



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, January 10, 2023

County Center 2nd Floor

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 February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. SU-LE 22-0920 RAZORBACK RANCH LLC

This Application is out of order and is being continued to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-0920](#)

A.3. PRS 22-0937 BDG CITRUS POINT II, LLC

The application has been withdrawn by the applicant

Attachments: [22-0937](#)

A.4. PRS 22-0940 BDG CITRUS POINT I, LLC

The application has been withdrawn by the applicant

Attachments: [22-0940](#)

A.5. PRS 22-1006 ZIMPLE DEVELOPMENT LLC

This application is being Continued by the Applicant, as Matter of Right, to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1006](#)

A.6. PRS 22-1174 BIG BEND LA LLC

This application is being Continued by the Applicant, as Matter of Right, to the March 07, 2023, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-1174](#)

A.7. RZ-STD 22-1303 DAVID MULLEN

Staff is requesting the item be Remanded to the February 20, 2023, Zoning Hearing Master Meeting at 6:00 P.M.

Attachments: [22-1303](#)

A.8. PRS 22-1492 BLAKE MARTIN

This Application is out of order and is being continued to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1492](#)

A.9. PRS 22-1504 SHUMAKER, LOOP & KENDRICK, LLP, DAVID B. SINGER

This Application is out of order and is being continued to the April 11, 2023, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [22-1504](#)

A.10. PRS 22-1609 AVANTI ACQUISITION COMPANY, LLC

The application has been withdrawn by the applicant

Attachments: [22-1609](#)

A.11. V22-0019

Staff is requesting the item be continued to the February 07, 2023, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

B.1. Application Number: **MM 22-0860**
Applicant: SUNFIELD HOMES, INC & AMBERGLEN DEVELOPMENT, INC
Location: NW Corner of US Hwy 301 & Alder Green Dr.
Folio Number: 77771.9438
Acreage: 4.62 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: PD (04-1476)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0860](#)

B.2. Application Number: **RZ-PD 22-1223**
Applicant: PROPERTY RESERVE INC.
Location: W Side of 12th St SE & Harvest Home Ct Intersection.
Folio Number: 55237.0000 & 55237.0002
Acreage: 4.29 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1223](#)

B.3. Application Number: MM 22-1301
Applicant: CC SAFFOLD FARMS, LLC
Location: E Corner of S US Hwy 301 & Saffold Rd.
Folio Number: 79637.0100, 79715.4010 & 79715.4020
Acreage: 58.07 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Community Plan: Wimauma
Existing Zoning: PD (19-0102)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1301](#)

B.4. Riverview Landings PI#5755

Accept the plat for recording for Riverview Landings, located in Section 13, Township 30, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site water and wastewater and off-site water and roadway) 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 \$1,684,308.44, a Warranty Bond in the amount of \$50,423.69, 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 \$18,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrence was approved and there is existing capacity for the subdivision.

Attachments: [Riverview Landings](#)

B.5. River Pointe Subdivision PI#5639

Accept the plat for recording for River Pointe Subdivision, located in Section 19, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site roads, 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 \$296,642.50, a Warranty Bond in the amount of \$44,471.60, 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 \$2,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

Attachments: [River Pointe Subdivision](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**D. PHOSPHATE ITEMS****E. PUBLIC HEARING-LAND USE**

E.1. Application Number:	PRS 22-1372
Applicant:	TOM MATTER
Location:	6206 N Dale Mabry
Folio Number:	29253.0000
Acreage:	.84 Acres more or less
Comprehensive Plan:	OC-20
Service Area:	Urban
Community Plan:	None
Existing Zoning:	PD (21-0592)
Request:	Minor Modification to PD
	• Increase building height from 22 to 35 feet
RECOMMENDATION:	Approval

Attachments: [22-1372](#)

- E.2. Application Number:** **PRS 22-1592**
Applicant: SUN CITY WEST MASTER ASSOCIATION, INC
Location: N End of Gloucester Blvd & 160 ft S of Sun City Center Blvd.
Folio Number: 56776.0100 & 56776.5699
Acreage: 6.04 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Sun City Center
Existing Zoning: PD (91-0181)
Request: Minor Modification of PD
• Add emergency access point onto SR 674/Sun City Boulevard
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1592](#)

- E.3. Application Number:** **PRS 22-1607**
Applicant: FRED & ESTELA OROSZ
Location: 13025 State St.
Folio Number: 4105.0000
Acreage: 9.6 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Northwest Hillsborough & Town and Country
Existing Zoning: PD (10-0213)
Request: Minor Modification to PD
• Modify site plan/conditions to allow portion of parcel in Planned Development (PD) to be subdivided/combined with adjacent parcel not within PD
RECOMMENDATION: Approvable, subject to proposed conditions

Attachments: [22-1607](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 22-0461**
Applicant: T. TRUETT GARDNER & GARDNER BREWER HUDSON
Location: NE Corner of Old Big Bend Rd & Simmons rd.
Folio Number: 77557.0000, 77558.0000, 77569.0000
Acreage: 80.54 acres, more or less
Comprehensive Plan: RES-6, UMU-20 & SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: AR, RSC-9 & PD (04-1820)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0461](#)

F.2. Application Number: **RZ-STD 22-0698**
Applicant: DAVID WRIGHT/ TSP COMPANIES, INC
Location: 1010 Lithia Pinecrest Rd.
Folio Number: 71130.0000
Acreage: 0.43 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (80-0206)
Request: Rezone to CN (R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-0698](#)

F.3. **Application Number:** **RZ-PD 22-0943**
 Applicant: BEAUCHAMP PROPERTIES, LLC
 Location: NW Corner of Beauchamp Rd & Hawk Griffin Rd.
 Folio Number: 81832.0000 & 81833.0000
 Acreage: 14.93 acres, more or less
 Comprehensive Plan: LI-P
 Service Area: Rural
 Community Plan: None
 Existing Zoning: AI
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, subject to conditions
 Planning Commission: Consistent with Plan

Attachments: [22-0943](#)

F.4. **Application Number:** **RZ-PD 22-0949**
 Applicant: GRACE CONTRACTING & DEVELOPMENT, LLC/
 DAVID B. SINGER; SHUMAKER, LOOP & KENDRICK LLP
 Location: 1003 Myrtle Rd.
 Folio Number: 76792.0500
 Acreage: 7.59 acres, more or less
 Comprehensive Plan: RES-4
 Service Area: Urban
 Community Plan: Brandon
 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: [22-0949](#)

F.5. **Application Number:** **RZ-PD 22-1103**
 Applicant: JACOB EGAN, ONYX & EAST
 Location: 200ft se OF Cone Grove Rd & Fern Hill Dr.
 Folio Number: 77173.0005 & 77173.0010
 Acreage: 17.4 acres, more or less
 Comprehensive Plan: SMU-6
 Service Area: Urban
 Community Plan: Riverview & Southshore Areawide Systems Plan
 Existing Zoning: AR
 Request: Rezone to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approvable, subject to conditions
 Planning Commission: Consistent with Plan

Attachments: [22-1103](#)

F.6. **Application Number:** **MM 22-1112**
 Applicant: LANDSIDE INVESTMENTS, LLC
 Location: NE Corner of Watson Rd & Providence Rd.
 Folio Number: 74147.0000, 74147.0031, 74147.0525, 74147.0275 & 74147.0001
 Acreage: 76.36 acres, more or less
 Comprehensive Plan: RES-6
 Service Area: Urban
 Community Plan: Riverview & Southshore Areawide Systems Plan
 Existing Zoning: PD (97-0113)
 Request: Major Modification to PD
 RECOMMENDATION:
 Zoning Hearing Master: Approval
 Development Services: Approval
 Planning Commission: Consistent with Plan

Attachments: [22-1112](#)

F.7. Application Number: **RZ-PD 22-1224**
Applicant: PROPERTY RESERVE INC/ JACOB T. CREMER
STEARNs WEAVER MILLER
Location: 603 SE 12th St.
Folio Number: 56731.0000
Acreage: 33.58 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Ruskin & Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-1224](#)

F.8. Application Number: **RZ-STD 22-1449**
Applicant: KELLI CONTE
Location: 310ft SW of Vel St & Railroad St Intersection.
Folio Number: 79342.0000
Acreage: 0.27 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Wimauma & Southshore Areawide Systems Plan
Existing Zoning: RSC-6
Request: Rezone to RSC-6(MH)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-1449](#)

F.9. Application Number: **RZ-STD 22-1452**
Applicant: SANDRA GRAY, TRUSTEE OF THE JAMES C. ROWLAND
JACQUELINE C. ROWLAND TRUST DATED
AUGUST 19, 1998.
Location: 10526 Hunter Rd.
Folio Number: 93886.4000
Acreage: 4.8 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to AS-1
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [22-1452](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: **RZ-PD 22-0562**
Applicant: 86TH STREET HOLDINGS LLC/ ISABELLE ALBERT,
AICP HALFF ASSOCIATES, INC
Location: NE Corner of Causeway Blvd & S 86th St.
Folio Number: 44657.0000 & 44659.0000
Acreage: 7.22 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: RSC-6 & PD (87-0083)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approved
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [22-0562](#)

G.1.B. Application Number: PRS 22-1487
Applicant: 86th ST HOLDINGS LLC/ ISABELLE ALBERT,
HALFF ASSOCIATES, INC
Location: 2608 S 86th St.
Folio Number: 44659.0000
Acreage: 2.37 acres more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: PD (87-0083)
Request: Minor Modification to PD
• Modify site plan to remove parcel from Planned Development
RECOMMENDATION: Supportable

Attachments: [22-1487](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT