)

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:

F.9. Application Number: **RZ-STD 21-0942**
Applicant: MICHAEL G. TAYLKOR AND DENNIS M. TAYLOR
Location: 2909 N Wilder Rd.
Folio Number: 89867.0000
Acreage: 6.45 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR
Request: Rezone from AR to ASC-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-0942](#)

Result: Approved

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

F.10. Application Number: **RZ-STD 21-0970**
Applicant: CHASE CLARK
Location: 13201 Lewis Gallagher Rd.
Folio Number: 82777.0000
Acreage: 4.85 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: None
Existing Zoning: AR
Request: Rezone from AR to ASC-1

RECOMMENDATION:

Zoning Hearing Master:	Approval
Development Services:	Approval
Planning Commission:	Consistent with Plan

Attachments: [21-0970](#)

Result: Approved

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

- G. PUBLIC HEARINGS - RELATED ITEMS**
- H. LAND DEVELOPMENT CODE AMENDMENTS**
- I. COMMISSIONERS' ITEMS**
- J. STAFF ITEMS**
- K. COUNTY ATTORNEY'S ITEMS**
- L. OFF THE AGENDA ITEMS**
- ADJOURNMENT**