



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, January 9, 2024

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 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996-01-09-24](#)

A.2. RZ-PD 22-1390 GTIS METRO DG LLC

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [22-1390-01-09-24](#)

A.3. DRI 23-0195 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0195-01-09-24](#)

A.4. PRS 23-0210 GTIS METRO DG LLC

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0210-01-09-24](#)

A.5. PRS 23-0508 MARK BENTLEY, ESQ, B.C.S, AICP

The application has been withdrawn by the applicant

Attachments: [23-0508-01-09-24](#)

A.6. DRI 23-0591 CORPOREX PROPERTIES OF TAMPA, INC

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0591-01-09-24](#)

A.7. PRS 23-0767 DAVID WRIGHT/ TSP COMPANIES, INC

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0767-01-09-24](#)

A.8. PRS 23-0789 WILLIAM J MOLLOY, MOLLOY & JAMES

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-0789-01-09-24](#)

A.9. PRS 23-0838 BREWLAND DEVELOPMENT, LLC

This Application is out of order and is being continued to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [23-0838-01-09-24](#)

A.10. PRS 23-0877 CORPOREX PROPERTIES OF TAMPA, INC

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [23-0877-01-09-24](#)

A.11. SU-LE 23-1003 FARMLAND RESERVE INC

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [23-1003-01-09-24](#)

A.12. 24-0013 CATHOLIC CHARITIES, DIOCESE OF ST. PETERSBURG

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0013-01-09-24](#)

A.13. PRS 24-0027 CHANNELSIDE PARTNERS, LLC

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0027-01-09-24](#)

A.14. PRS 24-0064 TONY MUNIZ JR

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [24-0064](#)

A.15. PRS 24-0102 VALERIE ANN-MCCOY SCHARFF & MARK WILLIAMS CHARFF

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0102-01-09-24](#)

A.16. PRS 24-0104 RON CAUTHAN, P.E/CHASTAIN-SKILLMAN, INC

This Application is out of order and is being continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0104-01-09-24](#)

A.17. PRS 24-0112 SUMMERALL LAND ACQUISITIONS LLC

This application is being Continued by the Applicant, as Matter of Right, to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [24-0112-01-09-24](#)

A.18. PRS 24-0129 CITIGROUP TECHNOLOGY INC

This application is being Continued by the Applicant, as Matter of Right, to the March 19, 2024, Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [24-0129-01-09-24](#)

A.19. V22-0005 Trailside Citrus Park, LLC

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

A.20. V22-0019 Touchstone CDD and Lennar Homes LLC

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

A.21. V23-0011 MVCA, LLC & Falkenburg Capital, LLC.

Staff is requesting the item be continued to the February 13, 2024, Board of County Commissioners Land Use Meeting at 9:00 A. M.

B. CONSENT AGENDA

- B.1. Application Number:** RZ-STD 23-0782
- Applicant:** LOWNSWA C/O TARA TEDROW, ESQ,
LOGAN OPSAHL, ESQ
- Location:** 5410 & 5420 Causeway Blvd.
- Folio Number:** 46411.0000 & 46412.0000
- Acreage:** 6.95 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Greater Palm River
- Existing Zoning:** RSC-4 & CI
- Request:** Rezone to CI
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approval
- Planning Commission:** Consistent with Plan

Attachments: [23-0782-01-09-24](#)

B.2. Avila Unit 14 Phase 2B PI#2657

Accept the plat for recording for Avila Unit 14 Phase 2B, 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. School Concurrence does not apply to this project.

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

B.3. Brookside Phase SA, SB & SC PI#5956

Accept the plat for recording for Brookside Phase SA, SB & SC, located in Section 16, Township 32, 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 \$1,022,879.51, a Warranty Bond in the amount of \$468,115.04 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 \$17,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved based on a Developer Agreement and a payment of \$1,117,907.00 was made on September 20, 2023.

Attachments: [Brookside Phase 5A, 5B & 5C](#)

B.4. Mango Pointe PI#3069

Accept the plat for recording for Mango Pointe, located in Section 34, Township 28, and Range 20. Construction has been completed and has been certified by Daniel C. Peters, a Florida Professional Engineer, with AD. Engineering, P.A.

School Concurrency does not apply to this project.

Attachments: [Mango Pointe](#)

B.5. Opal Mythra fka Pinewood Reserve & Jona Legacy Pl#4202

Accept the plat for recording for Opal Mythra fka Pinewood Reserve & Jona Legacy, located in Section 19, Township 27, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$227,345.00, a Warranty Bond in the amount of \$18,187.60 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 \$2,031.25 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: [Opal Mythra fka Pinewood Reserve & Jono Legacy](#)

B.6. Stogi Ranch Phase 2 Pl#5698

Accept the plat for recording for Stogi Ranch Phase 2, located in Section 05, 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, 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 \$1,437,749.38, a Warranty Bond in the amount of \$92,132.50 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$9,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved based on a Developer Agreement and a payment of \$303,088.00 was made on October 19, 2022.

Attachments: [Stogi Ranch Phase 2](#)

B.7. Vivir Subdivision fka Bloomingdale Redstone PI#6131

Accept the plat for recording for Vivir Townhomes fka Bloomingdale Redstone, located in Section 06, Township 30, and Range 21. Accept a Performance Bond in the amount of \$3,152,540.28 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$15,400.00 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: [Vivir Subdivision fka Bloomingdale Redstone](#)

B.8. Waterset Wolf Creek Phase G2 & 30th St G2 PI#5502

Accept the plat for recording for Waterset Wolf Creek Phase G2 & 30th St G2, located in Section 34, 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 \$10,796,030.45, a Warranty Bond in the amount of \$828,157.44 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 \$37,875.00 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: [Waterset Wolf Creek Phase G2 & 30th St G2](#)

B.9. Car Guys - Valrico Off-Site PI# 4727

Approve the Amendment to the Owner/Developer's Agreement for Warranty of Required Off-Site Improvements for the Car Guys Valrico site development project located in Section 29, Township 29, and Range 21 and accept a Rider to Warranty Bond #1002068 to increase the principal amount of the Warranty Bond from \$12,379 to \$13,520. The County and the Owner/Developer, DMI Nebraska, LLC, entered into an Agreement for Warranty of Required Off-Site Improvements for the Car Guys Valrico site development project on September 12, 2023. Pursuant to that Agreement, the County accepted warranty bond # 1002068 in the amount of \$12,379 to guarantee the off-site water and wastewater improvements against defects in workmanship and materials for a period of two years. Since acceptance of the warranty bond, it has been determined that the amount of the warranty bond should be increased to reflect the final construction cost of the project. The Amendment to the Agreement acknowledges the increase in construction costs and provides for acceptance of the Rider increasing the bond principal amount to \$13,520. All other terms and conditions of the Agreement and the Warranty Bond remain in force and effect.

Attachments: [Car Cuys Valrico Off-Site](#)

B.10. Dunphy Office Building Off-Site PI# 6086

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Dunphy Office Building Off-Site located in Section 02, Township 28, and Range 17 (roadway, water and wastewater) 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 \$25,376.93 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Dunphy Office Building Off-Site](#)

B.11. Horizon Apartments Off-Site PI# 5789

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Horizon Apartments Off-Site located in Section 08, Township 32, 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 \$1,696.00 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [Horizon Apartments Off-Site](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**C.1. Public Hearing - Vacating Petition by Revival Ministries International, Inc. to vacate a portion of improved, platted right-of-way abutting folio 065683-5208, in Seffner Mango.**

(a) Adopt a Resolution vacating a portion of improved, platted right-of-way known as River International Drive (originally platted as Autoway Drive) and lying within the plat of Sunway Subdivision, as recorded in Plat Book 82, Page 18, of the public records of Hillsborough County and (b) Accept a Perpetual Public Access Easement (“Access Easement”) from Petitioner over and across the proposed vacate area. The proposed vacate area is 19,189 sf (.45 acres) and is located south of Dr. Martin Luther King Boulevard and north of East Broadway Avenue in Seffner Mango. On December 10, 2019, the Board of County Commissioners approved vacating petition V18-0026 which vacated right-of-way immediately south of and adjacent to this new proposed vacate area. The Petitioner, Revival Ministries International, Inc., has submitted this request for the purposes of Furthering a safe environment for the children and parishioners by extending the area previously vacated. The Access Easement ensures the public is provided with continuous and uninterrupted ingress, egress, and access over the proposed vacate area for pedestrian, bicycle, vehicular, governmental, emergency services, utility, and trash collection service providers. Reviewing departments, agencies, and utility providers have no objections to this request provided the Access Easement is conveyed to the County. Additionally, Hillsborough County Public Utilities Department, Tampa Electric Company, and Charter Communications, Inc. (a.k.a. Spectrum), each requested the Resolution include a reservation of a utility easement over the proposed vacate area due to existing facilities in the area. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175, which are paid by the Petitioner.

Attachments: [V22-0014-01-09-24](#)

C.2. Public Hearing - Vacating Petition by Fernando Trejo and Sandra S. Kennedy to vacate two platted public utility and drainage easements within Folios No. 077690-5018 and 077690-5262, in Riverview.

Adopt a resolution vacating a portion of two platted public utility and drainage easements, lying within Lots 16 and 17, Block 19, of the plats of Tropical Acres South Unit No. 5A, as recorded in Plat Book 47, Page 77 and 5B, as recorded in Plat Book 51, Page 20 of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located at 13007 Gordon Road, Riverview, Florida 33579 and 13009 Gordon Road, Riverview, Florida 33579 within Folios No. 077690-5018 and 077690-5262, generally lying east of Balm Riverview Road, north of Big Bend Road, in Riverview, and consists of approximately 3,600 square feet (0.08 acres). The Petitioners, Fernando Trejo and Sandra S. Kennedy, have submitted this vacate request for future development of a convenience store and gas station. Reviewing departments, agencies, and utility providers have no objections to this request (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 for by the Petitioners.

Attachments: [V24-0001-01-09-24](#)

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 23-0382
Applicant: HILL WARD HENDERSON, P.A.
Location: E Side of W Hanna Ave & Webb Rd Intersection.
Folio Number: 6636.0000 & 6636.0100
Acreage: 46.34 acres, more or less
Comprehensive Plan: P/QP & RES-6
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: PD (86-0163), PD (90-0179) & RMC-16
Request: Minor Modification to PD
 • Relocate emergency access entrance/exit point for PD and add access point to allow adjacent parcel access to Jackson Springs Road
RECOMMENDATION: Approvable, subject to conditions

Attachments: [23-0382-01-09-24](#)

E.2. Application Number: PRS 24-0012
Applicant: TODD PRESSMAN
Location: 11004 Bloomingdale Ave.
Folio Number: 73833.0000
Acreage: 2.5 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (23-0257)
Request: Minor Modification to PD
 • Remove references to maximum square footage/Floor Area Ratio
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0012-01-09-24](#)

E.3. Application Number: PRS 24-0105
Applicant: CCC-TAMPA BBD LLC
Location: 15081 Cypress Cay Blvd.
Folio Number: 39574.0013
Acreage: 25.42 acres, more or less
Comprehensive Plan: RES-20 & RES-4
Service Area: Urban
Community Plan: None
Existing Zoning: PD (16-1338)
Request: Minor Modification to PD
• Increase width of buffer to allow required fencing to be placed farther from property line.
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0105-01-09-24](#)

E.4. Application Number: PRS 24-0133
Applicant: NEXMETRO BAY FARMS, LP
Location: S side of N US Hwy 41 & Leisey Rd Intersection
Folio Number: 54191.0100 & 54191.0110
Acreage: 66.83 acres, more or less
Comprehensive Plan: OC-20 & SMU-6
Service Area: Urban
Community Plan: Apollo Beach
Existing Zoning: PD (06-1035)
Request: Minor Modification to PD
• Modify design of required intersection improvement at US 41/Leisey Road, number of outparcels and design of internal circulation/stormwater
RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0133-01-09-24](#)

F. REGULAR AGENDA

F.1. Application Number: **RZ-PD 23-0369**
Applicant: AMQ INTERNATIONAL, CORP
Location: E Side of 579 Hwy & Thomas Rd Intersection.
Folio Number: 62164.0130 & 62164.0135
Acreage: 6.01 acres, more or less
Comprehensive Plan: LI-P
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: CG
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0369-01-09-24](#)

F.2. Application Number: **RZ-PD 23-0517**
Applicant: CJDW RIVERA, LLC
Location: South Side of 122nd Ave & Old Morris Bridge Rd Intersection
Folio Number: 60036.0000 & 60037.0000
Acreage: 15.64 acres, more or self
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: None
Existing Zoning: AR
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [23-0517-01-09-24](#)

F.3. Application Number: RZ-PD 23-0519
Applicant: TAMPA FAMILY HEALTH CENTER, INC
Location: NE Corner of E Bearss Ave & E 148th Ave.
Folio Number: 34442.0000 & 34448.0100
Acreage: 1.69 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: None
Existing Zoning: RMC-6, CI & 08-1143
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Inconsistent with Plan

Attachments: [23-0519-01-09-24](#)

F.4. Application Number: RZ-PD 23-0522
Applicant: EISENHOWER PROPERTY GROUP
Location: W Side of Simmons Ranch Ct & Simmons Loop Intersection.
Folio Number: 77748.0000, 77753.0000, 77754.0000 & 77755.0000
Acreage: 162.46 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (06-1687), AR & PD (22-0440)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [23-0522-01-09-24](#)

F.5. Patterson Road Residential Pl#5549

Accept the plat for recording for Patterson Road Residential, located in Section 29, Township 27, and Range 17, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, and wastewater and off-site water extension) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$26,611,539.00, a Warranty Bond in the amount of \$1,786,488.00 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 Performance - Placement of Lot Corners. School Concurrency was approved and there is existing capacity for the subdivision.

Attachments: [Patterson Rd](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Application Number: PRS 23-0136
Applicant: 6400 APOLLO BEACH BLVD HOLDINGS, LLC
Location: 200ft N of Dolphin Cove Dr & Apollo Beach Blvd Intersection.
Folio Number: 52054.0710 & 52055.0200
Acreage: 1.87 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Apollo Beach
Existing Zoning: PD (77-0123)
Request: Minor Modification to PD
 • Increase the size of development Pocket 81 and limit use of a portion of Pocket 81 to a surface parking lot.
RECOMMENDATION: Approvable, subject to conditions

Attachments: [23-0136-01-09-24](#)

G.1.B. DRI 23-0335 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC

Staff recommends that the Board of County Commissioners approve the proposed changes for the Apollo Beach Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Apollo Beach Map H dated April 26, 2023.

This development order amendment is accompanied by related application PRS 23-0136, which is a modification to PD 77-0123 (as most recently modified by PRS 22-0429).

Attachments: [23-0335](#)

G.2.A. Application Number:	RZ-PD 23-0777
Applicant:	CAUSEWAY HOLDINGS LLC
Location:	NE Corner of S 86th St & 32nd Ave S, & N of 32nd Ave S.
Folio Number:	47546.0100, 47547.0000, 47547.0100, 47548.0000, 47549.0000
Acreage:	8.88 acres, more or less
Comprehensive Plan:	RES-9
Service Area:	Urban
Community Plan:	Greater Palm River
Existing Zoning:	RSC-6, PD (85-0262) & AS-1
Request:	Rezone to PD
RECOMMENDATION:	
Zoning Hearing Master:	Approval
Development Services:	Approvable, Subject to Conditions
Planning Commission:	Consistent with Plan

Attachments: [23-0777-01-09-24](#)

G.2.B Application Number:	PRS 24-0110
Applicant:	FLORIDA DEPARTMENT OF TRANSPORTATION
Location:	8625 Causeway Blvd.
Folio Number:	47546.0000
Acreage:	4.88 acres, more or less
Comprehensive Plan:	RES-9
Service Area:	Urban
Community Plan:	Greater Palm River
Existing Zoning:	PD (85-0262)
Request:	Minor Modification to PD
	<ul style="list-style-type: none"> • Modify site plan/conditions to recognize removal of a parcel from PD and the use of remaining PD for FDOT stormwater
RECOMMENDATION:	Approvable, subject to conditions

Attachments: [24-0110-01-09-24](#)

G.3.A. Application Number: RZ-PD 23-0884
Applicant: LDC ACQUISITIONS, LLC
Location: 2700 University Square Dr.
Folio Number: 36282.0600
Acreage: 4.31 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: University Area Community
Existing Zoning: PD (83-0211)
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Not Supportable
Planning Commission: Inconsistent with Plan

Attachments: [23-0884-01-09-24](#)

G.3.B. Application Number: PRS 24-0111
Applicant: LDC ACQUISITIONS, LLC
Location: 2700 University Square Dr.
Folio Number: 36282.0600
Acreage: 4.31 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: None
Existing Zoning: University
Request: Minor Modification to PD

- Modify site plan/conditions to recognize removal of parcel from PD

RECOMMENDATION: Approvable, subject to conditions

Attachments: [24-0111-01-09-24](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

K. OFF THE AGENDA ITEMS

ADJOURNMENT