



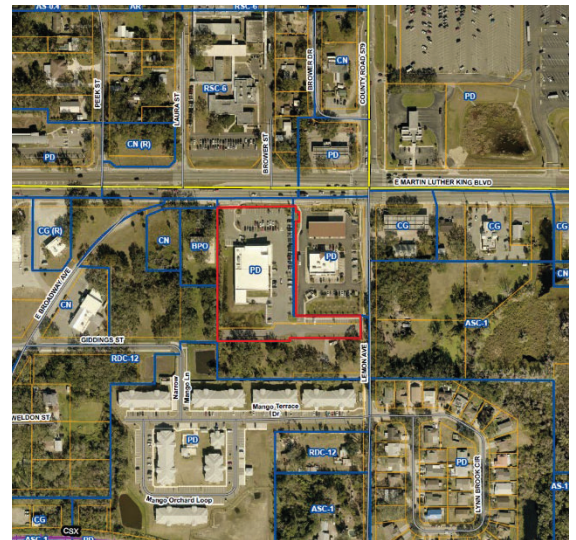
PD Modification Application: PRS 26-0472

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: June 9, 2026

1.0 APPLICATION SUMMARY

Applicant: PSS, LLC
FLU Category: RES-9
Service Area: Urban
Site Acreage: 3.445 ac (Proposed - 2.869 ac)
Community Plan Area: Seffner Mango
Overlay: None



Introduction Summary:

PD 20-0102 was approved in 2020 to allow the development of 20,442 square feet of retail commercial uses, including a grocery store. The applicant is requesting a minor modification to remove 0.549 acres from the subject Planned Development, in order to transfer it to the newly proposed Planned Development 26-0431 to the south. Removal of the area within proposed PD 26-0431 does not increase the FAR within the subject PD to exceed the maximum permitted in the RES-9 Future Land Use Category (0.50 FAR). The property owner of the subject PD has authorized this modification. Both this application and PD 26-0431 are to run concurrently to the BOCC.

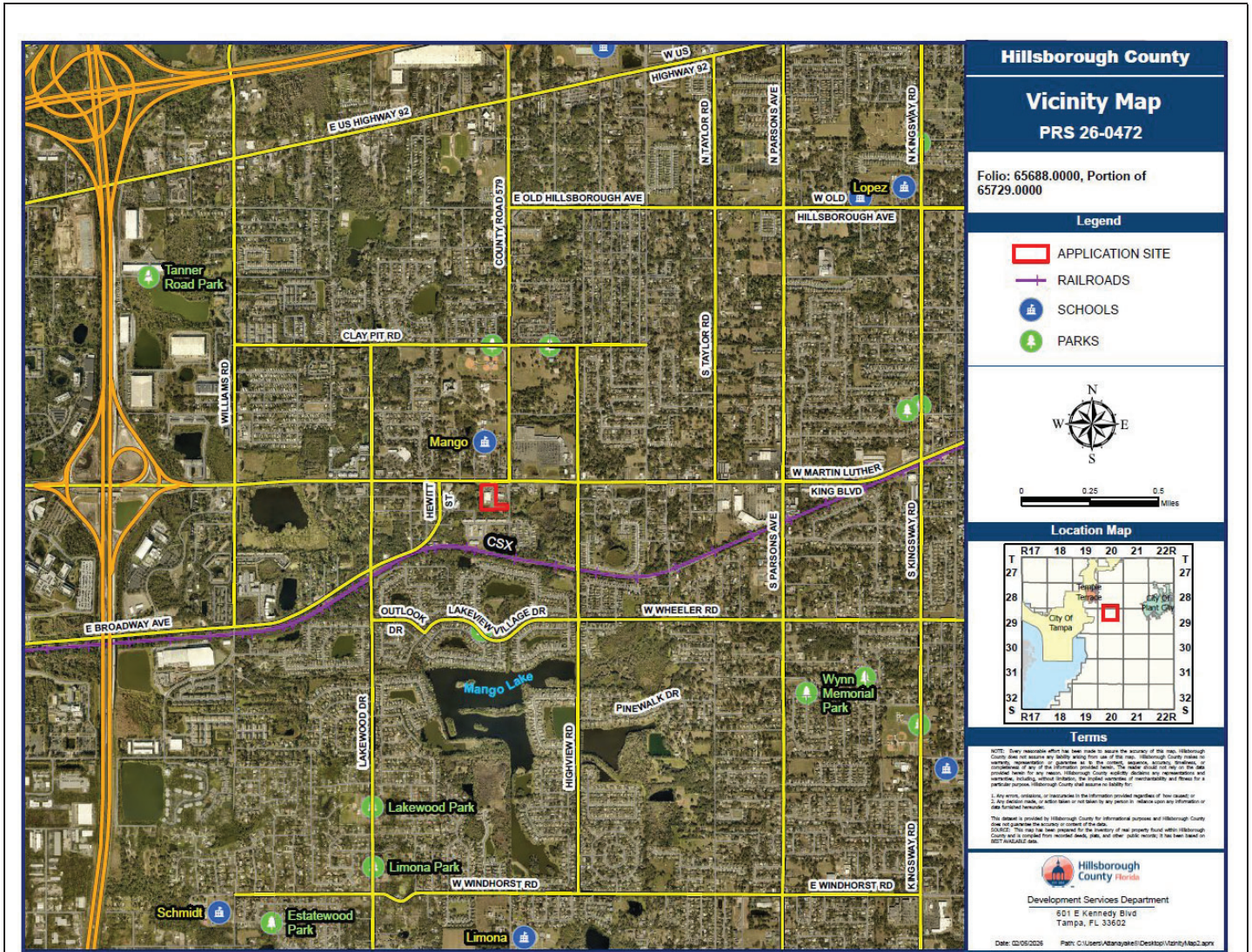
Existing Approval(s):	Proposed Modification(s):
- Total Area: 3.445 acres / FAR 0.13	- Total Area: 2.869 acres / FAR 0.16

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

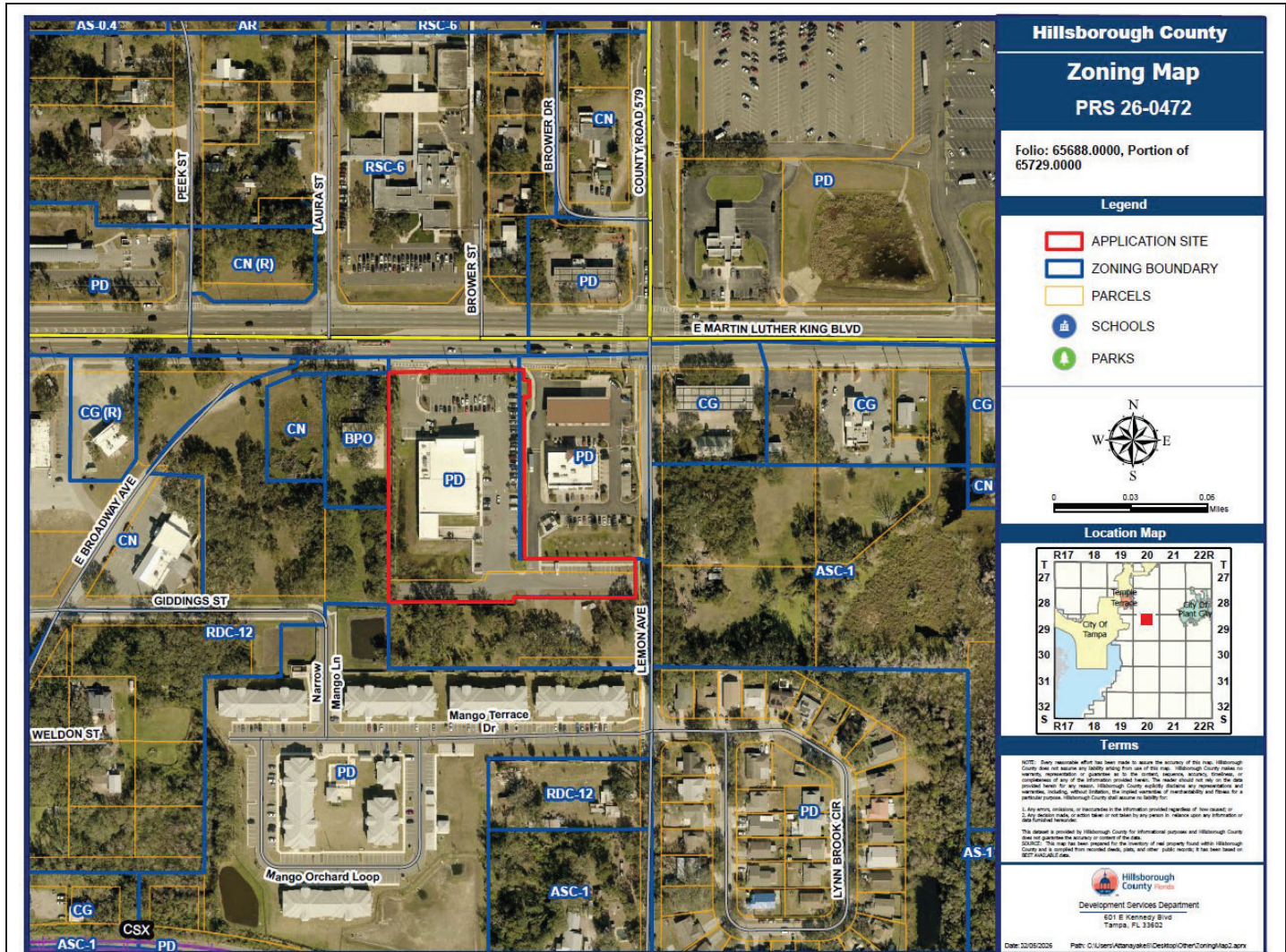


Context of Surrounding Area:

Subject site is located in an area comprised of residential and non-residential uses. Site is located along Dr. Martin Luther King Jr. Boulevard, with nearby uses including convenience stores, shopping centers, banks, and a public school. Residential uses are located nearby to the east and south, including single-family and multi-family uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

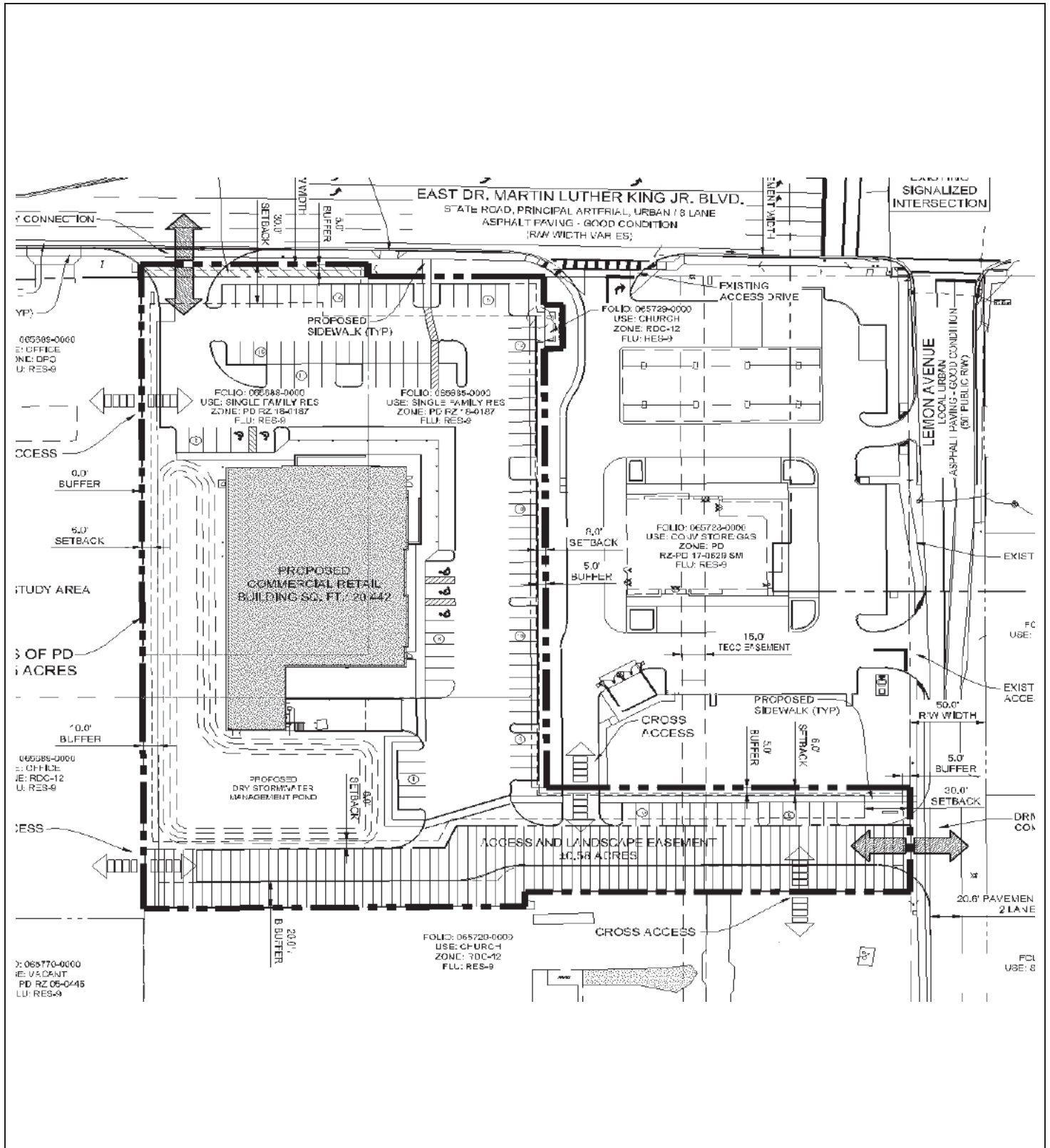


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 dwelling units per acre	Single-Family Conventional	Public School
	PD 17-0629	0.07 FAR	Convenience Store with gas sales	Convenience Store with gas sales
South	RDC-12	12 dwelling units per acre	Single-Family Conventional / Two Family	Undeveloped
East	PD 17-0629	0.07 FAR	Convenience Store with gas sales	Convenience Store with gas sales
	ASC-1	1 dwelling unit per acre	Single-Family Conventional/Agricultural	Single-Family
West	BPO	0.20 FAR	Office Uses	Office
	RDC-12	12 dwelling units per acre	Single-Family Conventional / Two Family	Undeveloped

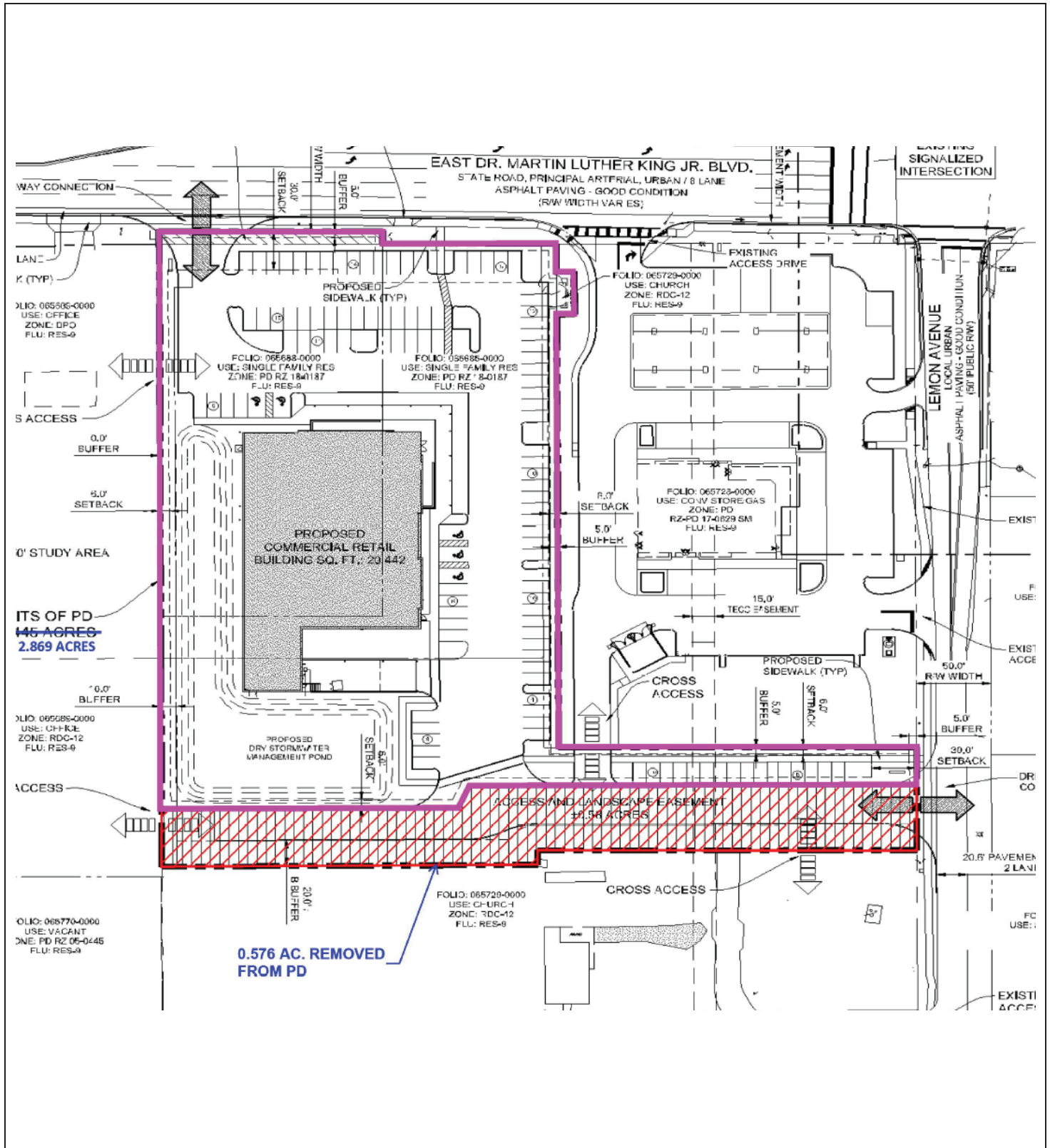
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. Dr. MLK Jr. Blvd.	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lemon Ave	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,093	60	209
Proposed	2,093	60	209
Difference (+/-)	0	0	0

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction 170' AMSL, 190' AMSL 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees NA				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed modification seeks to remove acreage from the existing Planned Development. This does not result in any FAR or setback issues. Site access will continue as presently developed. Staff does not identify any compatibility issues with the request.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 28, 2026.

1. Development of the project shall be limited to 20,442 square feet of retail commercial uses, including a grocery store. The building area shall be located where generally depicted on the site development plan.

2. Development shall be in accordance with the following:

Minimum lot size:	10,000 square feet
Minimum lot width:	75 feet
Front yard setback (MLK Jr. Blvd. /Lemon Ave.):	30 feet
Rear yard setback:	20 feet
Side yard setback (east):	6 feet
Side yard setback (west):	6 feet
Maximum building height:	35 feet (maximum 2 stories)
Maximum impervious surface:	80%
Maximum F.A.R.:	0.35

3. The design exception has been approved allowing the developer to construct the following improvements in lieu of the TS-3 typical section for Lemon Avenue:

3.1 The TS-3 lane width calls for 12-foot lanes for non-residential uses and 10-foot lanes for residential uses. The request is approved to reduce the lane width from 12-feet to the existing 10-foot residential lanes.

3.2 An F type curb will be used in lieu of the Miami curb identified in the TS-3.

3.3 The sod area behind the curb will be reduced from 8-feet to approximately two-feet of sod.


3.4 That portion of sidewalk south of the RaceTrac driveway to the southern property line of RaceTrac has been constructed with a Miami curb and this section of curbing will be replaced with F type curb and the sidewalk will be replaced as necessary. (THIS CONDITION HAS BEEN SATISFIED)

4. The project shall be restricted to one (1) right-in/right-out access to E. Dr. MLK Jr. Blvd. and one full access to Lemon Avenue via the adjacent shared access facility in PD 26-0431.

5. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

6. The developer shall provide cross access to the adjacent western parcel, and to the eastern and southern parcels via the adjacent shared access facility in PD 26-0431.

7. The Developer shall be required to construct turn lane improvements on Lemon Avenue north of E. Dr. MLK Jr. Blvd. Such improvements shall be approved by Hillsborough County Public Works and the Florida Department of Transportation.
8. Buffer and screening shall be provided as required by the Land Development Code, however, a 10'/B landscaping/screening buffer shall be allowed adjacent to parcel folio 65689.0000. The stormwater pond depicted in the buffer area might have a slope steeper than 4:1.
9. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
10. The Development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	HC-CE-25-014173	Vagrants/transients and trash accumulation	Closed
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

APPLICATION NUMBER: PRS 26-0472

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 9, 2026

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/16/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: PRS 26-0472

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

REVISED:

3. The design exception has been approved allowing the developer to construct the following improvements in lieu of the TS-3 typical section for Lemon Avenue:
- 3.1 The TS-3 lane width calls for 12-foot lanes for non-residential uses and 10-foot lanes for residential uses. The request is approved to reduce the lane width from 12-foot to the existing 10-foot residential lanes.
 - 3.2 An F type curb will be used in lieu of the Miami curb identified in the TS-3.
 - 3.3 The sod area behind the curb will be reduced from 8-feet to approximately two-feet of sod.
 - 3.4 That portion of sidewalk south of the RaceTrac driveway to the southern property line of RaceTrac has been constructed with a Miami curb and this section of curbing will be replaced with F type curb and the sidewalk will be replaced as necessary. **(THIS CONDITION HAS BEEN SATISFIED)**
4. The project shall be restricted to one (1) right-in/right-out access to E. Dr. MLK Jr. Blvd. and one full access to Lemon Avenue via the adjacent shared access facility.
6. The developer shall provide cross access to the adjacent western parcel, and to the eastern and southern parcels via the adjacent shared access facility.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) 20-0102 to remove a +/-0.47-acre portion of the PD used for access to Lemon Ave. and the adjacent property to the south. The remaining +/-2.93-acres site is approved for and built out with an existing 20,442 square foot grocery store. The proposed modification will not change the uses or maximum square footage. The future land use classification is Residential 9 (RES-9).

Trip Generation Analysis

No new transportation analysis is required as there is no change in land use or intensity. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations,

utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,442 sf – Supermarket (ITE 850)	2,093	60	209

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,442 – Supermarket (ITE 850)	2,093	60	209

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	0	0	0

The proposed PD modification will not result in a change in trips potentially generated.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Dr. MLK Jr. Blvd. is a 6-lane, divided, principal arterial roadway characterized by +/- 11-foot travel lanes in average condition. The roadway lies within a +/- 135-foot wide right-of-way along the project’s frontage. There are +/- 5 to 6-foot wide sidewalks along both sides of MLK Blvd. in the vicinity of the proposed project. There are +/- 4-foot wide on-street bicycle lanes along MLK Blvd. in the vicinity of the proposed project.

Lemon Ave. is a 2-lane, publicly maintained, urban local roadway characterized by +/- 20-feet of pavement, curb and gutter and a sidewalk on one side within a +/- 50-foot wide right-of-way along the project’s frontage.

SITE ACCESS

The site will continue to have vehicular and pedestrian access to E. Dr. MLK Jr. Blvd and Lemon Avenue via the portion of the PD zoning being removed. The area proposed to be removed was approved and constructed as a shared access facility with a recorded access easement which will also allow for cross access between the grocery store use and the adjacent gas station to the east. A cross access stubout is also provided for to the west to allow for future connection upon redevelopment of the adjacent property.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Lemon Ave. is not included in the County LOS Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Dr. MLK Jr. Blvd.	I-75	Highview Rd.	D	C

Source: Hillsborough County 2024 Level of Service Report.



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 26, 2019.

1. Development of the project shall be limited to 20,442 square feet of retail commercial uses, including a grocery store. The building area shall be located where generally depicted on the site development plan.
2. Development shall be in accordance with the following:

Minimum lot size:	10,000 square feet
Minimum lot width:	75 feet
Front yard setback (MLK Jr. Blvd. /Lemon Ave.):	30 feet
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5. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. The developer shall provide cross access to the adjacent western, eastern and southern parcels.
7. The Developer shall be required to construct turn lane improvements on Lemon Avenue north of E. Dr. MLK Jr. Blvd. Such improvements shall be approved by Hillsborough County Public Works and the Florida Department of Transportation.
8. Buffer and screening shall be provided as required by the Land Development Code, however, a 10'/B landscaping/screening buffer shall be allowed adjacent to parcel folio 65689.0000. The stormwater pond depicted in the buffer area might have a slope steeper than 4:1.

9. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.

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AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/16/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

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Source: Hillsborough County 2024 Level of Service Report.

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Chris Boles
 Donna Cameron Cepeda
 Ken Hagan
 Christine Miller
 Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: April 7, 2026 PETITION NO.: 26-0472 EPC REVIEWER: Shania Rodriguez CONTACT INFORMATION: (813) 627-2600 x 1246 EMAIL: rodriguez@epchc.org	COMMENT DATE: March 4, 2026 PROPERTY ADDRESS: 11611E Dr Martin Luther King Jr Blvd and 3814 Lemon Ave Seffner , FL 33584 FOLIO #: 0656880000, 0657290000 STR: 09-29S-20E
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

REZ 26-0472
March 4, 2026
Page 2 of 2

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".
Once approved, the formal wetland delineation would be binding for five years.

sr/dc

ec: PSS, LLC - ashok@pssrealestate.com



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 2/2/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/16/2026

PROPERTY OWNER: Brown Capital Lllp **PID:** 26-0472
Satyaprasad and Swarooparani
Vadlamudi

APPLICANT: PSS, LLC

LOCATION: 11611 E Dr Martin Luther King Jr Blvd. Seffner, FL 33584
3814 Lemon Ave. Seffner, FL 33584

FOLIO NO.: 65688.0000, 65729.0000 (portion of)

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS 26-0472 REVIEWED BY: Clay Walker, E.I. DATE: 2/16/2026

FOLIO NO.: 65688.0000, portion of 65729.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located north of the subject property within the south Right-of-Way of East Martin Luther King Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately ____ feet from the project site), (adjacent to the site) and is located north of the subject property within the south Right-of-Way of East Martin Luther King Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

FINAL PLAT

Project ID# 06-0472

PROJECT NAME PSS LLC FOLIO # 65688.0000

SUBMITTED 02/05/2026 DISTRIBUTED _____ DUE 02-28-2026

EOR NAME & PHONE PSS LLC 813-368-5789

EOR EMAIL ADDRESS: ashok@pssrealestate.com

OWNER NAME & PHONE Ann Pollack, Trenam Law 727-820-3989

OWNER EMAIL ADDRESS: apollack@trenam.com

DRC DATE n/a SECTION/TOWNSHIP/RANGE 09-29-20

	APPROVED		GRAND OAKS
	APPROVED WITH CONDITIONS		ON SITE PIPING
	RESUBMITTAL REQUIRED		OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*		PROPORTIONATE FAIR SHARE
	NO REVIEW REQUIRED		LIGHTING PLANS
X	No Comment		FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

CONDITIONS/COMMENTS

-No Comment

PRELIMINARY APPROVED: _____

REVIEWED BY: Jan Kirwan PHONE# 672-7876 DATE: 02-25-2026

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
	ZONING	272-5600		SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239	XX	CELM	672-7876



CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-014173

CRM SR NUMBER:

CN0414033

CASE STATUS: In Compliance

CURRENTLY ASSIGNED TO: Armando Gutierrez

START DATE:	10/22/2025	END DATE:	11/10/2025	NEXT INSPECTION DATE:	
STRUCTURE TYPE:	Block	OCCUPANCY:	Commercial	FORECLOSURE:	No
ADDRESS:	11611 E Dr Martin Luther King Jr Blvd Seffner FL 33584				
ZONED:	RDC-12,PD	PARCEL #	065688.0000		

ORIGINAL COMPLAINT DESCRIPTION:

The area behind Wawa and back entry into Aldi grocery store is full of homeless people and drug addicts sleeping on the sidewalks/grass and living in their cars. In addition there is garbage and human excrement all over the place . This is making people of our community and patrons like myself feel unsafe going grocery shopping.

PEOPLE ASSOCIATED WITH THIS CASE

Owner	BROWN CAPITAL LLLP	Phone:	
	11611 E Dr Martin Luther King Jr Blvd		
	Seffner, FL 33584		
Complainant	Sherry A Sweeney	Phone: (813) 380-2684	
	851 Bayou View Dr		
	Brandon, FL 33510		

VIOLATIONS CITED

PM VAGRANTS/TRANSIENTS
 HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(c)- PROPERTY STANDARDS
 ACTION REQUIRED: REMOVE
 10/22/2025 Remove vagrants/transients from the property.

PM ACCUMULATIONS
 HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(a)- PROPERTY STANDARDS
 ACTION REQUIRED: REMOVE
 10/22/2025 Remove junk, trash, and debris from the property.

CASE COMMENTS

10/22/2025 By: JONESDAV

Jones 10-22-2025, 0945 hrs. I responded to 1611 E Dr. Martin Luther King Jr. Blvd for complaint CN0414033. I arrived on scene and I found several vagrants sleeping on the sidewalk and parking lot near the main structure. I also found areas of debris left behind by the vagrants. I spoke to the Aldi store manager, Ameer Duval, and advised him to obtain a no trespass order for the property, and provided him the form to do so. HCSO arrived while I was there and advised all vagrant to leave the area and also advised the store manager to get the pressings order so that they may arrest them in the future. I am issuing a 15-day NOV to the property owner.

10/24/2025 By: SPAULDINGC

Spaulding M, 10/24/2025 1535 hrs. On 10/24/2025 Notice of Violation for this case was printed, mailed, and added to Documents section of this case.

11/10/2025 By: GUTIERREZA

Gutierrez, 11.11.2025. 0833hrs; I conducted a re-inspection at the listed property. Upon arrival and during my inspection, I did not observe any vagrants or accumulations on the property. The case is closed.

CASE ACTIONS

Initial Inspection	10/22/2025	By: Jones	Action: NOV Requested	Time Exp:
Follow-up Inspection	11/10/2025	By: Gutierrez	Action: In Compliance	Time Exp:
Admin Send Letter	10/27/2025	By: Spaulding	Action: Action Status Complete	
Case Intake	10/22/2025	By: Spaulding	Action: Assigned	
Closed on Submission				
Follow-up Investigation	11/10/2025	By: Gutierrez	Action: Closed	
Close all task due to in compliance inspection				
Initial Investigation	10/22/2025	By: Jones	Action: NOV Requested	
Updated by IRSA Inspection				
Supervisor Approval	10/24/2025	By: Andujar	Action: Approval of NOV	

BOARD/MAGISTRATE INFORMATION

HEARING DATE:		ORDER DATE:		EXTENSION ORDER:	
TOTAL FEES/FINES:		TOTAL PAYMENTS:		CURRENT BALANCE:	
	CORRECT BY	FINE AMOUNT	ORDER	STARTED	ENDED
		\$			TOTAL \$

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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