# Appeal of Administrative Decision to LUHO Application:

APP-LUHO 25-0666

**LUHO Hearing Date:** 

August 25, 2025

Case Reviewer:Colleen Marshall, AICP, CFM



**Development Services Department** 

Appellant:	Regency Centers, L.P.	Zoning:	PΠ
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Location: 2400-2578 W. Brandon Blvd., Brandon, FL; Folio 68172.0102

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The appellant is appealing the Administrator's decision in DNC 25-0350 concerning nonconforming characteristic of land review status of 2400-2578 W Brandon Boulevard in Brandon and identified as tax folio number 68172.0102.

The nonconforming characteristic of land review decision was dated March 4, 2025. The subject appeal was submitted on April 2, 2025, and therefore was timely filed, pursuant to LDC Section 10.05.01.C.1.

Zoning Administrator Sign Off:

Colleen Marshall Wed Aug 13 2025 14:22:08

ATTACHMENTS: DNC 25-0350 DETERMINATION



#### **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

Certified Mail: 9589 0710 5270 1614 0783 76

Regency Centers, LP One Independent Drive, Suite 114 Jacksonville, Tampa FL 32202

# NONCONFORMING CHARACTERISTIC OF LAND REVIEW

**DNC 25-0350** 

# 1.0 REQUEST

1. A determination of nonconforming characteristic of land concerning screening requirements for receptacles of solid waste located on a Planned Development (PD 83-0404) zoned property developed for a retail center use located at **2400-2578 W Brandon Boulevard** and identified as **Tax Folio Number 68172.0102.** 

# 2.0 DETERMINATION

1. Legal nonconforming characteristic of land status is **NOT APPROVED** for the unenclosed dumpsters and recycling collection spaces.

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Colleen Marshall Tue Mar 4 2025 16:19:48

03/04/25

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda

Gwendolyn "Gwen" Myers

**COUNTY ADMINISTRATOR** 

**COUNTY INTERNAL AUDITOR** 

**DEPUTY COUNTY ADMINISTRATOR** 

**Chris Boles** 

Harry Cohen Ken Hagan

**Christine Miller** 

Joshua Wostal

Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck

Melinda Jenzarli

Gregory S. Horwedel

Colleen Marshall, Executive Planner Community Development Division Development Services Department Date

In accordance with Section 11.01.03 of the Land Development Code, nonconformity determinations may be appealed to the Land Use Hearing Officer within thirty (30) calendar days of the date of this decision. Questions related to this determination should be directed to Sam Ball at (813) 307-1876 or <a href="mailto:BallF@HCFL.Gov">BallF@HCFL.Gov</a>

# **ATTACHMENTS:**

- 1. Subject Property's Zoning Information Summary, dated February 5, 2025.
- 2. Planned Development 83-0404 original conditions of approval.
- 3. County Property Tax Record Shopping Center and Theater dated 2024
- 4. Google Street View Images from Lake Kathy Drive dated July 2024.
- 5. County Property Appraiser's Office Record of Parcel E dated February 17, 2025
- 6. Minor Modification 95-0037 staff report (truncated).
- 7. March 4, 1992, Land Development Code Section 2.5.14.11 (Screening of Central Solid Waste Storage Area)
- 8. County Property Appraiser's Office Record of Parcel F dated February 17, 2025
- 9. PRS 00-0858 Conditions of Approval

# F.O. FINDINGS

- 1. The subject parcel is approximately 49.16 acres in size and zoned Planned Development (PD 83-0404). (Attachment 1).
- 2. Condition #13 of the original PD (Attachment 2) zoning approval dated December 19, 1983, stipulates that "All dumpsters and mechanical equipment shall be screened from public view".
- 3. The County Property Tax records submitted by the applicant and dated 2024 (Attachment 3) show that the shopping center and theater were constructed in 1986.
- 4. Current Google Street View images show that several solid waste receptacles are not screened from Lake Kathy Drive (Attachment 4).
- 5. The County Property Appraiser's Office records for Parcel E show that the property was developed in 1984 (Attachment 5).
- 6. The Planned Development (83-0404) was modified in 1993 through PRS 93-0037 with Finding 2.3 as stated in the staff report and restated below (Attachment 6). This staff report shows condition #13 being struck from the recommended conditions.

A number of conditions of the original rezoning are proposed to be revised or eliminated, as they are standard requirements of all development in unincorporated Hillsborough County, or due to changes in the proposed development.

7. The March 4, 1992, edition of the Land Development Code (LDC, Mar 4, 1992) was in effect when Minor Modification PRS 95-0037 was applied for on December 2, 1992. Section 2.5.14.11 (Attachment 7) of the 1992 LDC required:

All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the central storage of solid waste within the lot. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by and enclosure constructed of materials compatible with the materials on the front of the building wall of the main building.

- 8. The requirements of Section 2.5.14.11 remained in the LDC until Section 6.03.15 was adopted as the current requirements for Dumpster and Recycling Collection Space on October 28, 2021.
- 9. Notwithstanding PD 83-0404 modification PRS 95-0037 and the Screening requirements of the March 4, 1992, LDC, the shopping center and theater were constructed in 1986, Parcel E was constructed in 1984, and all of these developments were subject to the dumpster and mechanical equipment screening requirements approved in 1984 as stated in condition #13. This condition will remain in effect through out the life of the shopping center and Parcel E.
- 10. County Property Appraiser's Office records indicate that Parcel F was developed in 2001 (Attachment 8) and would have been bound by the requirements of PD 83-0404 as modified through PRS 00-0858. Condition #12 of PRS 00-0858 requirement (Attachment 9) reads:

Parcel F shall be limited to one building with a maximum of 5,800 square feet of floor area. The location and orientation of the building shall be towards S.R. 60 and Lake Kathy Drive. If solid waste storage (a dumpster) is provided, screening shall be as outlined in the Land Development Code and the facility

shall also be located a minimum of 100 feet from the eastern property boundary.

# **SUMMARY**

- 1. The Planned Development documents, documented date of construction, and Land Development Code records provide sufficient evidence that the property under review and Parcel E are required to comply with the solid waste receptacle and mechanical equipment screening requirements of condition #13 within PD 83-0404 that were in effect at the time the buildings were constructed between 1984 and 1986.
- 2. Parcel F is required to meet solid waste storage screening and placement requirements of condition #12 of PRS 00-0858.

# Hillsborough County Development Services Department/ Zoning Counseling ATTACHMENT 1

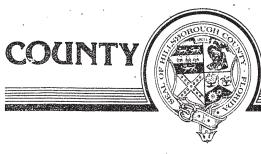
# Zoning Information Sheet





Date	02/05/2025
Time	11:46:55 AM
Customer or Project Name	
Staff	
Parcel Folio(s)	68172.0102
STR	20-29-20
Address	2400 W Brandon Blvd, Brandon 33510
Property Owner	Regency Centers L P
Acres	49.16
Zoning	PD
RZ	83-0404
Comp Plan	UMU-20
Service Area	USA
Geographic Sector	CENTRAL
Community Plan	Brandon
Existing/Proposed Use	
Permitted	
Minimum Lot Size	
Minimum Lot Width	
Front Setback	
Side Setback	
Rear Setback	
Maximum FAR	
Area Per DU	
Maximum Height	
Impervious Surface	
Building Coverage	
Required Parking	
Buffering/Screening	
Historic Resources	None
Overlay Districts	None
Coastal High Hazard Area	No
Scenic Corridor	No
Wetlands	Yes
Upland WildLife Area	None
River Corridor Policy Area	None
Airport Height Area	None
Airport Incompatible Use Area	No
of many	No
Eagles Nest Area	No
Base Flood Elevation (ft)	42.4
Wellhead Resource Protection	None
Surface Water Protection Area	No.
Potable Water Buffer Area	Yes
Major Modifications	null
Minor Modifications	null

# **ATTACHMENT 2**



# OF HILLSBOROUGH

PO BOX 1110 TAMPA FLORIDA 33601

NORMAN W. HICKEY, COUNTY ADMINISTRATOR

December 27, 1983

RSP IV Criterion 9550 Regency Square Boulevard Jacksonville, Fl 32211

RE: #83-404

Dear Ladies and Gentlemen:

At the regularly scheduled public hearing on December 19th the Board of County Commissioners voted to grant your request for rezoning of the tract of land described in your application to C-U with the attached conditions.

Please keep this letter for your records.

If we may be of service to you at a future date, please feel free to contact this office at 272-5710.

Sincerely yours,

DEPARTMENT OF DEVELOPMENT COORDINATION

Gary Engelhardt

Zoning Administrator

CC: A. Chester Skinner

F. Ronald Mastriana

Note: Please furnish 2 sets of the general site plan for certification as soon as possible. Mail to the attention of Dorothy Hagin.

Letter released for mailing 1-25-84

- A. Approval with Conditions Staff recommends approval of this request with the following conditions:
  - 1. Prior to Detailed Site Plan approval, the developer shall submit to the County Department of Development Coordination evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water and public sewer services. In addition, prior to Detailed Site Plan approval, the developer shall submit to the County Department of Development Coordination evidence of the developer's agreement to pay costs to provide the public water and public sewer services. Said costs shall be as determined necessary by the County Department of Water and Wastewater Utilities.
  - 2. Prior to the issuance of Certificates of Occupancy, the developer shall at his expense construct Sand Street as a four-lane divided roadway. Prior to Detailed Site Plan approval, the developer shall submit to the County Department of Development Coordination roadway designs and specifications for Sand Street approved by the Traffic Operations Services Section of the County Department of Engineering.
  - Access points to the project shall be limited to those shown on the General Site Plan received by the County Department of Development Coordination on December 6, 1983, with the exception that only three access points will be permitted on the north side of Sand Street.
  - 4. Prior to the issuance of any building permits, the Drainage Services Section of the County Department of Engineering and the and the County Environmental Protection Commission shall approve the construction plans.
  - Parcel A shall be limited to I-P uses and a maximum height of three stories or 45 feet, whichever shall be more restrictive.
  - Parcel B shall be limited to a motor hotel and shall be limited to four stories or 55 feet, whichever is more restrictive.
  - 7. The hotel use shall be limited to a traditional hotel. If permanent kitchen facilities (i.e., inclusion of a stove) are provided in any or all of the rooms, they shall be considered units and, therefore, must meet the density requirements of the Horizon 200 Land Use Plan.
  - All other structures in the project shall be limited to C-1 uses, excluding mini-warehouses and shall be limited to 35 feet in height.
  - A wall, six feet tall and architecturally finished on both sides, shall be provided by the developer along the eastern boundary of the property.
  - 10. A wall or a berm and planting combination shall be provided by the developer along the western boundary of the property. The wall shall be six feet tall and architecturally finished on both sides. If berming and landscaping are utilized, the berming shall be an average of three feet tall, and the landscaping shall bring the total height to six feet tall with a minimum of 75 percent opacity.
  - 11. A tree survey shall be provided for the entire site, except where the building pads are to be located. The Detailed Site Plan shall show that as many trees as possible were retained in the parking areas and that all trees in the northern and the eastern sections of the property, which are not in areas used for retention; drives; or parking spaces, will be retained.
  - 12. All structures shall be architecturally finished on all sides.
  - All dumpsters and mechanical equipment shall be acreened from public view.
  - 14. All signage small be limited to two square feet of sign face per one foot of building frontage.
  - 15. If any parcels in the project are to be sold to separate owners, all requirements of the Subdivision Regulations shall be met.

Note: Detention volume must be determined using volume sensitive

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REGENCY CENTERS L P ATTACHMENT 3024  I BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEEP PO BOX 2539  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEEP PO BOX 2539  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEEP PO BOX 2539  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEEP PO BOX 2539  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEEP PO BOX 2539  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEEP PO BOX 2539  PO DO PROPERTY PAY DEEP PO BOX 2539  PAGE OF COVER 4 BLT. UP TAR & GRAVEL 65 PROPERTY A PAGE OF P	DAS(144 F166	A Duga					v 1		D > TE		crete Block	20	CLASS
REGENCY CENTERS I. P REGENCY TAX DEPT YAX DEPT Y		] *	- AU		£.		Į4		0		-	JTY: 04	QUALI
REGENCY CENTERS I. P ATTACHMENT 30 4 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF COMPTY A DAY OF LOT 1 BLOCK A DESC AS COM AT SE COR OF LOT 1 BLOCK A DAY OF	CONDO/PLAT I						_	-					
REGENCY CENTERS I. P ATTACHMENT 2024  I BLOCK A DESC AS COM AT SE COR OF PO PROPERTY TAX DEET CHATTY A C/O PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY A DESC AS COM AT SE COR OF PO BOX 2539  I THE ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SR 93-A (I-75) N 61 DEG PROPERTY TAX DEET TO CHANGE FOR DEATH ALG NLY R/W OF SAME ALG	HX OWNERSHIP	1						25			18.00		
REGENCY CENTERS L P ATTACHMENT 3024  PAT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PROPERTY TAX DEPT CO PROPERTY TAX DEPT PO BOX 2539  LTHAN ALL TYPE STORE SOURCE TO SOURCE TE BLOCK TYPE SAN ANTONIO, TX 78299-2539  TYPE 0 RIGID  OOF TYPE 0 RIGID  OOF COVER 1 BLOCK A GRAVEL 5 DRYWALL 5	CAP BASE YEAR	152									n	S	
REGENCY CENTERS L P ATTACHMENT 3024  L BLOCK A DESC AS COM AT SE COR OF COPERTY TAX DEPT CO	EXEMPLIONS	Į			1222				ADJ		UNITS DEPREC		IΣ
INCY PARK BRANDON  REGENCY CENTERS I P OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  L THAN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 78299-2539  CONCRETE BLOCK TYPE OF COVER 12 BLOCK OF COVER 12 BLOCK OF COVER 12 BLOCK OF COVER 12 BLOCK OF COVER 14 BLT. UP TAR & GRAVEL OF COVER 15 BLOCK OF COVER 15 BLOCK OF COVER 16 BLT. UP TAR & GRAVEL OF COVER 17 BLOCK OF COVER 17 BLOCK OF COVER 18 BLT. UP TAR & GRAVEL OF COVER 19 BLT. UP TAR & GRAVEL OF COVE	IPP ACCOUNT				t,ac,			:11					
REGENCY CENTERS L P 1 BLOCK A 1 BLOCK A 1 DESC AS COM AT SE COR OF PO BOX 2539  L THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 7829-2539  TOP IOT 1 BLOCK A 1 DESC AS COM AT SE COR OF PO BOX 2539  L THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 7829-2539  TVALUE SUBJECT TO CHANGE: HIIII PART TYPE SAN ANTONIO, TX 7829-2539  TVALUE SUBJECT TO CHANGE: HIIII PART TYPE PAGE 1 OF CONCERTE BLOCK TOP TAR & GRAVEL OOF TOYEH 1 ROBBER OR PLASTIC SOF TOYEH 1 ROBBER OR	TOP ACCOUNT W							!					
REGENCY CENTERS L P ATTACHMENT 2024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  L THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  BUILDING CHARACTERISTICS  ST WALL  S CONCRETE BLOCK  TO DOF TYPE  OOF TYPE  OOF TYPE  OOF TYPE  OOF COVEH 4 BLT. UP TAR & GRAVEL 65 OOF COVEH 12 RUBBER OR PLASTIC  ST WALL  S CARPET  OOF TOOK  TO TAKE BLOCK  TO T	TDD ACCOUNT												
INCY PARK BRANDON  REGENCY CENTERS L P  ATTACHMENT  2024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF  PO BOX 2539  LTHN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  BUILDING CHARACTERISTICS  TYPE  GORY  CD  TYPE  CD  TYPE  CD  TYPE  SAN ANTONIO, TX 78299-2539  "VALUE SUBJECT TO CHANGE"  Hills  Page 1 of 6  PRI  OOF TYPE  SOF COVER 1 BLT. UP TAR & GRAVEL 65 OOF COVER 1 BLT. UP TAR & GRAVEL 6	PREVIOUS YEA												
INCY PARK BRANDON  REGENCY CENTERS I. P  ATTACHMENT  2024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF  PO BOX 2539  LITHN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  BUILDING CHARACTERISTICS  TYPE  TO COURTE BLOCK  NAME NORY FRM: STUCCD  OOF TYPE  OOF COVEH 12 RUBBER OR PLASTIC  NIT FLOOR  1610 SH CTR CMMITY A  2400 W BRANDON BLVD  PAGE 1 OF 1  OOF TYPE  OOF TYPE  OOF COVEH 12 RUBBER OR PLASTIC  NIT FLOOR  1610 SH CTR CMMITY A  2400 W BRANDON BLVD  PAGE 1 OF 1  OOF TYPE  OO	TAXABLE VALU							75	100			CONDITION	
REGENCY CENTERS I. P. ATTACHMENT 2024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  L THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  BUILDING CHARACTERISTICS  TYPE  TOT WALL  TYPE  ST WALL  TYPE  ST WALL  TO SH CTR CMATTY A  OCH TYPE  ST WALL  TO MASONRY FRM: STUCCO  OOF COVEH 4 BLIT.UP TAR & GRAVEL  SOOF TOTE  ST WALL  WALL  WALL  WALL  BRITTON  WALL  ST WALL  ST WALL  BRANDON BLYD	EXEMPT VALUE		No.s.		٦				100	-		PLUMBING	
REGENCY CENTERS L P ATTACHMENT 30 4 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  L'THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 78299-2539  BUILDING CHARACTERISTICS 1610 SH CTR CMMITY A GORY CONCRETE BLOCK 70 MASONRY FRM: STUCC) 30 OOF COVEH 12 RUBBER OR PLASTIC 35 OOF COVEH 12 RUBBER OR PLASTIC 35 NT WALL 5 DRYMALL 100 NT FLOOR 8 CARPET 550	ASSESSED VAL						4		100	•	N	HEAT/AC	
REGENCY CENTERS L P ATTACHMENT 30 24  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  L THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 78299-2539  THN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 78299-2539  THOULDING CHARACTERISTICS 1610 SH CTR CAMITY A POBOX 2539  TYPE 9 CONCRETE BLOCK 70 AND SHADON BLVD PAGE 100 OOF COVEH 4 BLT. UP TAR & GRAVEL 65 OOF COVEH 4 BLT. UP TAR & GRAVEL 65 OOF COVEH 4 BLT. UP TAR & GRAVEL 65 ONF COVEH 4 BLT. UP TAR & GRAVEL 65 ONF COVEH 4 BLT. UP TAR & GRAVEL 65 ONF COVEH 4 BLT. UP TAR & GRAVEL 65 ONF COVEH 12 RUBBER OR PLASTIC 35 ONT WALL 5 OR PLASTIC	TOTAL JUST VA				2.1		39		50		ω .	INT FLOOR	
INCY PARK BRANDON  REGENCY CENTERS L P  ATTACHMENT  2024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF  PO BOX 2539  LTHN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  BUILDING CHARACTERISTICS  TYPE  GORY  TYPE  TYPE  TYPE  TO CONCRETE BLOCK TO MASONRY FRM: STUCCD  OOF TYPE  PRIOTO  OOF TYPE  PRIOTO  OOF TYPE  PRIOTO  OOF COVER 4 BLT. UP TAR & GRAVEL  OOF COVER 5 DRYWALL  NT WALL  STORY  OOF TYPE  OOF COVER 5 DRYWALL  OOF COVER 5 DRY	INCOME VALUE								50		4		
NCY PARK BRANDON  REGENCY CENTERS L P  ATTACHMENT  2024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF  LITHN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  BUILDING CHARACTERISTICS  FOR TYPE  ST WALL  TYPE  ST WALL  TO COVER 1 BLOCK  MASONRY FRM: STUCCD  OOF COVER 12 RUBBER OR PLASTIC  35  CON TOTAL  THE STUCK  TO WE BRANDON BLVD  TO WE BRANDON BLVD  OOF COVER 12 RUBBER OR PLASTIC  35  REGENCY CENTERS L P  ATTACHMENT  C/O PROPERTY TAX DEPT  PO BOX 2539  TVALUE SUBJECT TO CHANGE** Hills  Page 1 of 6  PRI  THE COVER 1 BLOCK  TO WE BRANDON BLVD  OOF TOVER 12 RUBBER OR PLASTIC  35					1		12.				5 DRYWAL:	INT WALL	
REGENCY CENTERS L P ATTACHMENT 3024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF CO BOOK 2539  LTHN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG SAN ANTONIO, TX 78299-2539  EBUILDING CHARACTERISTICS 1610 SH CTR CMMITY A GORY CD TYPE 9/2 2400 W BRANDON BLVD COF COVER 4 BLT. UP TAR & GRAVEL 65  REGENCY CENTERS L P ATTACHMENT TAX DEPT 2024  REGENCY CENTERS L P ATTACHMENT TAX DEPT 2024  REGENCY CENTERS L P ATTACHMENT TAX DEPT 2024  SAN ANTONIO, TX 78299-2539  "VALUE SUBJECT TO CHANGE" Hills Page 1 of 6 PRI CMMITY A PROPRIES BLOCK TYPE 9/2 100 W BRANDON BLVD COF COVER 4 BLT. UP TAR & GRAVEL 65					<del>2</del> ≥	3				OR PLASTIC	R 12 RUBBER	ROOF COVE	
NCY PARK BRANDON  REGENCY CENTERS L P ATTACHMENT 3024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF C/O PROPERTY TAX DEPT C/O PROPERTY C/O PROPERTY TAX DEPT C/O PROPERTY C/O PROPER						3	h		_	TAR & GRAV	4 BLT. UP	ROOF COVE	04 R
INCY PARK BRANDON  REGENCY CENTERS L P ATTACHMENT 3024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF CO PROPERTY TAX DEPT CHANGE. SH. CTR. CMAITY A  BUILDING CHARACTERISTICS 1610 SH. CTR. CMAITY A  GORY CD TYPE % 2400 W BRANDON BLVD Page 1 of 6  FRIEDRIC TO TO THE BLOCK 70  PROPERTY TAX DEPT ATTACHMENT TO CHANGE. PAGE 100 W BRANDON BLVD Page 1 of 6  PROPERTY BLOCK 70  PROPERTY BLOCK 70  PROPERTY TAX DEPT ATTACHMENT TO CHANGE. PAGE 1 of 6  PROPERTY BLOCK 70  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TAX DEPT TAX DEPT TAX DEPT TO CHANGE. PAGE 1 of 6  PROPERTY TAX DEPT TAX DE						2			$\overline{}$		۰ م	ROOF TYPE	202
INCY PARK BRANDON  REGENCY CENTERS L P ATTACHMENT 3024  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF C/O PROPERTY TAX DEPT  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  L THN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG SAN ANTONIO, TX 78299-2539  BUILDING CHARACTERISTICS 1610 SH CTR CMMITY A Page 1 of 6  BUILDING CHARACTERISTICS 2400 W BRANDON BLVD  PAGE 1 of 6  BUILDING CHARACTERISTICS 2400 W BRANDON BLVD  PAGE 1 of 6  BUILDING CHARACTERISTICS 2400 W BRANDON BLVD	TRIMARY VAL								$\overline{}$		<b>1</b> Ω	EXT WALL	
NCY PARK BRANDON  REGENCY CENTERS L P ATTACHMENT 3024  I BLOCK A  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539  LTHN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG SAN ANTONIO, TX 78299-2539  BUILDING CHARACTERISTICS 1610 SH CTR CMMITY A  REGENCY CENTERS L P ATTACHMENT 32024  SAN ANTONIO, TX 78299-2539  "VALUE SUBJECT TO CHANGE"   Hillight 1911   Hillight 1912   Hillight 1912		Page 1 of					ON BLVD	0 W BRAND		/PE	CD T)		CATE
NCY PARK BRANDON  REGENCY CENTERS L P ATTACHMENT 3024  I BLOCK A  PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF  PO BOX 2539  LTHN ALG NLY R/W OF SR 93-A (1-75) N 61 DEG  SAN ANTONIO, TX 78299-2539	Hillsborough Co	** VALUE SUBJECT TO CHANGE *						SH CTR			DING CHARAC	BUIL	
INCY PARK BRANDON  REGENCY CENTERS L P ATTACHMENT $_{2024}^{0}$ PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF PO BOX 2539				78299-25	-	SAN		61 DEG			NLY R/W C	1 THN ALC	OT 1
REGENCY CENTERS L P ATTACHMENT 3		NON			30X 2539	в од					T 1		
REGENCY CENTERS I P ATTACHMENT O		これ口にして	ユニス	DEPT	PROPERTY TAX	c/o					Þ	1 BLOCK	O O
			\TT\\	S L P	ENCY CENTER	REG				_	K BRANDON	ENCY PAF	ZE GE

LESS PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF LOT 1 THN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG

02 02 04 05 06 07 08

C/O PROPERTY TAX DEPT ро вох 2539 REGENCY CENTERS I P

2024

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omplex Stories Wall 6 INT WALL 7 INT FLOOR 8 INT FLOOR 2 EXT WALL
3 ROOF TYPE
4 ROOF COVER
5 ROOF COVER ATEGORY 0020 Z r 0020 CONDITION EXT WALL 0060 PLUMBING HEAT/AC ,340,850 |1986|1995| CONDO TOWNHOUSE CATEGORY USE CODE ASP PAV ASP PAV C PVMT DESCRIPTION 74,794 9,019 BUILDING CHARACTERISTICS
TYPE LAND USE DESCRIPTION 7 MASONRY FRM: STUCCD
5 CONCRETE BLOCK
E 9 RIGID
EH 4 BLT.UP TAR & GRAVEL
EH12 RUBBER OR PLASTIC
5 DRYWALL
F 4 VINYL
R 4 VINYL
R 8 CARPET
C 2 CENTRAL
N 3 AVERAGE
1 1 1.00 14.00 14.00 HX% QUALINDEX EFF BASE RATE BLD ADJUSTED AREA 74,794 2,706 HX% DESCRIPTION 0.00% 0.00% 0.00% 60.00% HEATED AREA LENGTH 74,794 0 74,794 \$8,004,510 250 XH % 100 100 100 50 50 100 100 0 WIDTH 7,725,023 279,487 2400 W BRANDON BLVD 1610 SH CTR CMMITY A GRV AGE MARKET VALUE 50 ZONE 12,500.00 47,505.00 STINU 4,000.00 2454-2488 W. BRANDON BLVD SHOPPING CENTER REGENCY SQUARE Property Name: FRONT DATE GRADE ω ω DEPTH BLD BUILDING NOTES SAN ANTONIO, TX 78299-2539 PRICE 3.70 **USER ID** 3.70 STINU ADJ UNIT 2.22 2.22 4.62 **EXTRA FEATURES** TYPE ORIG TOTAL 100 100 ACT. YEAR VALUE REV.
SALES REV.
AERIAL REV. SITE REVIEW 1990 1988 1988 PARCEL NOTES PRICE 1990 1988 1988 YEAR ANCHORED SHOP CTR BUILDING: \*\* VALUE SUBJECT TO CHANGE \*\*
Page 2 of 6 INSP DT ROLL 2007 1988 1988 ADJ UNIT PRICE COND 454 345 316 66 63 OB/XF MKT Hillsborough County Property Appraiser
VALUE SUMMARY THIS YEAR 2024 NEXT YEAR 2025 CAN (9019 P1387) VALUE EXEMPT VALUE AS (74794 P1775) PP ACCOUNT VALUE SSESSED VALUE RIMARY VALUATION ONDO/PLAT INST NO OTAL JUST VALUE AXABLE VALUE X OWNERSHIP % AP BASE YEAR P ACCOUNT # COME VALUE REVIOUS YEAR VALUE 720001.00 1.00 North Brandon Area 18,315 66,440 13,490 93271442 4247 / 0742 OR INST NO PERMITS EST-OLIVE GARDEN PAR DATE OF I Q V I SALE N U I I 11/01/1993 QC U I 3 10/01/1983 QC U V 0 DATE OF SALE ALE INFORMATION OTHER ADJUSTMENTS AND NOTES PENDING NOTES 05 38 m 7 50, ASSIGNED 50,682,060 56,113,80 56,113 , 682 SALES PRICE 60 523,410

CAN

LESS PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF LOT 1 THN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG

> C/O PROPERTY TAX DEPT REGENCY CENTERS L P ро вох 2539

2024

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01 EXT WALL
02 EXT WALL
03 ROOF TYPE
04 ROOF COVEH
05 ROOF COVEH
06 INT WALL
07 INT FLOOR
08 INT FLOOR
09 HEAT/AC CATEGORY Units Stories CONDITION PLUMBING ,243,053 |1986|1995| CONDO TOWNHOUSE CATEGORY USE CODE TOTAL GROSS AREA 101,065 11,495 192 3,471 325 580 624 DESCRIPTION BUILDING CHARACTERISTICS
TYPE LAND USE DESCRIPTION 7 MASONRY FRM: STUCC) 3
5 CONCRETE BLOCK 7
E 9 RIGID 10
EH 4 BLT. UP TAR & GRAVEL 8
EH 12 RUBBER OR PLASTIC 2
5 DRYWALL 10
R 8 CARPET 5
R 4 VINYL 5
R 4 VINYL 5
R 2 CENTRAL 10
N 3 AVERAGE 10 20.00 1.00 14.00 HX% QUALINDEX EFF BASE RATE 30 30 35 BLD TOTAL ADJUSTED AREA 101,065 3,448 58 1,041 98 174 94 нх% DESCRIPTION 60.00% HEATED AREA LENGTH 101,065 10,438,397 BUILDING NOTES

0 356,123 2404-2452 W. BRANDON BLVD. EASTSIDE OF
0 107,519
0 10,122 INT/EXT REMODEL FOR FIVE BELOW FOR 2019.
0 17,971 D18/2018 #493 101,065|\$10,945,83 XH % 100 20 100 50 50 100 100 WIDTH 2400 W BRANDON BLVD 1610 SH CTR CMMITY A GRV AGE MARKET VALUE ZONE UNITS REGENCY SQUARE Property Name: FRONT DATE GRADE DEPTH BLD SAN ANTONIO, TX 78299-2539 PRICE USER ID STINU EASTSIDE OF SHOPPING ADJ UNIT AND DESCRIPTION **EXTRA FEATURES** TYPE ORIG COND TOTAL ACT. YEAR VALUE REV. SALES REV. SITE REVIEW S PARCEL NOTES PRICE YEAR ANCHORED SHOP CTR BUILDING: 15 \*\* VALUE SUBJECT TO CHANGE \*\*
Page 3 of 6 ř INSP DT YEAR ROLL ω ADJ UNIT PRICE COND 454 345 316 OB/XF MKT VALUE Hillsborough County Property Appraiser
VALUE SUMMARY THIS YEAR 2024 NEXT YEAR 2025 N(3471 P560)CAN(325 P78)CAN(580 P98)ULP(624 P12 VALUE 3AS (101065 P2308) CAN (11495 P1618) CAN (192 P56) CA **EXEMPT VALUE** ASSESSED VALUE PP ACCOUNT VALUE OTAL JUST VALUE RIMARY VALUATION ONDO/PLAT INST NO AXABLE VALUE X OWNERSHIP % P ACCOUNT # REVIOUS YEAR VALUE **AP BASE YEAR** 720001.00 1.00 North Brandon Area OR INST NO PERMITS 0742 11/01/1993 10/01/1983 DATE OF SALE ALE INFORMATION OTHER ADJUSTMENTS AND NOTES PENDING 2 0 0 Z -U U C Q V H - V NOTES 05 38 m 7 50,682 ASSIGNED 50,682,060 56,113,80 56,113 SALES PRICE 60 523,410

BAS CAN CAN CAN CAN ULP

z r

CODE

Complex

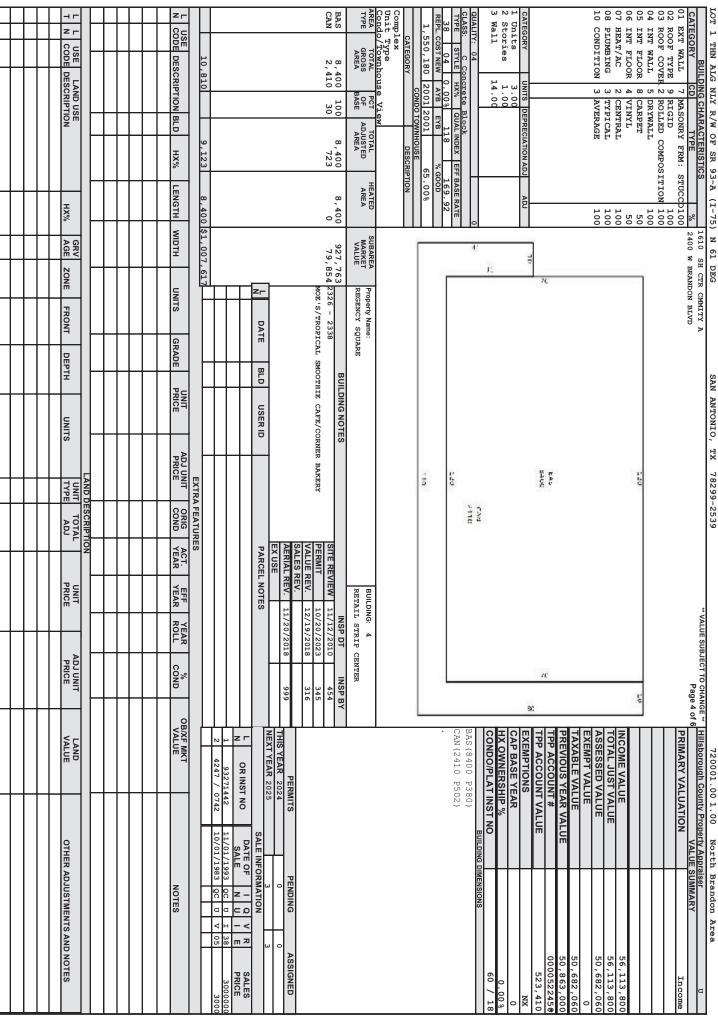
Wall

LESS PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF LOT 1 THN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG

> C/O PROPERTY TAX DEPT REGENCY CENTERS L P ро вох 2539

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720001.00 1.00 North Brandon Area



LESS PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF LOT 1 BLOCK A

C/O PROPERTY TAX DEPT РО ВОХ 2539

REGENCY CENTERS L P

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01 EXT WALL 7 MASONRY FRM: STUCCD 02 EXT WALL 8 BRICK 9 RIGID 14 ROOF TYPE 9 RIGID 15 RUBBER OR PLASTIC 17 DECORATIVE WALL 7 TILE 17 TILE 17 TILE 18 PLUMBING 3 TYPICAL 19 CONDITION 3 AVERAGE Complex Unit Type LOT 1 THN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG CATEGORY Stories Units Wall CODE Z r 631,261 | SS A Structural Steel | STLE | HX% | QUALINDEX | EFF BASE RATE | | Q4 | Q.00% | 164 | 329.64 | | GOOD | G CATEGORY USE BUILDING CHARACTERISTICS
TYPE DESCRIPTION BLD 1,915 LAND USE DESCRIPTION 1.00 1.00 15.00 CONDO TOWNHOUSE

CONDO TOWNHOUSE

DESCRIPTION 7 MASONRY FRM: STUCCD 8 BRICK 9 RIGID 100 BASE ADJUSTED AREA 1,915 HX% ,915 79.00% HEATED AREA LENGTH 1,915 L,915| \$498,696 XH % 100 100 100 85 WIDTH 2400 W BRANDON BLVD 1610 SH CTR CMMITY A GRV AGE 498,696 ZONE UNITS REGENCY SQUARE Property Name: NEW STARBUCKS FOR '14- CANVAS CANOPIES @ TABLES FRONT DATE GRADE DEPTH BLD SAN ANTONIO, TX 78299-2539 BUILDING NOTES PRICE **USER ID** u STINU ADJ UNIT PRICE 1915 AND DESCRIPTION **EXTRA FEATURES** TYE S ORIG TOTAL | SITE REVIEW | 11/12/2010 | PERMIT | 10/20/2023 | VALUE REV. | 12/19/2018 | SALES REV. | SALES REV. | 11/20/2018 ACT. YEAR PARCEL NOTES UNIT PRICE YEAR REST FAST FOOD BUILDING: 5 \*\* VALUE SUBJECT TO CHANGE \*\*
Page 5 of 6 INSP DT YEAR ROLL ADJ UNIT PRICE COND 454 345 316 OB/XF MKT VALUE THIS YEAR 2024 NEXT YEAR 2025 Hillsborough County Property Appraiser
VALUE SUMMARY BAS (1915 P208) **EXEMPT VALUE** ASSESSED VALUE VALUE **TPP ACCOUNT VALUE** TOTAL JUST VALUE NCOME VALUE ONDO/PLAT INST NO **AXABLE VALUE** RIMARY VALUATION AP BASE YEAR REVIOUS YEAR VALUE X OWNERSHIP % PP ACCOUNT # 720001.00 1.00 North Brandon Area 93271442 4247 / 0742 OR INST NO PERMITS DATE OF SALE ALE INFORMATION OTHER ADJUSTMENTS AND NOTES PENDING NOTES 05 **m 7** 50,682 ASSIGNED 50,682,060 56,113,800 56,113 SALES PRICE 60 523,410

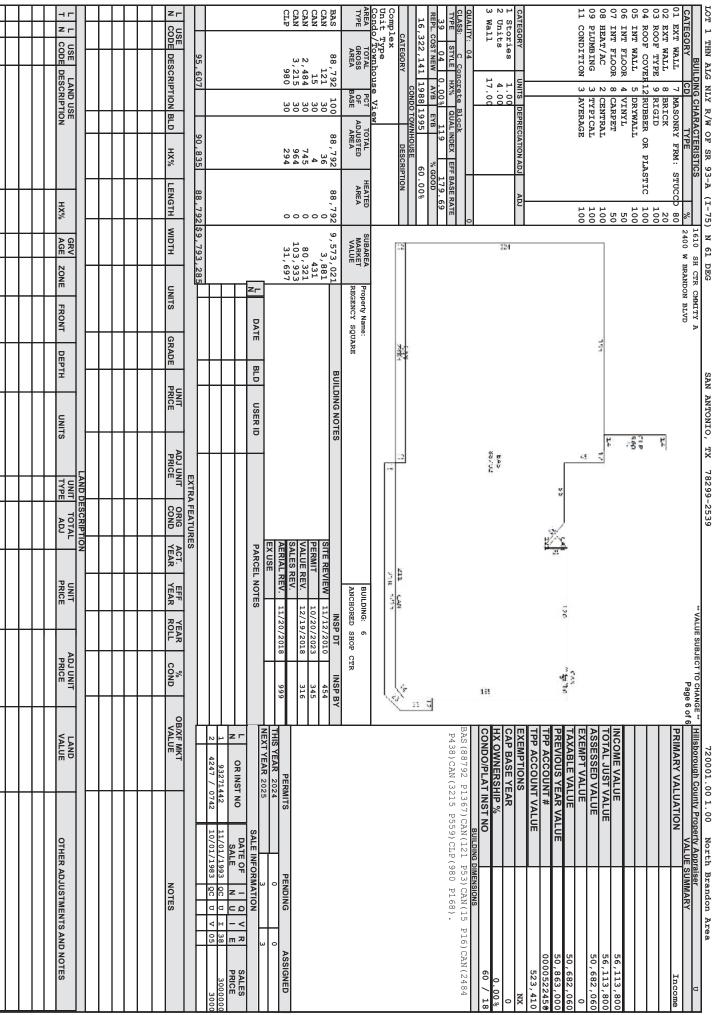
BAS

LESS PT OF LOT 1 BLOCK A DESC AS COM AT SE COR OF LOT 1 THN ALG NLY R/W OF SR 93-A (I-75) N 61 DEG

> C/O PROPERTY TAX DEPT ро вох 2539 REGENCY CENTERS L P

068172-0102 2024 U-20-29-20-2DH-A00000-00001.0

720001.00 1.00 North Brandon Area



# **ATTACHMENT 4**

July 2024 Google Street View images of solid waste storage receptacles located behind subject property which are visible from Lake Kathy Drive.







# **ATTACHMENT 6**

# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/ 15th Floor County Ctr. 601 E. Kennedy Blvd, Tampa, Florida 33602-4932 Ph: (813) 272-6100

Folio: 068172-0120



Owner Informa	ition
Owner Name	KC HOLDINGS OF BRANDON LLC
Mailing Address	468 W HIGHWAY 436 ALTAMONTE SPRINGS, FL 32714-4147
Site Address	2210 W BRANDON BLVD, BRANDON
PIN	U-20-29-20-2DH-A00000-00002.0
Folio	068172-0120
Prior PIN	
Prior Folio	068160-0000
Tax District	U - UNINCORPORATED
Property Use	2101 RESTAURANT A
Plat Book/Page	60/18
Neighborhood	220001.00   Woodberry & Cottagewood Oaks Area
Subdivision	2DH   REGENCY PARK BRANDON

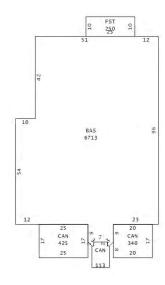
Value Summar	y			
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$2,324,500	\$2,166,141	\$0	\$2,166,141
Public Schools	\$2,324,500	\$2,324,500	\$0	\$2,324,500
Municipal	\$2,324,500	\$2,166,141	\$0	\$2,166,141
Other Districts	\$2,324,500	\$2,166,141	\$0	\$2,166,141

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Info	rmation						
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
19153 / 1184	2009086866	12	2008	WD	Qualified	Improved	\$1,850,000
19153 / 1179	2009086865	12	2008	QC	Unqualified	Improved	\$1,850,000
9101 / 1437	98177749	06	1998	DD	Unqualified	Improved	\$3,980,000
5748 / 1127	89162984	07	1989	WD	Qualified	Improved	\$1,498,900
4368 / 0372		07	1984	WD	Qualified	Vacant	\$250,000

Building Information	
Building 1	
Туре	56   RESTAURANT
Year Built	1984

<b>Building 1 Construction</b>	Details	
Element	Code	Construction Detail
Class	С	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Exterior Wall	9	Stone
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	7	Decorative Wall Cov.
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Plumbing	4	Above Average
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	14.00	



Building 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	6,713	6,713	\$442,306
FST	250		\$8,236
CAN	527		\$10,410
CAN	113		\$2,240
CAN	340		\$6,721
UNF			\$0
UNF			\$0
Totals	7,943	6,713	\$469,913

Extra F	eatures						
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1984	0	0	50,796.00	\$59,767
0060	CONCRETE PAVEMENT	1	1984	0	0	5,630.00	\$16,907

Land In	formation						
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
OPL3	OP Class 12	PD	0.0	0.0	SF   SQUARE FEET	85,508.28	\$1,765,746

Legal Description
REGENCY PARK BRANDON LOT 2 BLOCK A AND A UNDIVIDED INT IN LOT A BLK A



# HILLSBOROUGH COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT



Hillsborough County Florida

# **ANALYSIS OF PERSONAL APPEARANCE PRS 95-0037-C**

# **REPORT INDEX**

1.0	Intent Statement				
2.0	Findings				
3.0	Recommendation of Administrator				
4.0	Site Specific Information				
5.0	Adjacent Site Information				
6.0	Recommended Zoning Conditions				
	Attachments:				
	A-1 Zoning Map				
	A-2 General Area Map				
	A-3 Site Plan/Survey				
	A-4 Application				
	A-5 Letter of Notification				

PETITION NUMBER: BOCC MEETING DATE: PREPARATION DATE: PRS 95-0037-C (83-404) January 24, 1995 January 13, 1995

# 1.0 INTENT STATEMENT

The request is for a minor modification of a planned development (PD-MU 83-404) to allow a commercial structure to be relocated closer to the northern boundary.

#### 2.0 FINDINGS

- 2.1 Regency Square is a large scale shopping center located on the north side of S.R. 60 approximately a mile east of I-75. Commercial uses permitted within the shopping center are limited to a maximum of 370,055 square feet. In addition, the project site permits 30,800 square feet of office and a 300 room hotel. The General Site Plan for the planned development indicated a future building expansion area on the northwest perimeter of the project. The applicant requests to move the building expansion area northward of its present location to an area currently used for parking. The new building location is adjacent to an existing theater and is proposed to be an expansion of the theater.
- 2.2 Relocation of the building area is compatible with the development of the existing shopping center development. The relocation does not alter the established internal traffic circulation pattern. The expansion of the theater does not violate the maximum approved square footage of the shopping center.
- 2.3 A number of conditions of the original rezoning are proposed to be revised or eliminated, as they are standard requirements of all development in unincorporated Hillsborough County, or due to changes in the proposed development.

# 3.0 **RECOMMENDATION OF ADMINISTRATOR**

3.1 Approval - Based on the findings in Section 2.0, staff recommends approval of PRS 95-0037-C subject to the conditions listed in Section 6.0. This recommendation is based on the site plan/survey received December 2, 1994.

PRS 95-0031-C -2-

PETITION NUMBER: BOCC MEETING DATE: PREPARATION DATE:

PRS 95-0037-C (83-404) January 24, 1995 January 13, 1995

# 4.0 SITE SPECIFIC INFORMATION

4.1 Existing Land Use: Commercial shopping center

4.2 Existing Zoning: PD-MU (Planned Development-Mixed Use)

4.3 Existing Intensity/Density: Maximum 370,055 sq.ft./.12 F.A.R.

4.4 Comprehensive Plan Designation: UL-2 (Urban Level)

4.5 Acreage: 72.49

4.6 Location: North side of S.R. 60, 1,700 feet west of Grand Regency

Boulevard

#### 5.0 ADJACENT SITE INFORMATION

# 5.1 Adjacent Existing Land Uses:

North:

Office

East:

Undeveloped, multi-family, commercial

South:

S.R. 60, commercial

West:

Undeveloped

#### 5.2 Adjacent Zoning:

North:

PD-MU \*87-212

East:

ASC-1 (Agricultural Single-Family-Conventional), PD-H 88-39

(Planned Development-Housing), RSC-3 (Residential Single

Family-Conventional)

South:

PD-MU \*82-421

West:

PD-C 86-130 (Planned Development-Commercial), A

(Agricultural Rural)

\* PD-MU Planned Development-Mixed Use

# 6.0 RECOMMENDED ZONING CONDITIONS

6.1 Prior to Detailed Site Plan approval, the developer shall submit to the County Department of Development Coordination evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water and public sewer services. In addition, prior to Detailed Site Plan approval, the developer shall submit to the County Department of Development Coordination evidence of the developer's agreement to pay costs to provide the public water and public sewer services. Said costs shall be as determined necessary by the County Department of Water and Wastewater Utilities.

PRS 95-0037-C -3-

# PETITION NUMBER: BOCC MEETING DATE: PREPARATION DATE:

PRS 95-0037-C (83-404) January 24, 1995 January 13, 1995

- 6.2—6.1 Prior to the issuance of Certificates of Occupancy, the developer shall at his expense construct Sand Street as a four-lane divided roadway. Prior to Detailed Construction Site Plan approval, the developer shall submit to the County Department of Development Coordination roadway designs and specifications for Sand Street approved by the Traffic Operations Services Section of the County Department of Engineering.
- 6.3 Access points to the project shall be limited to those shown on the General Site Plan received by the County Department of Development Coordination on December 6, 1983, with the exception that only three access points will be permitted on the north side of Sand Street.
- 6.4 Prior to the issuance of any building permits, the Drainage Services Section of the County Department of Engineering and the County Environmental Protection Commission shall approve the construction plans.
- 6.5-6.3 Parcel A shall be limited to I-P uses and a maximum height of three stories or 45 feet, whichever shall be more restrictive.
- 6.6-6.4 Parcel B shall be limited to a motor hotel and shall be limited to four stories or 55 feet, whichever is more restrictive.
- 6.7-6.5 The hotel use shall be limited to a traditional hotel. If permanent kitchen facilities (i.e., inclusion of a stove) are provided in any or all of the rooms, they shall be considered units and, therefore, must meet the density requirements of the Horizon 200 Land Use Plan.
- 6.8—6.6 All other structures in the project shall be limited to C-1 uses, excluding mini-warehouses and shall be limited to 35 feet in height.
- 6.9—6.7 A wall, six feet tall and architecturally finished on both sides, shall be provided by the developer along the eastern boundary of the property.
- 6.10-6.8 A wall or a berm and planting combination shall be provided by the developer along the western boundary of the property. The wall shall be six feet tall and architecturally finished on both sides. If berming and landscaping are utilized, the berming shall be an average of three feet tall, and the landscaping shall bring the total height to six feet tall with a minimum of 75 percent opacity.

PRS 95-0037-C -4-



PRS 95-0037-C (83-404) January 24, 1995 January 13, 1995

- 6.11-6.9 A tree survey shall be provided for the entire site, except where the building pods are to be located. The Detailed Site Plan shall show that as many trees as possible were retained in the parking areas and that all trees in the northern and the eastern sections of the property, which are not in areas used for retention, drives or parking spaces will be retained.
- 6.12 6.10 All structures shall be architecturally finished on all sides.
- 6.13 All dumpsters and mechanical equipment shall be sereened from public view.
- 6.14-6.11 All signage shall be limited to two square feet of sign face per one foot of building frontage.
- 6.15 6.12 If any parcels in the project are to be sold to separate owners, all requirements of the Subdivision Regulations shall be met.
- 6.13 To the extent that the project remains vested to the Land Development Regulations to implement the Comprehensive Plan, the requirement for parking for the shopping center uses shall be 5 spaces per 1,000 square feet of gross leasable floor area. No further breakdown of uses within the shopping center shall occur to determine requirements for parking, except that parking for the theater shall be one space for each 8 seats.
- 6.14 Within ninety days of approval for PRS 95-0037-C by the Hillsborough County Board of County Commissioners, the developer shall provide to the Planning and Development Management Department a Revised General Site Plan for certification reflecting the conditions outlined above.

Note: Detention volume must be determined using volume sensitive criteria.

characteristics, the required buffer or screening may be reduced up to a maximum of thirty (30) percent. The alternative buffer or screening shall afford a degree of buffering and screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements.

# 2.5.14.8 Existing Vegetation.

Where existing vegetation contributes to the required screening, it shall be credited toward the screening requirement to the extent that the retained vegetation contributes to the requirement. Existing trees on the Exempted Trees list, as defined in Section 7.3, cannot be credited toward the screening requirement and their removal is encouraged. Where tree replacement is necessary or desired, the selection of native trees to replace those removed is recommended.

# 2.5.14.9 Maintenance and Irrigation of Landscaping.

All landscaping and screening which provides required buffering and screening shall be maintained so as to continue their effectiveness. All required landscaping and screening shall be equipped with an irrigation system if required by plant type.

#### 2.5.14.10 Screening of Open Storage.

Open storage areas shall be screened from view of any street and from all residentially zoned land as follows:

- 1. When an open storage area abuts a collector or arterial street, the method of screening shall consist of solid masonry walls or solid wooden fences at least six (6) feet in height, or evergreen plant material which shall at the time of installation be six (6) feet in height and be seventy-five (75) percent opaque, with access from that street only through solid gates which shall be closed except when in use. Screening shall run at least one hundred (100) feet back from the street property line, unless an existing permanent structure shields the storage area.
- When an open storage area abuts a residentially zoned district, the method of screening shall consist of solid wooden fences or masonry walls at least six (6) feet in height or evergreen plant material which shall within two (2) years of installation reach six (6) feet in height and seventy-five (75) percent opaque along the boundary of the storage areas and the entire residential district.
- 3. When an open storage area does not abut a collector or arterial street and is not within two hundred (200) feet of a residential district but is in view of a residential district, the method of screening from said residential district shall consist of walls or fences at least six (6) feet in height which shall be at least seventy-five (75) percent opaque, or evergreen plant material which shall within two (2) years of installation reach six (6) feet in height and be seventy-five (75) percent opaque.

#### 2.5.14.11 Screening of Central Solid Waste Storage Area.

All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the central storage of solid waste within the lot. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front building wall of the main building.



# **ATTACHMENT 8**

# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/ 15th Floor County Ctr. 601 E. Kennedy Blvd, Tampa, Florida 33602-4932 Ph: (813) 272-6100

Folio: 068172-0105



Owner Informa	tion
Owner Name	NATIONAL RETAIL PROPERTIES INC
Mailing Address	C/O KE ANDREWS 2424 RIDGE RD ROCKWALL, TX 75087-5116
Site Address	2206 W BRANDON BLVD, BRANDON
PIN	U-20-29-20-2DH-A00000-00001.2
Folio	068172-0105
Prior PIN	
Prior Folio	068172-0102
Tax District	U - UNINCORPORATED
Property Use	1110 1 STY STORE A
Plat Book/Page	60/18
Neighborhood	220001.00   Woodberry & Cottagewood Oaks Area
Subdivision	2DH   REGENCY PARK BRANDON

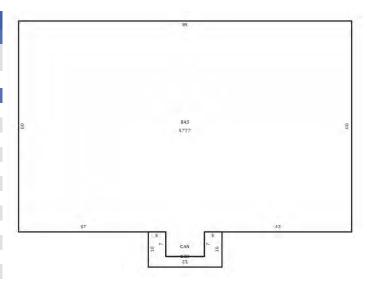
Value Summar	у			
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,479,600	\$1,479,600	\$0	\$1,479,600
Public Schools	\$1,479,600	\$1,479,600	\$0	\$1,479,600
Municipal	\$1,479,600	\$1,479,600	\$0	\$1,479,600
Other Districts	\$1,479,600	\$1,479,600	\$0	\$1,479,600

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Infor	mation						
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
11739 / 0303	2002216930	06	2002	WD	Unqualified	Improved	\$100
11599 / 1906	2002143557	04	2002	WD	Unqualified	Vacant	\$2,356,200
10950 / 0782	2001232945	07	2001	WD	Qualified	Vacant	\$800,000
4247 / 0742		10	1983	QC	Unqualified	Vacant	\$3,000

Building Information Building 1	
Туре	35   STORE RETAIL
Year Built	2001

Building 1 Construction De	etails	
Element	Code	Construction Detail
Class	С	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Exterior Wall	8	Brick
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	6	Wood Panel or Custom
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Plumbing	4	Above Average
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	20.00	



Building 1 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	5,777	5,777	\$820,006
CAN	133		\$5,678
Totals	5,910	5,777	\$825,684

<b>Extra Fe</b>	atures						
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	2002	0	0	11,678.00	\$20,740
0060	CONCRETE PAVEMENT	1	2002	0	0	1,762.00	\$9,334

<b>Land Inf</b>	ormation						
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
TF13	SR 60 Central	PD	0.0	0.0	SF I SQUARE FEET	41.382.00	\$705.563

# **Legal Description**

REGENCY PARK BRANDON COMM AT SE COR LOT 1 BLK A OF REGENCY PARK-BRANDON RUN N 61 DEG 52 MIN 43 SEC W 130.32 FT TO POB THN N 61 DEG 52 MIN 43 SEC W 176.26 FT THN N 24 DEG 23 MIN 31 SEC E 249.35 FT THN S 23 DEG 23 MIN 53 SEC E 1.68 FT THN S 55 DEG 04 MIN 38 SEC E 42.59 FT THN S 70 DEG 59 MIN 46 SEC E 85.87 FT THN S 86 DEG 51 MIN 24 SEC E 16.78 FT THN S 00 DEG 06 MIN 11 SEC E 144.96 FT THN N 74 DEG 38 MIN 54 SEC W 15.26 FT THN S 59 DEG 26 MIN 02 SEC W 40.49 FT THN S 18 DEG 40 MIN 49 SEC W 99.08 FT TO POB AND A UNDIV INT IN LOT A BLK A

# **ATTACHMENT 9**

AMENDED FINAL CONDITIONS OF APPROVAL PETITION NUMBER: BOCC MEETING DATE: DATE TYPED: PRS 00-0858-BR (83-404) August 8, 2000 August 14, 2000

Approval-Approval, subject to the conditions listed below, is based on site plan received May 9, 2000.

- Access points to the project shall be limited to those shown on the General Site Plan received by the County on December 6, 1983, with the exception that only three access points will be permitted on the north side of Sand Street.
- Parcel A shall be limited to I-P uses and a maximum height of three stories or 45 feet, whichever shall be more restrictive.
- All other structures in the project shall be limited to C-1 uses, excluding mini-warehouses, and shall be limited to 35 feet in height.
- A wall, six feet tall and architecturally finished on both sides, shall be provided by the developer along the eastern boundary of the property.
- 5. A wall or a berm and planting combination shall be provided by the developer along the western boundary of the property. The wall shall be six feet tall and architecturally finished on both sides. If berming and landscaping are utilized, the berming shall be an average of three feet tall, and the landscaping shall bring the total height to six feet tall with a minimum of 75 percent opacity.
- 6. A tree survey shall be provided for the entire site, except where the building pods are to be located. The Detailed Site Plan shall show that as many trees as possible were retained in the parking areas and that all trees in the northern and the eastern sections of the property, which are not in areas used for retention, drives or parking spaces will be retained.
- All structures shall be architecturally finished on all sides.
- All signage shall be limited to two square feet of sign face per one foot of building frontage.
- If any parcels in the project are to be sold to separate owners, all requirements of the Subdivision Regulations shall be met.
- 10. To the extent that the project remains vested to the Land Development Regulations to implement the Comprehensive Plan, the requirement for parking for the shopping center uses shall be five spaces per 1,000 square feet of gross leasable floor area. No further breakdown of uses within the shopping center shall occur to determine requirements for parking, except that parking for the theater shall be one space for each eight seats. There shall be no net loss of parking below the above standards. At the time of construction plan review of any expansion, the developer shall indicate that existing parking is sufficient to meet the above minimum standards or provide additional parking commensurate with the expansion within an appropriate area of the project. Such areas include along State Road 60, north of the shopping center (mall facility), and/or deck parking. All required handicapped spaces must be upgraded to current standards at the time that Certificates of Occupancy are issued for any expansion.

- 11. A 70-foot buffer shall be provided along the eastern boundary of the property. Screening shall be required along the western side of the buffer area starting on the north side of the southernmost retention area depicted on the site plan submitted June 27, 1995, (approximately 160 feet north of the southeast comer of the Regency Square property boundary) and ending at the northern extent of Parcel F (approximately 140 feet). If the existing group of trees located in the northeast portion of Parcel F are removed as a result of site development, screening shall be required for 50 feet along the northern boundary of Parcel F beginning at the western extent of the 70-foot buffer. Screening shall be as outlined in Section 3.6.4.3.1.3 (Screening Standard 'C") of the Land Development Code.
- 12. Parcel F shall be limited to one building with a maximum of 5,800 square feet of floor area. The location and orientation of the building shall be towards S.R. 60 and Lake Kathy Drive. If solid waste storage (a dumpster) is provided, screening shall be as outlined in the Land Development Code and the facility shall also be located a minimum of 100 feet from the eastern property boundary.
- Restaurants (sit-down, drive-thru, etc.) and drinking establishments shall not be permitted in Parcel F. Operating hours shall be limited to normal retail business hours.
- 14. The general design and location of the access point(s) for Parcel F shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation (see Rules of the Department of Transportation, Chapter 14-97), if applicable. Final design, if approved by Hillsborough County Planning and Growth Management, and/or the Florida Department of Transportation may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s).
- 15. If required by FDOT, and if warranted, the developer shall provide, at his expense, any additional left turn storage of sufficient length to accommodate anticipated left-turning traffic for Parcel F, for vehicles making east to northbound turns, on State Road 60. Prior to preliminary site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left-turn storage needed to serve development traffic. The design and construction of this left-turn lane shall be subject to FDOT approval.
- 16. Within ninety days of approval for PRS 00-0858 by the Hillsborough County Board of County Commissioners, the developer shall provide to the Planning and Growth Management Department a Revised General Site Plan for certification reflecting the conditions outlined above.



# Hillsborough County Florida

# **Written Statement of Appeal**

In the space below, indicate the basis of the appeal.

Regency Centers, L.P. appeals the administrative decision issued in nonconformity determination DNC 25-0350 dated March 4, 2025, denying legal nonconforming characteristic of land status for dumpsters and recycling collection spaces on its property located at 2400-2578 W. Brandon Blvd., Brandon, Florida, 33511, folio no.: 068172-0102 (the "Property") because: (1) the determination does not accord with due process; (2) the determination does not comply with the essential requirements of law; and (3) the determination is not supported by competent evidence.

# 1. Due Process

In its application, Regency was explicit that it does not own two neighboring properties (Parcel E and Parcel F) and that the scope of its application was not to include such properties. However, the determination unilaterally makes findings, and issues a determination as to legal nonconforming characteristics of Parcels E and F. The owners of Parcel E and F have not applied for any such determination, nor have they received notice or an opportunity to be heard.

# Essential Requirements of Law - Void for Vagueness

Article I, Section 9 of the Florida Constitution requires adequate notice of the specific conduct mandated, or is void for vagueness. The determination admits that the Property was developed prior to the enactment of County Land Development Code section 6.06.06.C.8. (which establishes present day screening requirements for dumpsters and recycling spaces). However, the determination denies that the Property has a legal nonconforming characteristic because the 1983 zoning approval includes a general condition (Condition #13) that dumpsters will be "screened from public view." The level of screening required by Condition #13 must be less than what is presently applied by section 6.06.06.C.8. because those standards cannot be applied retroactively. However, the determination provides no applicable standards for compliance with Condition #13, and as such is void for vagueness.

# Competent Evidence

Despite recognizing that the buildings on the Property at issue were constructed in 1986, and that a building permit would have been pulled at that time enforcing Condition #13, the determination cites no evidence of changes in conditions or configuration of the site such that Condition #13 no longer remains in compliance. Additionally, the determination includes discussion of the 1992 edition of the Land Development Code, which explicitly only applies to "new buildings and uses," not existing buildings. There is no competent, substantial evidence in the determination to support its conclusions.

Therefore, the determination should be reversed.



This document was prepared by and should be returned to:

Thomas A. Hanson, Esq. CARLTON, FIELDS, WARD, EMMANUEL, SMITH & CUTLER, P.A. P. O. Box 150 West Palm Beach, FL 33402

# **QUIT CLAIM DEED**

BY THIS QUIT CLAIM DEED, AETNA LIFE INSURANCE COMPANY, a Connecticut corporation, with a mailing address of 151 Farmington Avenue, Hartford, Connecticut 06156-9636 ("Grantor") in consideration of the sum of Three Million Dollars (\$3,000,000.00) paid by RSP IV CRITERION, LTD., a Florida limited partnership 121 West Forsyth Street, Suite 200, Jacksonville, Florida 32202 ("Grantee") hereby remises, releases and quit claims to Grantee and Grantee's successors and assigns all of Grantor's right, title and interest in and to the real property located in Hillsborough County, Florida which is described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining.

DATED this \_2\_ day of November, 1993.

Signed, sealed and delivered in the presence of:

AETNA LIFE INSURANCE COMPANY, a

Connecticut corporation

Print Name:

RICHARD AKE CLERK OF CIRCUIT COURT HILLSEOROUGH COUNTY

Door mentary Tax Pd - F.S. 201.02 \$ Thusumentary Tax Pd - F.S. 201,08 5

misights Tax Pd - F.S. 199 \$ THE LUIC AND CHOIL Hillsporough County

Deputy Clerk

W#21509.1

REC: 718211112

STATE OF CONNECTICUT )	
COUNTY OF HARTFORD )	
On this 2 day of 100 appeared before me 100 R AETNA LIFE INSURANCE COMPAINED THE ABOVE TO ME ARE TO BE ABOVE TO BE	NY, as described in the foregoing instrument.  and acknowledged to me that he/she executed the same
on behalf of said corporation.	
NOSAN TO A STATE OF THE STATE O	March. Les Parkand
the boardage 4	Marily Lee Parkard
<b>****</b>	(Printed Name)
(NOTARIAL SEAL)	NOTARY PUBLIC, STATE OF CONNECTICUT
	(Commission Expiration Date)
	(Serial Number, If Any)

W#21509.1

-2-

REC: 718201113

#### EXHIBIT "A"

# **Legal Description**

Lot One, Block "A", of the "Regency Park-Brandon" subdivision as recorded in Plat Book 60, Page 18 et. seq., of the Public Records of Hillsborough County, Florida.

-3-

# A11967

# ARTICLES OF MERGER Merger Sheet

MERGING:

500003517765--3

RRC FL SPC, INC. RRC GENERAL SPC, INC. RRC LIMITED SPC, INC. RRC LENDER, INC. TREASURE COAST INVESTORS, LTD.

REGENCY ROSEWOOD TEMPLE TERRACE, LTD. LANDCOM REGENCY MANDARIN, LTD. RSP IV CRITERION, LTD.

AL |

into

REGENCY CENTERS, L. P., a Delaware entity B9700000103

File date: , effective December 31, 2000

Corporate Specialist: Agnes Lunt

Development Services

# Appeal of Administrative Decision Application



# Important Instructions to All Applicants:

Email your completed application to <a href="ZoningIntake-DSD@HCFLGov.net">ZoningIntake-DSD@HCFLGov.net</a> or visit <a href="HCFLGov.net">HCFLGov.net</a>/DigitalDropOff.

All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted. For questions regarding the appeal process, please call (813) 307-4739 or send an e-mail to <a href="Zoningintake-DSD@HCFLGov.net">Zoningintake-DSD@HCFLGov.net</a>

Application No:	25-0666	Intake Date:	04/02	Official Use Only Receipt Number:	465732	Intake St	aff Signature:	Cierra	. James
Application Numbe	er of Decision	DNC 2	5-03	tive Decision Be					
Subject Property A	ddress (If Ann	olicable). 240	0-25	78 W. Bran	don Blv	/d., Bra	andon, I	Florida, 3	33511
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Folio(s):									
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Email: ernsth		gencyc	ente		Stati		umber:		
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Name: Nikki Da	av BCS	Appellar Kristen G	it's Repr Grav. E	resentative (Mu sa Kelvin F	st be Legal Readv. E	Counsel)	. 8	13.273.	5000
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nikki.day@gra Email:	y-robinson.com,	kristen.gray@gray-	robinson.co	om, and kelvin.ready@	gray-robinson	.com Fax N	lumber: <b>O</b> _	13.213.	5145
I hereby swear to the best of m	or affirm tha	at all the infor e, and author	mation	provided in the representative l	submitted isted abov	e to act o	on my behal	is true and a f on this app	ccurate, olication.
Signature of the Appe	U./2	en		_	ype or print na	A.	Bell		



# Notice of Appeal of Administrative Decision

DATE:

APPEAL NUMBER:

APPELLANT:

**DECISION BEING APPEALED:** 

ADDRESS/LOCATION OF THE SUBJECT PROPERTY OF DECISION:

NAME OF PROPERTY OWNER(S):

FOLIO #:

MAILING ADDRESS OF PROPERTY OWNER(S):

Regency Centers, L.P.

Denial of Legal NonConforming Characteristic of Land Status

2206 W. Brandon Blvd., Brandon, FL 33511

National Retail Properties, Inc.

068172-0105

2424 Ridge Rd., Rockwall, TX 75087-5116

YOU ARE HEREBY NOTIFIED that an appeal of the administrative decision identified above has been filed with the Hillsborough County Development Services Department. As the owner(s) of the particular parcel of real property or project that is the subject of the decision, you are notified that this appeal will be set before the Land Use Hearing Officer pursuant to Section 10.05.01.C of the Land Development Code. You will receive notice from the Administrator when the LUHO hearing date is set.

Please direct all inquiries regarding this appeal to:

(813) 307-4739

Development Services Department
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

Regency Centers, L.P.

Appellant Address:

One Independent Dr. Suite 114, Jacksonville, Florida, 32202

Decision being appealed:

Denial of Legal NonConforming Characteristic of Land Status

Date of decision appealed: March 4, 2025

8 of 9 04/2022



OWNER(S):

# Notice of Appeal of Administrative Decision

468 W HIGHWAY 436, ALTAMONTE SPRINGS, FL 32714-4147

DATE:	
APPEAL NUMBER:	
APPELLANT:	Regency Centers, L.P.
DECISION BEING APPEALED:	Denial of Legal NonConforming Characteristic of Land Status
ADDRESS/LOCATION OF THE SUBJECT PROPERTY OF DECISION:	2210 W Brandon Blvd, Brandon, FL 33511
NAME OF PROPERTY OWNER(S):	KC Holdings of Brandon, LLC
FOLIO #:	068172-0120
MAILING ADDRESS OF PROPERTY	AND THE OPENING OF TH

YOU ARE HEREBY NOTIFIED that an appeal of the administrative decision identified above has been filed with the Hillsborough County Development Services Department. As the owner(s) of the particular parcel of real property or project that is the subject of the decision, you are notified that this appeal will be set before the Land Use Hearing Officer pursuant to Section 10.05.01.C of the Land Development Code. You will receive notice from the Administrator when the LUHO hearing date is set.

Please direct all inquiries regarding this appeal to:

(813) 307-4739 Development Services Department 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

Appellant Name:

Appellant Address:

Decision being appealed:

Date of decision appealed:

Date of decision appealed:

Pagency Centers, L.P.

One Independent Dr. Suite 114, Jacksonville, Florida, 32202

Denial of Legal NonConforming Characteristic of Land Status

March 4, 2025



# **Appellant's Standing to Appeal**

An appellant must show standing to appeal. Please select the reason for appeal below (check one).

1.	For a decision of the Administrator that is of general applicability and is not specifically related to a particular parcel of real property or project:	
		Any resident, landowner or any person having a contractual interest in land in unincorporated Hillsborough County and any duly registered neighborhood organization, as described in Section 10.03.02.F.1 of the Land Development Code (LDC).
2.		a decision of the Administrator that is not of general applicability and is specifically related to a particular parcel of real sperty or project:
	X	An applicant of an Administrator's decision who is adversely affected by the Administrator's decision, or
	$\boxtimes$	A property owner whose property is the subject of the administrative decision and is adversely affected by the Administrator's decision, or
		Any owner of real property as reflected on the current year's tax roll, lying within 500 feet in every direction of the property or project that is the subject of the administrative decision, any condominium and/or owners' association with common property lying within 500 feet in every direction of the property or project that is the subject of the administrative decision and any duly registered neighborhood organization, as described in Section 10.03.02.F.1 of the LDC whose boundaries lie within one mile of the property or project that is the subject of the administrative decision, or
		Any resident, landowner or any person having a contractual interest in land in unincorporated Hillsborough County and any duly registered neighborhood organization, as described in Section 10.03.02.F.1 of the LDC who demonstrates a direct adverse impact as a result of the administrative decision that exceeds in degree the general interest in community good shared by all persons. The Land Use Hearing Officer shall make the determination if there has been a demonstration of a direct adverse impact sufficient to grant appellant status, however any information considered in making such a determination shall not be considered a part of the record on appeal except as provided in Section 10.05.01 D of the LDC.