

Hillsborough County

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



Results

Tuesday, June 7, 2022

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 July 26, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.2. PRS 22-0523 MORONDA HOMES

This application is being Continued by the Applicant, as Matter of Right, to the July 26, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0523_Q](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.3. PRS 22-0657 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the July 26, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0657](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.4. PRS 22-0730 MARK BENTLEY, ESQ, B.C.S AICP

This Application is being Continued by the Applicant, as Matter of Right, to the July 26, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0730](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.5. PRS 22-0738 ERTHELL HILL

Staff is requesting the item be continued to the July 26, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0738](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.6. PRS 22-0739 DR. CRAIG AMSHEL

Staff is requesting the item be continued to the July 26, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-0739](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.7. PRS 22-0844 KAMI CORBETT, HILL WARD HENDERSON

This Application is being Continued by the Applicant, as Matter of Right, to the July 26, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0844](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

A.8. V21-0013 Vacate Platted Public Drainage Easements, Valencia Del Sol Phase 1 (Hillsborough County Associates IV, LLLP)

This application has been withdrawn by the applicant.

Result: Withdrawn

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

B. CONSENT AGENDA

Approval of the Consent Agenda

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

Approved the Consent Agenda

B.1. Application Number:	MM 22-0102
Applicant:	CP SEFFNER MHC LLC
Location:	700 N Kingsway Rd.
Folio Number:	63530.0000
Acreage:	20.17 acres, more or less
Comprehensive Plan:	RES-4
Service Area:	Urban
Community Plan:	Seffner Mango
Existing Zoning:	PD (80-0180)
Request:	Major Modification to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, subject to conditions
Planning Commission:	Consistent with Plan

Attachments: [22-0102](#)

B.2. Application Number: **RZ-PD 22-0152**
Applicant: MARK BENTLEY, ESQ, B.C.S. AICP
Location: SW Corner of Lynn Rd & Trial Ridge Ln.
Folio Number: 23812.0000, 23812.0050 & 23827.5000
Acreage: 0.83 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

Attachments: [22-0152](#)

Result: Approved

B.3. Application Number: **RZ-PD 22-0440**
Applicant: BUILDING HOPE PREDEVELOPMENT, LLC
Location: 6614 Grace Sweat Rd.
Folio Number: 77754.0000
Acreage: 9.87 acres, more or less
Comprehensive Plan: SMU-6
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

Attachments: [22-0440](#)

Result: Approved

B.4. Heritage Estates Phase 1 fka Graceland Village
 Accept the plat for recording for Heritage Estates Phase 1 fka Graceland Village, located in Section 08, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot 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 \$259,141.25, a Warranty Bond in the amount of \$98,882.54, and authorize the Chairman to execute the Subdivider's Agreement for Construction and

Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$6,475.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Heritage Estates Phase 1 fka Graceland Village](#)

Result: Approved

B.5. Lake Gallagher Subdivision

Accept the plat for recording for Lake Gallagher Subdivision, located in Section 08, Township 29, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot 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 \$387,061.18, a Warranty Bond in the amount of \$41,384.55, 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 \$3,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Lake Gallagher Subdivision](#)

Result: Approved

B.6. Magnolia Estates Subdivision

Accept the plat for recording for Magnolia Estates Subdivision, located in Section 13, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (roadway, sidewalks and water) for Maintenance upon proper completion, submittal and approval of all required documentation. 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 \$3,696.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Off-Site Improvements.

Construction has been completed and has been certified by Christopher S. McNeal, a Florida Professional Engineer, with McNeal engineering, Inc. Lot corners are in place and placement has been certified by Arthur W. Merritt, Professional Surveyor and Mapper with Amerritt, Inc.

Attachments: [Magnolia Estates Subdivision](#)

Result: Approved

B.7. Seffner Self Storage Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (watermain) 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 Seffner Self Storage Off-Site located in Section 11, 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 \$2,629.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Seffner Self Storage Off-Site](#)

Result: Approved

B.8. Sentosa Riverview Retail Phase 2

Accept the plat for recording for Sentosa Riverview Retail Phase 2, located in Section 20, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (watermain extension) 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 \$143,981.25, a Warranty Bond in the amount of \$11,518.50, 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 \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Sentosa Riverview Retail Phase 2](#)

Result: Approved

B.9. The Heights Townhomes Phase 1

Accept the plat for recording for The Heights Townhomes Phase 1, 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 (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 Check in the amount of \$16,875.00, a Warranty Check in the amount of \$10,661.50, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$4,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance Placement of Lot Corners.

Attachments: [The Heights Townhomes Phase 1](#)

Result: Approved

B.10. Triple Creek Blvd Extension Section 2 Ph 1 & 2

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, drainage, wall, sidewalks and forcemain) 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 Triple Creek Blvd Extension Section 2 Ph 1 & 2

located in Section 12, Township 31, 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 \$20,660.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Triple Creek Blvd Extension Section 2 Ph 1 & 2](#)

Result: Approved

B.11. Valri Forest Phase 1 & 2

Accept the plat for recording for Valri Forest Phase 1 & 2, located in Section 08, Township 29, and Range 21, 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 comers upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,965,595.66, a Warranty Bond in the amount of \$237,247.65, 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 \$15,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Valri Forest Phase 1 & 2](#)

Result: Approved

B.12. Waterset Town Center Phase 1 and 2 Lot 4 Replat

Accept the plat for recording for Waterset Town Center Phase 1 and 2 Lot 4 Replat, , located in Section 22, Township 31, and Range 19. Construction has been completed and has been certified by Eric N Francis, a Florida Professional Engineer, with Heidt Design, LLC.

Attachments: [Waterset Town Center Phase 1 and 2 Lot 4 Replat](#)

Result: Approved

B.13. Approve a resolution providing for the rendition of the denial of application RZ 21-0962, an application for rezoning from the ASC-1 and RSC-3 zoning districts to a Planned Development. The Board of County Commissioners voted to deny this application during the May 10, 2022 Board of County Commissioners Land Use Meeting.

Adopt a resolution providing for the rendition of the denial of application RZ 21-0962, an application for rezoning from the ASC-1 and RSC-3 zoning districts to a Planned Development.

Attachments: [B-13 Combine AL for 21-0962 Q](#)

Result: Approved

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

C.1. Public Hearing - Vacating Petition V22-0001, by Alessandra Gallastegui and Thomas and Petra Alexander to vacate a portion of 15-foot wide unimproved platted public right-of-way, in Greater

Carrollwood Northdale.

Adopt a Resolution vacating a portion of 15-foot wide unimproved platted public right-of-way within the plat of Keystone Park Colony, as recorded in Plat Book 5, Page 55, of the public records of Hillsborough County, and being more particularly described in the Resolution. The petitioners, Alessandra Gallastegui and Thomas and Petra Alexander, have submitted this vacate request to join the two lots within Folio No. 16011-0000 that are bisected by the subject right-of-way. The proposed vacate area is located at 16213 Dew Drop Lane, within Folio No. 16011-0000, generally lying southwest of Hutchinson Road and east of Dew Drop Lane, in Greater Carrollwood Northdale, and consists of approximately 816 square feet (.02 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request; however, Spectrum has requested the reservation of a utility easement over the proposed vacate area due to facilities located and maintained therein. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

Attachments: [V22-0001](#)

Result: Approved

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

C.2. Public Hearing - Vacating Petition V21-0014, by Edith Sylvia Knox, as Trustee of the Knox Living Trust dated August 8, 2008 to vacate a portion of 50-foot wide unimproved platted public right-of-way, in Plant City for more efficient farming operations

Adopt a Resolution vacating a portion of 50-foot wide unimproved platted public right-of-way within the plat of the Subdivision of SE ¼ of Section 1 and of NE ¼ of Section 12 Township 29 S. Range 22 E, as recorded in Plat Book 6, Page 46, of the public records of Hillsborough County, and being more particularly described in the Resolution. The petitioner, Edith Sylvia Knox, as Trustee of the Knox Living Trust dated August 8, 2008, has submitted this vacate request to create one contiguous property for more efficient farming operations. The proposed vacate area is located at 3010 South Wiggins Road, within Folio No. 91020-0000, generally lying south of Medulla Road, west of South County Line Road, and north of Ralston Road, in Plant City, and consists of approximately 49,500 square feet (1.14 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request; however, Tampa Electric Company has requested the reservation of an easement over a portion of the vacate area due to an overhead primary line located and maintained therein. The County has received objections from six neighboring property owners who object to the vacating on the basis that it could lead to the property being redeveloped into a warehouse in the future and could harm their property values. The Planning Commission review has indicated no adverse impacts as the future land use of the property is Residential-1. 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: [V21-0014](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: SU-LE 21-1224
Applicant: STEPHEN J DIBBS

Location: NW Corner of W Lutz Lake Fern Rd & Cypress Bridge Dr.
Folio Number: 12933.0000, 12934.0000, 12935.0000, 12937.0000, 12937.0150
 12939.0000, 12940.0000 & 12944.0000
Acreage: 320 Acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Community Plan: Keystone Odessa
Existing Zoning: AR
Request: Special Use Land Excavation
 • Special Use Permit for Land Excavation to extend expiration date for expired land excavation
RECOMMENDATION: Not supported

Attachments: [21-1224](#)

Result: Withdrawn

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

E.2. Application Number: **PRS 22-0733**
Applicant: 18TH STREET DEVELOPMENT, LLC
Location: 5049 Bell Shoals Rd.
Folio Number: 76740.0100
Acreage: 17.04 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (18-0100)
Request: Minor Modification to PD
 • Modify building/site development layout
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-0733](#)

Result: Approved

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

E.3. Application Number: **PRS 22-0822**
Applicant: MG3 RIVERVIEW, LLC
Location: NW Corner of Symmes Rd & Fern Hill Dr.
Folio Number: 77189.0200 & 77190.0000
Acreage: 20.13 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (18-1058)
Request: Minor Modification to PD
 • Modify entitlements and site development layout
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [22-0822](#)

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. CDD 22-0551 PETITION TO ESTABLISH THE WATERSET SOUTH COMMUNITY DEVELOPMENT

DISTRICT (CDD)

Establish the Waterset South 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 total \$122,547,611 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$25,175,600 (or 21%) of those costs will be funded with long-term CDD bond proceeds.

Attachments: [22-0551](#)

Result: Continued

Motion: A motion was made by Commissioner Smith, seconded by Commissioner Kemp, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

E.5. Public Hearing - Developer Agreement for West Lake Drive Improvements

Conduct the second of two required public hearings and approve a developer agreement with Hillsborough County Schools (District) and Lennar Homes, LLC (Developer). The agreement provides for construction by the Developer of improvements to West Lake Drive, as well as improvements to the intersection of West Lake Drive and SR 674, as alternative mobility fee satisfaction, which will support the impacts of a three-school educational campus on West Lake Drive. The agreement will also provide for the satisfaction of school concurrency by payment of a proportionate share mitigation by Developer to the School District and for the Developer to construct and receive reimbursement for access and utility improvements required by the educational campus.

Attachments: [West Lake Agenda DA 2nd PH](#)

Result: Approved

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

F. REGULAR AGENDA

- F.1. Application Number:** RZ-PD 21-0110 (Remand)
- Applicant:** GHASSAN S MOUSA
- Location:** 11216 McMullen Rd.
- Folio Number:** 76828.5382
- Acreage:** 1 acre, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** Riverview and Southshore Areawide Systems Plan
- Existing Zoning:** RSC-2
- Request:** Rezone to PD
- RECOMMENDATION:**

Zoning Hearing Master: Denial
Development Services: Not supportable
Planning Commission: Inconsistent with the Plan

Attachments: [21-0110](#)

Result: Approved

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

F.2. Application Number: **MM 21-0169 (Remand)**
Applicant: TODD PRESSMAN
Location: 5326 Williams Rd.
Folio Number: 65027.0000
Acreage: 21.82 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (00-0171)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with the Plan

Attachments: [21-0169](#)

Result: Continued

Motion: A motion was made by Commissioner Cohen, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 07/26/2022. The motion carried by the following vote:

F.3. Application Number: **SU-GEN 22-0609**
Applicant: CAST-CRETE USA, LLC
Location: 550ft SW of County Rd 579 & Thomas Rd Intersection.
Folio Number: 62291.0000 & 62439.0000
Acreage: 25.93 acres, more or less
Comprehensive Plan: RES-4
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AS-1 & CG
Request: SU-Nonconformity
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0609](#)

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

G.1.A. 22-0735 Apollo Beach DRI #59

Staff recommends that the Board of County Commissioners approve the proposed changes for the Apollo Beach Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Apollo Beach Map H dated March 30, 2022.

This development order amendment is accompanied by related application PRS 22-0429, which is a modification to PD 77-0123 (as most recently modified by PRS 20-0384).

Attachments: [22-0735](#)

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.1.B. Application Number:** PRS 22-0429
- Applicant:** IMPACT APOLLO BEACH VENTURES, LLC
- Location:** 5600ft NW of Golf & Sea Blvd & signet Dr Intersection.
- Folio Number:** 52104.0100, 52664.0000, 52663.0000, 52662.0000, 52661.0000, 52660.0000, 52659.0000, 52658.0000, 52657.0000, 52656.0000, 52655.0000, 52654.0000, 52653.0000, 52652.0000, 52651.0000, 52650.0000, 52649.0000, 52595.0000, 52594.0000 & 52648.0000
- Acreage:** 28.58 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** Apollo Beach
- Existing Zoning:** PD (77-0123)
- Request:** Minor Modification to PD
 - Add development option for single-family detached units to development Pockets 106 and 107
- RECOMMENDATION:** Approvable, subject to conditions

Attachments: [22-0429](#)

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:

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

I.1. Proposed Land Use Meeting Process Land Development Code Amendments

Attachments: [I-01_Proposed Land Use Meeting Process Land Development Code Amendments](#)

Result: Continued (Other)

Motion: Approved to be heard at the August 10th BOCC LDC Workshop.

I.2. Approve the Florida Department of Transportation Public Transportation Grant Agreement for the Intercity Cross Bay Ferry

Approve the three-year grant agreement with the Florida Department of Transportation (FDOT) to provide funding for the operation of the Intercity Cross Bay Ferry (ICBF), totaling \$518,000 for FY23, FY24, and FY25. The ICBF had 62,017 riders in FY22 between Tampa and St. Petersburg over 7-1/2 months and ridership is expected to increase as the Ferry expands to year-round service (projected FY25). The FDOT funding will reduce the subsidies proportionally among the governments who participate in the FY23-FY25 Hillsborough County Inter-City Ferry Service Interlocal Agreement (Interlocal). In FY22, Hillsborough County, Pinellas County, City of Tampa, and City of St. Petersburg (Partners) split the operating cost subsidy equally. The Partners are currently negotiating new terms and participation levels for FY23-FY25. The FDOT grant is written with the flexibility for the grant funds to be split pursuant to any cost-sharing terms agreed to in the FY23-FY25 Interlocal. At current terms, with full equal participation of all four Partners, the FDOT grant would offset Hillsborough County's 25% share of the total subsidy cost (\$190,000 in FY23, \$202,500 in FY24, and \$255,000 in FY25). As further explained in the background, final subsidy cost-sharing percentage for Hillsborough County will be dependent upon the FY23-FY25 Interlocal division of subsidy costs, and levels of participation may increase the amount Hillsborough pays proportionally.

Attachments: [F-04_FDOT funding for CBF - 6.7.22 revised](#)

Result: Approved

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

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT