

# Hillsborough County

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



## Results

**Tuesday, July 26, 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 August 25, 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 Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.2. PRS 21-1153 WOODIES WASH SHAK**

This application is being Continued by the Staff, to the October 11, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [21-1153\\_Q](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 09/11/2022. The motion carried by the following vote:

**A.3. RZ-PD 22-0441 AMH Development, LLC.**

This application has been withdrawn by the applicant

**Attachments:** [22-0441\\_Q](#)

**Result:** Withdrawn

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Withdrawn.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

**A.4. PRS 22-0523 MORONDA HOMES**

This application is being Continued by the Applicant, as Matter of Right, to the August 25, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-0523](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.5. PRS 22-0657 DAVID WRIGHT/ TSP COMPANIES, INC**

This Application is out of order and is being continued to the August 25, 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 Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.6. RZ-STD 22-0697 AMQ INTERNATIONAL CORP**

Staff is requesting the item be continued to the August 25, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [22-0697](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.7. PRS 22-0730 MARK BENTLEY, ESQ, B.C.S AICP**

This Application is out of order and is being continued to the August 25, 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 Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.8. PRS 22-0738 ERTHELL HILL**

Staff is requesting the item be continued to the August 25, 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 Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.9. PRS 22-0739 DR. CRAIG AMSHEL**

Staff is requesting the item be continued to the August 25, 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 Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.10. PRS 22-0833 GALENCARE, INC**

This Application is out of order and is being continued to the August 25, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-0833](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.11. PRS 22-0844 KAMI CORBETT, HILL WARD HENDERSON**

This Application is being Continued by the Applicant, as Matter of Right, to the August 25 , 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 Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.12. PRS 22-0937 BDG CITRUS POINT II, LLC**

This application is being Continued by the Applicant, as Matter of Right, to the August 25 , 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-0937](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.13. PRS 22-0938 SALEM HOLDINGS LLC**

This Application is being Continued by the Applicant, as Matter of Right, to the August 25 , 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-0938](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.14. PRS 22-0940 BDG CITRUS POINT I, LLC**

This application is being Continued by the Applicant, as Matter of Right, to the August 25 , 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [22-0940](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**A.15. PRS 22-0941 BLUE SKY COMMUNITIES, LLC**

This Application is being Continued by the Applicant, as Matter of Right, to the August 25 , 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [22-0941](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

## B. CONSENT AGENDA

### Approval of the Consent Agenda

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

Approved the Consent Agenda

**B.1. Application Number:** **MM 22-0452**  
**Applicant:** WOODFIELD ACQUISITIONS LLC  
**Location:** 60ft SW of Palm River Rd & Estuary Lakes Dr Intersection.  
**Folio Number:** 72210.1304, 72210.1306, 72210.1308, 72210.1316, 72210.1320  
 72210.1322  
**Acreage:** 8.73 acres, more or less  
**Comprehensive Plan:** RMU-35  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** PD (02-0139)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0452](#)

**Result:** Approved

**B.2. Application Number:** **RZ-STD 22-0690**  
**Applicant:** CLAYTON BRICKLEMYER, BRICKLEMYER LAW GROUP P.L.  
**Location:** 10114 Woodberry Rd.  
**Folio Number:** 67888.0100  
**Acreage:** 0.68 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Brandon  
**Existing Zoning:** RSC-6  
**Request:** Rezone to M  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0690](#)

**Result:** Approved

**B.3. Antilla Street Utilities Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (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 Antilla Street Utilities Off-Site located in Section 02, Township 28, and Range 17. Also provide the administrative rights to release the warranty security upon expiration



of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$4,747.35 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Antilla Street Utilities Off-Site](#)

**Result:** Approved

**B.4. Avila Unit 14 Phase 2C**

Accept the plat for recording for Avila Unit 14 Phase 2C, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R Cuffie, a Florida Professional Engineer, with Water Resource Associates, LLC.

**Attachments:** [Avila Unit 14 Phase 2C](#)

**Result:** Approved

**B.5. Davis Heather Estates fka Taylor Road Subdivision**

Accept the plat for recording for Davis Heather Estates fka Taylor Road Subdivision, located in Section 34, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater along with off-site roads 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 \$105,247.50, a Warranty Bond in the amount of \$86,172.16, 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 Comers in the amount of \$1,812.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

**Attachments:** [Davis Heather Estates fka Taylor Road Subdivision](#)

**Result:** Approved

**B.6. Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2**

Accept a new agreement for Construction and Warranty of Required Improvements for Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2 and new sureties for performance and warranty. Grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for each Phase (Phase 4A and a Remaining Phase consisting of Phase 4B, 5B, 6B, 8B and the Collector Road 2nd Extension Phase 2) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction of each Phase upon final acceptance by the Development Review Division of Development Services Department and provide the administrative rights to release the warranty security for each Phase upon expiration of the warranty period for such Phase, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities for such Phase. Also provide the administrative rights to release the original securities placed for the original plat

for Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2 upon acceptance of the new bonds and agreement.  
For Phase 4A accept a new Warranty Bond in the amount of \$24,580.  
For the Remaining Phase accept a new Performance Bond in the amount of \$3,544,618.11, and a new Warranty Bond in the amount of \$129,821.00.  
Authorize the Chair to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements for Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2 and Replacement of Previously Accepted Bonds.  
The original Lot Corners Agreement and Performance Bond for Placement of Lot Corners in the amount of \$25,312.50 will remain in effect.

**Attachments:** [Forest Brooke Separate Phases special agenda item](#)

**Result:** Approved

**B.7. Integra Palms fka Bloomingdale at Simpson Apartments Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, 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 Integra Palms fka Bloomingdale at Simpson Apartments Off-Site located in Section 05, 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 Bond in the amount of \$120,996.72 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Integra Palms fka Bloomingdale at Simpson Apartments Off-Site](#)

**Result:** Approved

**B.8. Mango Terrace Apartments Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, 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 Mango Terrace Apartments 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 Bond in the amount of \$15,732.49 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Mango Terrace Apartments Off-Site](#)

**Result:** Approved

**B.9. Powell Road East of US 41 Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway) 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 Powell Road East of US 41 Off-Site located in Section 11, 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 \$26,330.10 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Powell Road East of US 41 Off-Site](#)

**Result:** Approved

**B.10. Ridgewood South Subdivision fka Cole Parcel Subdivision**

Accept the plat for recording for Ridgewood South Subdivision fka Cole Parcel Subdivision, located in Section 04, Township 31, 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 \$3,907,169.53, a Warranty Bond in the amount of \$373,397.23, 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 \$19,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Ridgewood South Subdivision fka Cole Parcel Subdivision](#)

**Result:** Approved

**B.11. River Park Subdivision Off-Site**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and turnlane) 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 River Park Subdivision Off-Site located in Section 23, Township 28, 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 \$10,097.80 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [River Park Subdivision Off-Site](#)

**Result:** Approved

**B.12. Ventana Phase 5**

Accept the plat for recording for Ventana Phase 5, located in Section 31, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services

Department to administratively accept the Improvement Facilities (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 \$74,448.38, a Warranty Bond in the amount of \$5,955.87, 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 \$500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Ventana Phase 5](#)

**Result:** Approved

**B.13. Waterset - Wolf Creek Phase D2**

Accept the plat for recording for Waterset - Wolf Creek Phase D2, located in Section 26, 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, wastewater and reclaimed water) 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 \$9,647,510.40, a Warranty Bond in the amount of \$745,696.83, 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 \$18,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Waterset - Wolf Creek Phase D2](#)

**Result:** Approved

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

**C.1. 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 Agenda Package Fully Signed PDF](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

<b>E.1. Application Number:</b>	<b>PRS 22-0850</b>
<b>Applicant:</b>	TY WITCHERINGTON
<b>Location:</b>	19203 N Dale Mabry Hwy.
<b>Folio Number:</b>	13474.0250
<b>Acreage:</b>	0.39 acres, more or less
<b>Comprehensive Plan:</b>	RES-1
<b>Service Area:</b>	Rural
<b>Community Plan:</b>	Lutz
<b>Existing Zoning:</b>	PD (99-1397)
<b>Request:</b>	Minor Modification to PD
	• Increase entitlements for Health Practitioner’s Office
<b>RECOMMENDATION:</b>	Approvable, subject to proposed conditions

**Attachments:** [22-0850](#)

**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:

**E.2. Application Number: PRS 22-0939**

<b>Applicant:</b>	SOUTHSHORE BAY CLUB, LLC & DUNE FL LAND I SUB, LLC
<b>Location:</b>	W Side of Lagoon Shore Blvd & Sailor Pines Ct Intersection.
<b>Folio Number:</b>	78878.0000 & 78878.0010
<b>Acreage:</b>	47.15 acres, more or less
<b>Comprehensive Plan:</b>	RES-6 & RES-4
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	Wimauma
<b>Existing Zoning:</b>	PD (05-0210)
<b>Request:</b>	Minor Modification to PD <ul style="list-style-type: none"> <li>• Modify hours of operation for General/Indoor Recreation Use</li> </ul>
<b>RECOMMENDATION:</b>	Approvable, subject to proposed conditions

**Attachments:** [22-0939](#)

**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.3. 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:** [CDD 22-0551 Waterset South CDD](#)

**Result:** Approved

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

**E.4. CDD 22-0659 PETITION TO EXPAND THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT (CDD)**

Approve expansion of the Balm Grove 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 of \$47,610,941 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that \$21,496,483 (or about 45%) of total development costs will be funded with long-term CDD bond proceeds.

**Attachments:** [CDD-22-0659 Balm Grove CDD Agenda Item.AG](#)

**Result:** Approved

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

**E.5. CDD 22-0660 PETITION TO EXPAND THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT (CDD)**

Approve expansion of the Belmond Reserve 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 of \$15,065,098 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that \$9,421,814 (or about 63%) of total development costs will be funded with long-term CDD bond proceeds.

**Attachments:** [22-0660 CDD Belmond Reserve](#)

**Result:** Approved

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

**E.6. CDD 22-0661 PETITION TO EXPAND THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT (CDD)**

Approve expansion of the Sherwood Manor 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 of \$23,713,387 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that \$10, 582,316 (or about 45%) of total development costs will be funded with long-term CDD bond proceeds.

**Attachments:** [CDD 22-0661](#)

**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:

**F. REGULAR AGENDA**

- F.1. Application Number:** RZ-PD 18-0798 (Remand)
- Applicant:** JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
- Location:** 108 N US Hwy 41.
- Folio Number:** 55805.0000
- Acreage:** 0.52 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Ruskin & SouthShore Areawide Systems
- Existing Zoning:** RTC-1 & 07-0517
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Denial
- Development Services:** Not Supportable
- Planning Commission:** Inconsistent with the Plan

**Attachments:** [18-0798](#)

**Result:** Denied

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

- F.2. Application Number:** RZ-PD 20-1253 (Remand)
- Applicant:** RKM DEVELOPMENT CORP C/O WILLIAM LLYOD

**Location:** 500ft N of Intersection: N Us Hwy 41 & Cristal Grove Blvd.  
**Folio Number:** 13693.0000  
**Acreage:** 2.91 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:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [F-02 20-1253 RZ-PD Q.pdf](#)

**Result:** Approved

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

**F.3. 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:** [F-03 21-0169 RZ-PD Q.pdf](#)

**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:

**F.4. Application Number:** **RZ-PD 22-0439**  
**Applicant:** BELLEAIR DEVELOPMENT, LCC  
**Location:** 420ft NE of Gunn Hwy & Sheldon Rd Intersection.  
**Folio Number:** 3141.0020  
**Acreage:** 0.59 acres, more or less  
**Comprehensive Plan:** CPV  
**Service Area:** Urban  
**Community Plan:** Citrus Park Village, Sub Area G (12 du/ac, 0.25 FAR)  
**Existing Zoning:** CPV-G-6 (04-0315)  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval



**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0439](#)

**Result:** Approved

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

**F.5. Application Number:** **RZ-STD 22-0580**  
**Applicant:** HARIDAS B & PRABHAVATI H BHOGADE  
**Location:** W Side of the County Rd 579 & 240 ft S of Pruett Rd.  
**Folio Number:** 62275.0000 & 62281.0100  
**Acreage:** 11.51 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** RSC-4, AS-1 & MH  
**Request:** Rezone to RSC-4 & MH  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [22-0580](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Smith, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**F.6. Application Number:** **RZ-STD 22-0699**  
**Applicant:** BRICKLEMYER LAW GROUP P.L.  
**Location:** 11106 Old Fort Trl.  
**Folio Number:** 59814.0000  
**Acreage:** 8.75 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Thonotosassa  
**Existing Zoning:** AR  
**Request:** Rezone to AS 0.4  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approval  
**Planning Commission:** Consistent with Plan

**Attachments:** [F-06 22-0699 RZ-STD Q](#)

**Result:** Continued

**Motion:** A motion was made by Commissioner Kemp, seconded by Commissioner Cohen, that this agenda item be Continued to the BOCC Land Use, due back on 08/25/2022. The motion carried by the following vote:

**F.7. Application Number:** RZ-STD 22-0702  
**Applicant:** RODRIGUES, JOSE R. & PEDRO J  
**Location:** 6400 Hartford St.  
**Folio Number:** 47345.0000  
**Acreage:** 4.61 acres, more or less  
**Comprehensive Plan:** RES-6  
**Service Area:** Urban  
**Community Plan:** Greater Palm River  
**Existing Zoning:** ASC-1  
**Request:** Rezone to CN(R).  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not supportable  
**Planning Commission:** Inconsistent with the Plan

**Attachments:** [22-0702](#)

**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:

**G. PUBLIC HEARINGS - RELATED ITEMS****G.1.A. Vacating Petition by Lennar Homes, LLC and Crestview Lakes Community Association, Inc. to vacate and replace a platted public pump station site, in Riverview.**

(a) Adopt a resolution vacating all of Tract "Z," a platted public pump station site within the plat of Rivercrest Lakes, as recorded in Plat Book 134, Page 180, of the public records of Hillsborough County, and being more particularly described in the Resolution. (b) Accept an exclusive water/waste water easement over the reconfigured public pump station site and existing public utility lines. During construction of the Rivercrest Lakes development, the public pump station was built outside of the designated platted pump station tract. The petitioners, Lennar Homes, LLC and Crestview Lake Community Association, Inc., have submitted this request to release the previous platted pump station site and rededicate the new pump station site to Hillsborough County. The proposed vacate area is located within Folio No. 077345-8540 (no physical address), generally lying north of Rhodine Road, east of US Highway 301, and west of Balm Riverview Road, in Riverview, and consists of approximately 7,000 square feet (.163 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request, with the exception of the Water Resources Department whose consent is conditioned upon acceptance of the water/waste water easement (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:** [V20-0018 Fully Signed Agenda Package](#)

**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:

**G.1.B. Rivercrest Lakes Replat**

Accept the re-plat for recording for Rivercrest Lakes Replat, a Subdivision, located in Section 33, Township 30, and Range 30. Construction has been completed and has been certified by Chris OKelley, a Florida Professional Engineer, with Clearview Land Design. Lot corners are in place and placement was certified by Clearview Land Design.

**Attachments:** [Rivercrest Lakes Replat](#)

**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:

**H. COMMISSIONERS' ITEMS****I. STAFF ITEMS****I.1. Report on Possible Land Development Code and Comprehensive Plan Amendments Related to the Gopher****Tortoise Habitat Protection**

**Attachments:** [I-01\\_Staff Report Cover Sheet Final.AG](#)

**Result:** Approved

**Motion:** Approved to Initiate an Amendment as part of the Round 2, 2022 LDC Amendments.

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**