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.*

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 (SEE NEXT PAGE)
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
COMMISSIONERS’ ITEMS

WITHDRAWALS, CONTINUANCES AND REMANDS

A. 1.  DRI 19-1042  REVIVAL MINISTRIES INTERNATIONAL, INC.
This application is Out of Order and is being continued to the March 10, 2020 Board of County Commissioners
Land Use meeting at 9:00 A.M.

A. 2.  PRS 19-1397 GCN  LLATS LLC
This application is Out of Order and is being continued to the March 10, 2020 Board of County Commissioners
Land Use meeting at 9:00 A.M.

A. 3.  PRS 19-1512 NWH  TSP COMPANIES, INC.
This application is being continued to the March 10, 2020 Board of County Commissioners Land Use meeting
at 9:00 A.M. as a matter of right.

A. 4.  PRS 20-0185  MATT WALSH
The applicant has withdrawn the application.

A. 5.  PRS 20-0196  JACARONDA HOLDINGS INC.
This application is Out of Order and is being continued to the March 10, 2020 Board of County Commissioners
Land Use meeting at 9:00 A.M.

A. 6.  PRS 20-0004 APB  NNP-SOUTHBEND II, LLC
Staff is requesting a continuance to the March 10, 2020 BOCC Land Use Meeting at 9:00 A.M.

A. 7.  RZ PD 18-0996 RV  STREETFRONT COMMERCIAL PROPERTIES, LLC
The application is being continued by staff to the March 10, 2020 BOCC Land Use Meeting at 9:00 A.M.

A. 8.  DRI 19-0841 BR  THE CRESCENT OWNERS ASSOCIATION
The application is being continued by staff to the March 10, 2020 BOCC Land Use Meeting at 9:00 A.M.
CONSENT AGENDA

B. 1. Application Number: RZ-PD 19-0282 (Remand)
    Applicant: ZARK, LLC
    Location: 45' N/O intersection of Causeway Blvd. & Clifford Sample Dr.
    Folio Number: 44643.0100, 44620.0000, & 44621.0000
    Sec/Twn/Rng: 25 & 36/29/19
    Acreage: 33.93 acres, more or less
    Comprehensive Plan: RES-20
    Service Area: Urban
    Community Plan: Greater Palm River
    Existing Zoning: CG
    Request: Rezone to Planned Development
    RECOMMENDATION:
    Zoning Hearing Master: Approval
    Development Services: Approvable, subject to conditions
    Planning Commission: Consistent with Plan

B. 2. Application Number: RZ-STD 19-1431
    Applicant: APOLLO BEACH 41 LLC
    Location: 595' NW/O intersection of Big Bend Rd. & Kings Crossing Dr.
    Folio Number: 51495.0050
    Sec/Twn/Rng: 11/31/19
    Acreage: 0.82 acres, more or less
    Comprehensive Plan: CMU-12 & UMU-20
    Service Area: Urban
    Community Plan: SouthShore Areawide Systems Plan
    Existing Zoning: AI
    Request: Rezone to CG (R)
    RECOMMENDATION:
    Zoning Hearing Master: Approval
    Development Services: Approvable, with restrictions
    Planning Commission: Consistent with Plan

B. 3. Application Number: RZ-STD 20-0044
    Applicant: ASHFORD VILLAS LLC
    Location: 14524 N. Nebraska Ave.
    Folio Number: 17740.0100
    Sec/Twn/Rng: 01/28/18
    Acreage: 2.00 acres, more or less
    Comprehensive Plan: OC-20
    Service Area: Urban
    Community Plan: University Area Community
    Existing Zoning: CN & RMC-16
    Request: Rezone to RMC-16
    RECOMMENDATION:
    Zoning Hearing Master: Approval
    Development Services: Approvable
    Planning Commission: Consistent with Plan
**B. 4.** Application Number: RZ-STD 20-0064
Applicant: LITHIA PINECREST 89 LLC
Location: 2025' E/O intersection of Lithia Pinecrest Rd. & Lithia Estates Dr.
Folio Number: 88160.0000
Sec/Twn/Rng: 25/30/21
Acreage: 89.87 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: SouthShore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to ASC-1

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

---

**B. 5.** Florida Hospital Carrollwood Sheldon Road Freestanding
Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, 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 Florida Hospital Carrollwood Sheldon Road Freestanding, located in Section 14, 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 Bond in the amount of $6,568.90, and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

---

**B. 6.** Florida Hospital Brandon ER
Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, water and sidewalk) 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 Florida Hospital Brandon ER, located in Section 26, 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 $19,064.90, and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

---

**B. 7.** HHD Brandon Medical North
Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (King’s Avenue 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 HHD Brandon Medical North, located in Section 27, 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 $5,781.00, and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.
**Lake Magdalene-Smitter Road Force Main Extension**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (force main extension) 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 Lake Magdalene-Smitter Road Force Main Extension, located in Section 3, Township 28, and Range 18. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of $3,068.00, and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Mirabay Parcel 8**

Accept the plat for recording for Mirabay Parcel 8, located in Section 29, Township 31, 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 Bond in the amount of $607,214.72, a Warranty Bond in the amount of $53,807.62, 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 $14,000.00, and authorize the Chairman to execute the Subdivider’s Agreement for Placement of Lot Corners.

**Shell Cove Phase 2**

Accept the plat for recording for Shell Cove Phase 2, located in Section 06, Township 32, and Range 19, 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 $196,486.88, a Warranty Bond in the amount of $130,489.67, 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 $13,125.00, and authorize the Chairman to execute the Subdivider’s Agreement for Placement of Lot Corners.

**Gallagher Reserve**

Accept the plat for recording for Gallagher Reserve, A Private Subdivision, located in Section 8, Township 29, and Range 21. Construction has been completed and has been certified by E. Everett Morrow, a Florida Professional Engineer, with Landmark Engineering & Surveying, Corporation.
B. 12. Ventana Groves Phase 2B
Accept the plat for recording for Ventana Groves Phase 2B, located in Section 29, Township 30, 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 $1,576,887.49, a Warranty Bond in the amount of $107,174.23, 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 $16,500.00, and authorize the Chairman to execute the Subdivider’s Agreement for Performance - Placement of Lot Corners.

B. 13. Madison Village Townhomes fka Madison Avenue Townhomes
Accept the plat for recording for Madison Village Townhomes fka Madison Avenue Townhomes, located in Section 02, Township 30, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage 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 $186,245.38, a Warranty Bond in the amount of $91,792.45, 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 $13,281.25, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B. 14. Ridgewood Subdivision
Accept the plat for recording for Ridgewood Subdivision, located in Section 5, Township 30, and Range 21, 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 $557,613.08, a Warranty Bond in the amount of $390,424.76, 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 $33,300.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.
B. Contract Modifications to Increase Contract Amounts for Land Use Hearing Officers James Scarola and Susan M. Finch.

Staff’s Recommended Board Motion:
Approve:
A. A first modification to increase the Land Use Hearing Officer contract for James Scarola by $50,000 from $75,000 to $125,000 for the second year of the contract only from 5/1/19 to 04/30/20.
B. A second modification to increase the Land Use Hearing Officer contract for Susan M. Finch by $20,000 from $75,000 to $95,000 for the third year of the contract from 2/7/19 to 2/6/20.

These requests for increases are due to the rise in applications in 2019 and anticipation of similar activity through 2020. Sufficient funding exists for this item in the Adopted FY20 Development Services Department Operating Budget within the Unincorporated Area General Fund.

HEARINGS - VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS

C. Vacating Petition V20-0002, a Petition by Timber Creek Development, LLC to vacate a portion of unimproved right-of-way abutting folio 77206-0000, lying within Section 31, Township 30 South, Range 20 East, in Riverview.

Adopt a Resolution vacating that certain portion of a platted, unimproved right-of-way, lying at the intersection of Cloudburst Court and Miracle Mile Drive, within the plat of Timbercreek Phase 2A and 2B, as recorded in Plat Book 135, Page 253, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. The subject vacate area was incorrectly dedicated on the plat as public right-of-way. The Petitioner has submitted this request for the purpose of correcting this error. The proposed vacate area consists of approximately 179 square feet. 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.

PHOSPHATE ITEMS

D. None

PUBLIC HEARINGS – LAND USE

E. Application Number: PRS 20-0197
   Applicant: SP YARD, LLC
   Location: 70’ SE of intersection of Robert Tolle Dr. & Valhalla Pond Dr.
   Folio Number: 73858.0000
   Sec/Twn/Rng: 06/30/20
   Acreage: 5.60 acres, more or less
   Comprehensive Plan: UMU-20
   Service Area: Urban
   Community Plan: Brandon Community Plan
   Existing Zoning: PD (04-1068)
   Request: Minor Modification to a Planned Development
   • Relocate Access Point to Parcel A
   • Modify along the northeast boundary the additional setback required for structure height over 20 feet to permit a 50-foot setback instead of a 70-foot setback for a 45-foot high building.

RECOMMENDATION: Approvable, subject to conditions
E.  2.  Application Number: PRS 20-0329
Applicant: LEE T. KIM
Location: 295’ NE of Intersection of Leisey Rd. & N. U.S. Hwy. 41
Folio Number: 54191.0000
Sec/Twn/Rng: 27 & 28/31/19
Acreage: 54.60 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach Community Plan
Existing Zoning: PD (06-0120)
Request: Minor Modification to a Planned Development

RECOMMENDATION: Approvable, subject to conditions

E.  3.  CDD 20-0165 PETITION TO EXPAND THE VENTANA COMMUNITY DEVELOPMENT DISTRICT (CDD).

Approve expansion of the Ventana 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 approximate total of $3,950,000 budgeted for CCC-qualified common area infrastructure development cost (“common cost”) within the expansion area, it is estimated that $1,868,000 (47.3%) of total development cost will be funded with long-term CDD bond proceeds.

PETITIONS WITH NO ORAL ARGUMENT FILED

F.  1.  None

REGULAR AGENDA

G.  1.  Application Number: RZ-PD 19-1099
Applicant: S. ELISE BATSEL
Location: 4501 & 4311 John Moore Rd.
Folio Number: 74767.0000 & 74842.0000
Sec/Twn/Rng: 15/30/20
Acreage: 39.9 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: AR
Request: Rezone to Planned Development

RECOMMENDATION: Approval
Development Services: Approvable, subject to conditions
Plan Commission: Consistent with Plan

ORAL ARGUMENT
Application Number: MM 19-1297
Applicant: MATTAMY TAMPA/SARASOTA LLC
Location: 660’ N/O intersection of Gunn Hwy. & S. Mobley Rd.
Folio Number: 2854.0000, 2855.1000, 2855.5000, 2855.0700, & 2855.0600
Sec/Twn/Rng: 28 & 35/27/17
Acreage: 23.81 acres, more or less
Comprehensive Plan: CPV & RES - 2
Service Area: Urban
Community Plan: Citrus Park Village & Northwest Hillsborough
Existing Zoning: CPV (04-0315)
Request: Major Modification to a Planned Development
RECOMMENDATION: Zoning Hearing Master: Approval, in part, subject to conditions
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

PUBLIC HEARINGS - RELATED ITEMS

Application Number: RZ-PD 19-0535
Applicant: CRAIG BAZARSKY
Location: 70’ NW/O intersection of U.S. Hwy. 301 S. & Symmes Rd.
Folio Number: 77090.0080 & Multiple
Sec/Twn/Rng: 29/30/20
Acreage: 1.43 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Rural
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: IPD-2(90-0078), IPD-2(89-0159) & RSC-9 (MH)
Request: Rezone to Planned Development
RECOMMENDATION: Zoning Hearing Master: Approval
Development Services: Approval, subject to conditions
Planning Commission: Inconsistent with Plan

Application Number: PRS 19-1132
Applicant: POWELL, JEFFREY WILLIAM/TRUSTEE
Location: 235’ N of intersection of S. U. S. Highway 301 & Symmes Rd.
Folio Number: 77086.0000 & 77089.0000
Sec/Twn/Rng: 29/30/20
Acreage: 0.85 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Rural & Urban
Community Plan: Ruskin, Southshore
Existing Zoning: PD (90-0078)
Request: Minor Modification to a Planned Development
• Remove a parcel from Planned Development that is being rezoned through RZ 19-0535
RECOMMENDATION: Approvable, subject to conditions.
**H. 2a.** Application Number: MM 19-1172
Applicant: TC VENTURES, LLC
Location: 13621 Rhodine Rd.
Folio Number: 77420.5000
Sec/Twn/Rng: 01 & 02/31/20 & 36/30/20
Acreage: 358.30 acres, more or less
Comprehensive Plan: RP-2 & RES-4
Service Area: Rural & Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: PD (18-1304)
Request: Major Modification to a Planned Development

**RECOMMENDATION:**
Zoning Hearing Master: Approval, subject to conditions
Development Services: Approval, subject to conditions
Planning Commission: Consistent with Plan

---

**H. 2b.** Application Number: PRS 20-0002
Applicant: TC VENTURE I LLC
Location: 415ft E of intersection of Big Bend Rd. & Lovers Ln.
Folio Number: 77693.0000
Sec/Twn/Rng: 1/31/20, 11/31/20, 2/31/20, 6/31/21, 12/31/20
Acreage: 558.02 acres, more or less
Comprehensive Plan: N, RP-2
Service Area: Rural
Community Plan: Riverview
Existing Zoning: PD (98-0812)
Request: Minor Modification to a Planned Development

- The following changes are requested to accommodate unified development with PD 18-1304 to the north:
  - Add access points along the northwestern PD boundary to PD 18-1304
  - Allow lots to share common boundaries with PD 18-1304
  - Remove buffer along northern boundary adjacent to PD 18-1304
- Remove land dedication for library and fire station/EMS

**RECOMMENDATION:**
Approvable, in part, subject to conditions.

---

**LAND DEVELOPMENT CODE AMENDMENTS**

**I. 1.** None

**COMMISSIONERS' ITEMS**

**J. 1.** None

**STAFF ITEMS**

**K. 1.** None

**COUNTY ATTORNEY ITEMS**

**L. 1.** None

**OFF THE AGENDA ITEM**

**M. 1.** None

**ADJOURNMENT**