

Hillsborough County

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



Results

Tuesday, September 13, 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 October 11, 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 White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.2. RZ-PD 22-0075 MatMattamy Tampa/Sarasota, LLC.

This application is being Continued by the Applicant, as Matter of Right, to the October 11 , 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0075](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.3. PRS 22-0523 MORONDA HOMES

This Application is out of order and is being continued to the October 11 , 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 White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.4. PRS 22-0657 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the October 11 , 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 White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.5. PRS 22-0738 HILLSBOROUGH COUNTY CAPITAL PROGRAMS

Staff is requesting the item be continued to the November 03, 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 White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/03/2022. The motion carried by the following vote:

A.6. MM 22-0862 Belleair Dev., LLC.

This application is being Continued to the October 13, 2022, Board of County Commissioners Comp Plan Amendment Public Hearing at 6:00 P.M.

Attachments: [22-0862_MM_Q](#)

Result: Continued (Other)

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/13/2022. The motion carried by the following vote:

A.7. SU-LE 22-0920 RAZORBACK RANCH LLC

This Application is out of order and is being continued to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0920](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.8. PRS 22-0937 BDG CITRUS POINT II, LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 11, 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 White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.9. PRS 22-0940 BDG CITRUS POINT I, LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 11, 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 White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.10. PRS 22-1006 ZIMPLE DEVELOPMENT LLC

This application is being Continued by the Applicant, as Matter of Right, to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1006](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.11. PRS 22-1008 LYVWELL CARROLLWOOD SS JV 1 LLC

Staff is requesting the item be continued to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1008](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.12. DRI 22-1081 GPT TPG 4931 GEORGE LLC

Staff is requesting the item be continued to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1081](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.13. PRS 22-1091 S. ELISE BATSEL, ESQ, C/O STEARNS WEAVER MILLER

This Application is being Continued by the Applicant, as Matter of Right, to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1091](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

A.14. PRS 22-1174 BIG BEND LA LLC

This application is being Continued by the Applicant, as Matter of Right, to the December 13, 2022, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1174](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/13/2022. The motion carried by the following vote:

A.15. DRI 22-1278 HILLSBOROUGH COUNTY CAPITAL PROGRAMS

This Application is out of order and is being continued to the November 03, 2022, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1278](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/03/2022. The motion carried by the following vote:

A.16. 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

Staff is requesting the item be continued to the October 11, 2022, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [V21-0014 Agenda Package Fully Signed PDF](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 10/11/2022. The motion carried by the following vote:

B. CONSENT AGENDA

B.1. Application Number: MM 22-0087
Applicant: SUNCOAST COMMUNITY HEALTH CENTERS INC.
Location: SE Corner Of E College Ave & 15th St. SE.
Folio Number: 55569.0100
Acreage: 3.89 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: PD (07-0234)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0087](#)

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:

Approval of the Consent Agenda

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

Approved the Consent Agenda

B.2. Application Number: RZ-STD 22-0423
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC.
Location: W Side of S US Hwy 301 & 260ft S out Missouri Ave.
Folio Number: 77084.0000 & 77085.0000
Acreage: 0.42 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: RSC-9 & MH
Request: Rezone to CN
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0423](#)

B.3. Application Number: RZ-PD 22-0442
Applicant: ROY DEAN CANNON & JULIAN E. CANNON
Location: 9002 Paul Buchman Hwy.
Folio Number: 89086.0000
Acreage: 43.71 acres, more or less
Comprehensive Plan: AE

Service Area: Rural
Community Plan: None
Existing Zoning: AS-0.4 & RS
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0442](#)

Result: Approved

B.4. Application Number: **RZ-PD 22-0443**
Applicant: LENNAR HOMES, LLC
Location: 2299 Roosevelt St.
Folio Number: 79525.0400
Acreage: 5.25 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Wimauma & & SouthShore Areawide Systems
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0443](#)

Result: Approved

B.5. Application Number: **MM 22-0477**
Applicant: BROWARD DEVELOPMENT
Location: SW Corner of E College Ave & College I75 S Ramp.
Folio Number: 55020.0000
Acreage: 4.67 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems
Existing Zoning: PD (07-0471)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0477](#)

Result: Approved

B.6. Application Number: **RZ-STD 22-0557**
Applicant: DMR ELITE HOLDINGS
Location: 11020 S 301 Hwy.

Folio Number: 77069.0000
Acreage: 0.38 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview & Southshore Community Plan
Existing Zoning: RSC-3 & MH
Request: Rezone to BPO-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0557](#)

Result: Approved

B.7. Application Number: **RZ-PD 22-0683**
Applicant: ARROW CAPITAL, LLC
Location: NE Corner of Anna Dr & Tanner Rd.
Folio Number: 65056.0000, 65057.0100, 65059.0000, 65060.0000 & 65060.1000
Acreage: 24.5 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: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0683](#)

Result: Approved

B.8. Application Number: **MM 22-0782**
Applicant: TURNING POINT OF TAMPA, INC.
Location: 6311 Sheldon Rd.
Folio Number: 6667.0000
Acreage: 1.36 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Town' N Country
Existing Zoning: PD (04-1683)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0782](#)

Result: Approved

B.9. Application Number: **RZ-STD 22-0829**
Applicant: RU PROJECT MANAGEMENT GROUP, LLC
Location: S Side of 16th Ave & Margaret St Intersection.
Folio Number: 45363.0000 & 45365.0000
Acreage: 0.73 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: ASC-1
Request: Rezone to RSC-6
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0829](#)

Result: Approved

B.10. Application Number: **RZ-PD 22-0832**
Applicant: HEATHPEAK PROPERTIES, INC
Location: NW Corner of Oakfield Dr & S Moon Ave.
Folio Number: 71490.0050 & 71505.0000
Acreage: 5.1 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0832](#)

Result: Approved

B.11. Application Number: **RZ-PD 22-0834**
Applicant: MARK BENTLEY, ESQ, B.C.S, AICP
Location: 1502 Bryant Rd.
Folio Number: 72561.0555
Acreage: 0.63 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0834](#)

Result: Approved

- B.12. Application Number:** RZ-STD 22-0980
- Applicant:** RACHEL STOLL
- Location:** 2716 Durant Rd.
- Folio Number:** 86665.0000
- Acreage:** 1.53 acres, more or less
- Comprehensive Plan:** RES-4
- Service Area:** Urban
- Community Plan:** None
- Existing Zoning:** ASC-1
- Request:** Rezone to RSC-4
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

Attachments: [22-0980](#)

Result: Approved

- B.13. Belmont Paseo Al Mar Blvd 1st Ext - Two Lane Expansion Pl# 4098**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Belmont Paseo Al Mar Blvd 1st Ext - Two Lane Expansion located in Section 23 26, Township 31, and Range 19 (roads and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation. 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 \$47,122.54 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Belmont Paseo Al Mar Blvd 1st Ext – Two Lane Expansion](#)

Result: Approved

- B.14. Belmont Paseo Al Mar Blvd Ext - Phases 2 & 3 Pl# 4098**
Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Belmont Paseo Al Mar Blvd Ext - Phases 2 & 3 located in Section 24, Township 31, and Range 19 (roads, drainage and water) for Maintenance upon proper completion, submittal and approval of all required documentation. 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 \$114,040.34 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Belmont Paseo Al Mar Blvd Ext – Phases 2 & 3](#)

Result: Approved

- B.15. Dollar General Store #23006 Colson Rd Off-Site Pl# 5761**
Grant permission to the Development Services Department to administratively accept the

Required Off-Site Improvement Facilities to serve Dollar General Store #23006 Colson Rd Off-Site located in Section 16, Township 29, and Range 22 (roadway and sidewalk) for Maintenance upon proper completion, submittal and approval of all required documentation. 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 \$7,218.80 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Dollar General Store #23006 Colson Rd Off-Site](#)

Result: Approved

B.16. Fowler Avenue Apartments Off-Site PI# 5493

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Fowler Avenue Apartments Off-Site located in Section 07, Township 28, and Range 20 (roadway) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and Warranty Bond in the amount of \$74,321.48 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Fowler Avenue Apartments Off-Site](#)

Result: Approved

B.17. GSA at 5519 W. Hillsborough Ave Off-Site PI# 4736

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve GSA at 5519 W. Hillsborough Ave Off-Site located in Section 31, Township 28, and Range 18 (forcemain) for Maintenance upon proper completion, submittal and approval of all required documentation. 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 \$3,516.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [GSA at 5519 W. Hillsborough Ave Off-Site](#)

Result: Approved

B.18. Palm River Townhomes Phase II Replat P1#6056

Accept the re-plat for recording for Palm River Townhomes Phase II Replat, A Private Subdivision, located in Section 21, Township 29, and Range 19. Accept a Performance Bond in the amount of \$30,417.70 and authorize the Chair to execute the Subdivider's Agreement for Construction of Required Improvements. Also provide the administrative rights to release the performance securities for construction upon final inspection by the appropriate agency.

Attachments: [Palm River Townhomes Phase II Replat](#)

Result: Approved

B.19. Valrico Retirement Residence Off-Site PI# 4109

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Valrico Retirement Residence Off-Site located in Section 01, Township 30, and Range 20 (forcemain) for Maintenance upon proper

completion, submittal and approval of all required documentation. 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 \$163,916.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Valrico Retirement Residence Off-Site](#)

Result: Approved

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

C.1. Vacating Petition by Falkenburg Capital, LLC and Palm River CDD, to vacate an undeveloped portion of Mission Village - Phase One, subdivision plat, in Brandon.

Adopt a Resolution vacating an undeveloped portion of Mission Village - Phase One, a subdivision plat, recorded in Plat Book 110, Page 321, of the public records of Hillsborough County, and being more particularly described in the Resolution. The 9.68 acre proposed vacate area is located within multiple folio numbers and addresses, generally lying south of Palm River Road and north of Estuary Lakes Drive, in Brandon. The Petitioners, Falkenburg Capital, LLC and Palm River CDD, stated intent is for the redevelopment of the property to be consistent with and encourage the growing use and the economic development of the surrounding area, in order to enhance the enjoyment, livability, and needs of the community. The Planning Commission finds the proposed vacating consistent with the Future Comprehensive Plan for Unincorporated Hillsborough County. Reviewing departments, agencies, and utility providers have raised no objections. EPC has noted the existing wetlands and Streets & Lighting has noted the existing street names for the Petitioners to consider for any redevelopment. The financial impact associated with this item consisted of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

Attachments: [V22-0010 Agenda Item Fully Signed \(002\)](#)

Result: Approved

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 22-0730
Applicant: MARK BENTLEY, ESQ, B.C.S, AICP
Location: NE Corner of Gunn Hwy & N Hubert Ave.
Folio Number: 23564.0100, 23585.0000, 23595.0000 & 23664.0000
Acreage: 1.12 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (05-01102)
Request: Minor Modification of PD
 • Modify site plan, operating hours, building design and buffering/screening for automated car wash
RECOMMENDATION: Not supported

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 10/11/2022. The motion carried by the following vote:

E.2. Application Number: PRS 22-0938
Applicant: SALEM HOLDINGS LLC
Location: 11809 E 92 Hwy.
Folio Number: 63372.0000
Acreage: 2.8 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (97-0407)
Request: Minor Modification to PD
 • Modify site plan to remove permitted contractor’s office so as to develop with other permitted uses
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-0938](#)

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.3. Application Number: PRS 22-0954
Applicant: FRANK DEBOSE (ALFA RESIDENTIAL DEVELOPMENT HOLDINGS, LLC)
Location: 200ft SE of Robert Tolle Dr & Pond Ridge Dr Intersection.
Folio Number: 73836.0000
Acreage: 3.1 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Brandon

Existing Zoning: PD (06-0313) & PD (99.0024)
Request: Minor Modification to PD
 • Reduce Townhome units from 40 to 26 and modify number of access/cross access points
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-0954](#)

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.4. Application Number: PRS 22-1172
Applicant: 2526 W SLIGH AVE, LLC
Location: 2526 W Sligh Ave.
Folio Number: 31074.0000
Acreage: 2.43 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Egypt Lake
Existing Zoning: PD (88-0133)
Request: Minor Modification to PD
 • Reduce number of access points from 4 to 2
RECOMMENDATION: Not Supportable

Attachments: [22-1172](#)

Result: Approved with Conditions

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

E.5. CDD 22-0784 PETITION TO DISSOLVE THE PALM RIVER COMMUNITY DEVELOPMENT DISTRICT (CDD)
 Dissolve the Palm River Community Development District in accordance with the attached ordinance.

Attachments: [22-0784](#)

Result: Approved

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

E.6. CDD 22-0914 PETITION TO EXPAND THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)
 Approve expansion of the Spencer Creek 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 \$18,412,350 budgeted for common area infrastructure development costs (which includes costs that will not be funded with CDD bonds), it is estimated that \$7,134,623 (or about 39%) of total development costs will be funded with long-term CDD bond proceeds.

Attachments: [22-0914](#)

Result: Approved

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

E.7. CDD 22-0992 PETITION TO EXPAND THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve expansion of the Simmons North 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 \$30,650,000 budgeted for common area infrastructure development costs (which includes costs that will not be funded with CDD bonds), it is estimated that \$8,338,956 (or about 27%) of total development costs will be funded with long-term CDD bond proceeds.

Attachments: [22-0992](#)

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. REGULAR AGENDA

- F.1. Application Number:** MM 22-0089
- Applicant:** TAMPA ELECTRIC COMPANY
- Location:** NW Corner of E Bearss Ave & N 12ST.
- Folio Number:** 34161.0000, 34166.0000 & 34274.0100
- Acreage:** 30.54 acres, more or less
- Comprehensive Plan:** OC-20 & RES-4
- Service Area:** Urban
- Community Plan:** Lutz (northern 2.48 acre parcel)
- Existing Zoning:** PD (03-1124)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, subject to conditions
- Planning Commission:** Consistent with Plan

Attachments: [22-0089](#)

Result: Approved with Conditions

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

- F.2. Application Number:** RZ-STD 22-0456
- Applicant:** DAVID WRIGHT/ TSP COMPANIES, INC.
- Location:** 12720 E Wheeler Rd.
- Folio Number:** 84809.0100
- Acreage:** 2.56 acres, more or less
- Comprehensive Plan:** RES-1
- Service Area:** Rural
- Community Plan:** None

Existing Zoning: AS-1
Request: Rezone to CN-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0456](#)

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:

F.3. Application Number: **RZ-STD 22-0789**
Applicant: JEFFREY & JAIME PECK
Location: 4208 Estevez Ln.
Folio Number: 65155.0000
Acreage: 0.37 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: AR
Request: Rezone to RDC-12
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0789](#)

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. Application Number: **RZ-STD 22-0697**
Applicant: AMQ INTERNATIONAL CORP
Location: NW Corner of Lakewood Dr & E Broadway Ave.
Folio Number: 65719.0000 & 65720.0000
Acreage: 3.82 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: PD (86-0193) & ASC-1
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0697](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 11/13/2022. The motion carried by the following vote:

- G.1.B. Application Number:** PRS 22-1041
- Applicant:** AMQ INTERNATIONAL
- Location:** NW Corner of Lakewood Dr & E Broadway Ave.
- Folio Number:** 65719.0000 & 65720.0000
- Acreage:** 3.82 acres, more or less
- Comprehensive Plan:** RES-9
- Service Area:** Urban
- Community Plan:** Seffner Mango
- Existing Zoning:** PD (86-0193) & ASC-1
- Request:** Minor Modification to PD
 - Modify site plan to remove parcel from PD
- RECOMMENDATION:** Approvable, subject to proposed conditions

Attachments: [22-1041](#)

Result: Continued

Motion: A motion was made by Commissioner White, seconded by Commissioner Myers, that this agenda item be Continued to the BOCC Land Use, due back on 12/13/2022. The motion carried by the following vote:

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