



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, June 8, 2021

**R. W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Ave.**

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. All Board land use meetings are open to the public and are held at 9:00 a.m., unless otherwise indicated.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

Any person who might wish to appeal any decision made by the Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

A ten-minute break may be taken mid-morning during each Board meeting. Should the Board determine that a meeting will last beyond noon; the chair may announce a recess from 12:00 noon until 1:30 p.m.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Comcast and Frontier Ch. 22 and Spectrum 637.

All cellular phones and pagers must be turned off while in the Boardroom.



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

9:00 A.M.

1. CALL TO ORDER BY THE CHAIRMAN
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVE CHANGES TO THE AGENDA, AS REQUESTED BY THE DEVELOPMENT SERVICES DIRECTOR OR BOARD MEMBERS
5. APPROVAL OF CHANGES TO THE AGENDA
6. APPROVAL OF CONSENT AGENDA
7. LIST OF ITEMS SCHEDULED FOR A TIME CERTAIN

PUBLIC MEETING

LIST OF PUBLIC HEARINGS, MEETINGS AND WORKSHOPS NOTICED FOR A TIME CERTAIN

9:00 A.M.

- PUBLIC HEARINGS – VACATION OF RIGHTS-OF-WAY, EASEMENTS & PLATS
- PHOSPHATE ITEMS
- PUBLIC HEARINGS – LAND USE
- REGULAR AGENDA
- PUBLIC HEARINGS – RELATED ITEMS
- STAFF ITEM
- COMMISSIONERS' ITEMS

A. WITHDRAWALS, CONTINUANCES AND REMANDS**A.1. RZ-PD 18-0996 STREETFRONT COMMERCIAL PROPERTIES LLC**

Staff is requesting the item be continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. PRS 21-0255 PETERSON PLACE LLC/ DAVID NGUYEN

This Application is out of order and is being continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-0255](#)

A.3. PRS 21-0259 RHODINE DEVELOPMENT LLC

Staff is requesting the item be continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0259](#)

A.4. PRS 21-0360 CLAYTON BRICKLEMYER, BRICKLEMYER LAW GROUP, P. L

The Applicant is requesting the item be continued, as a Matter of Right, to the August 10, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0360](#)

A.5. PRS 21-0362 CASA VERDE MHC LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0362_PRS_Q](#)

A.6. PRS 21-0474 FRANCISCO J OTERO-COSSIO

This Application is out of order and is being continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-0474](#)

A.7. PRS 21-0591 TROY CARTER

This Application is out of order and is being continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0591](#)

A.8. PRS 21-0618 2nd WAVE DEVELOPMENT, LLC

The Applicant is requesting the item be continued, as a Matter of Right, to the August 19, 2021 Board of County Commissioners Comprehensive Plan Amendment Public Hearing at 6:00 P.M.

Attachments: [21-0618](#)

A.9. PRS 21-0619 EISENHOWER PROPERTY GROUP, LLC

Staff is requesting the item be continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0619](#)

A.10. CDD 21-0480 PETITION TO ESTABLISH THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT (CDD)

Staff is requesting the item be continued to the July 20, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-0480](#)

B. CONSENT AGENDA

B.1. Application Number: MM 21-0024
Applicant: JOSEPH STRADA
Location: 8185 E Sligh Ave.
Folio Number: 40347.5010
Acreage: 4.17 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (06-1980)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent

Attachments: [21-0024](#)

B.2. Application Number: RZ-STD 21-0429
Applicant: WILLIAM L BROWN III
Location: NW Corner of Brucken Rd & Hamlin Ridge Ave.
Folio Number: 73109.0000, 73109.0100 & 73109.0200
Acreage: 4.85 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: ASC-1
Request: Rezone to RSC-4
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent

Attachments: [21-0429](#)

B.3. Henerdson Road & Linebaugh Avenue Improvements
 Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, drainage and Signal modifications) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Henerdson Road & Linebaugh Avenue Improvements, located in Section 19, Township 28, and Range 18. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$51,210.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-03](#)

B.4. Villas del Lago Phase 2

Accept the plat for recording for Villas del Lago Phase 2, located in Section 25, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$3,750.00, Warranty Checks in the amount of \$3,344.00 and \$6,364.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$2,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-04](#)

B.5. AutoZone Sun City #6396 Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water main) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve AutoZone Sun City #6396 Off-Site, located in Section 7, Township 32, and Range 20. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$15,109.10 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-05](#)

B.6. Avila Unit 14 Phase 2K

Accept the plat for recording for Avila Unit 14 Phase 2K, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

Attachments: [B-06](#)

B.7. Belmont Reserve Phase 2

Accept the plat for recording for Belmont Reserve Phase 2, located in Section 35, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,073,431.69, a Warranty Bond in the amount of \$85,874.54, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$10,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-07](#)

B.8. Belmont Reserve Phase 3

Accept the plat for recording for Belmont Reserve Phase 3, located in Section 35, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$258,420.56, a Warranty Bond in the amount of \$20,673.65, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$3,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-08](#)

B.9. Fields & Table Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway improvements) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Fields & Table Off-Site, located in Section 33, Township 30, and Range 20. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$1,818.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-11](#)

B.10. Gran Kaymen/Sadyne Sunrise Townhomes

Accept the plat for recording for Gran Kaymen/Sadyne Sunrise Townhomes, located in Section 21, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site water and sewer) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$20,000.00, a Warranty Bond in the amount of \$20,000.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements.

Attachments: [B-11](#)

B.11. GSA at 5519 West Hillsborough Ave Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve GSA at 5519 West Hillsborough Ave Off-Site, located in Section 31, Township 28, and Range 18. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$4,158.07 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-13](#)

B.12. Sentosa Riverview aka Oakside @ 301 Mixed Use

Accept the plat for recording for Sentosa Riverview aka Oakside @ 301 Mixed Use, located in Section 20, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$602,065.96, a Warranty Bond in the amount of \$64,146.08, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [B-13](#)

B.13. Triple M Tube Tech Manufacturing Facility Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Triple M Tube Tech Manufacturing Facility Off-Site, located in Section 7, Township 32, and Range 19. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$42,642.00 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

Attachments: [B-14](#)

B.14. Approve a resolution providing for the rendition of the denial of application RZ 20-1282, an application for rezoning from RSC-4 (Residential, Single Family) to RMC-12 (R) (Residential, Multi-Family, Restricted) to allow for development of approximately 59 townhome units on a 4.94-acre parcel designated Residential-12 (RES-12) by the Future Land Use Element of the Future of Hillsborough Comprehensive Plan. The Board of County Commissioners voted to deny this application during the April 13, 2021 BOCC Land Use Meeting.

Adopt a resolution providing for the rendition of the denial of application RZ 20-1282, an application for rezoning from RSC-4 (Residential, Single Family) to RMC-12 (R) (Residential, Multi-Family, Restricted) to allow for development of approximately 59 townhome units on a 4.94-acre parcel designated Residential-12 (RES-12) by the Future Land Use Element of the Future of Hillsborough Comprehensive Plan.

Attachments: [20-1282](#)

B.15. Approve a resolution providing for the rendition of the denial of application RZ 20-1265, an application for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow 204 single family dwelling units within a village node in a Planned Village, and 1 interim single-family residential unit with agricultural uses, for property designated Residential Planned-2 (RP-2) by the Future Land Use Element of the Future of Hillsborough Comprehensive Plan. The Board of County Commissioners voted to deny this application during the April 13, 2021 BOCC Land Use Meeting. Adopt a resolution providing for the rendition of the denial of application RZ 20-1265, an application for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow 204 single family dwelling units within a village node in a Planned Village, and 1 interim single-family residential unit with agricultural uses, for property designated Residential Planned-2 (RP-2) by the Future Land Use Element of the Future of Hillsborough Comprehensive Plan.

Attachments: [20-1265](#)

C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS

D. PHOSPHATE ITEMS

E. LAND USE

E.1.	<p>Application Number: PRS 21-0060 Applicant: WILLAFORD GROVES LLC. Location: 45ft W of Intersection: Joe McIntosh Rd. / Magnolia Hill Rd. Folio Number: 89594.0000, 89977.0201, 8997.0225, 89980.0000 & 89982.0000 Acreage: 47.9 acres, more or less Comprehensive Plan: RES-6 & RES-1 Service Area: Rural Community Plan: None Existing Zoning: PD (17-1005) Request: Minor Modification to PD</p> <ul style="list-style-type: none"> • Modify general site play layout • Clarify number of persons per RV site for purposes of determining required storm shelter space <p>RECOMMENDATION: Approvable, Subject to Conditions</p>
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Attachments: [21-0060](#)

E.2. Application Number: PRS 21-0254
Applicant: MICHAEL MORINA
Location: 70ft SW of Intersection: 14th Ave SE. / 24th St SE.
Folio Number: 57481.0990
Acreage: 2.4 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: PD (03-0525)
Request: Minor Modification to PD

- Modify portion of PD to add affordable housing option and establish development standards for the affordable housing option

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [21-0254](#)

E.3. Application Number: PRS 21-0357
Applicant: BENJAMIN M BERRY, P.E. BERRY ENGINEERS LLC
Location: SW Corner of Ehrlich Rd & West Village Dr.
Folio Number: 18960.0361
Acreage: 2.92 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (74-0004)
Request: Minor Modification to PD

- Modify site plan to allow for car wash

RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [21-0357](#)

E.4. CDD 21-0587 PETITION TO EXP AND THE HAWK.STONE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Approve expansion of the Hawkstone Community Development District (COD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition. Of the approximate total of \$11,651,020 budgeted for COD-qualified common area infrastructure development costs ("common costs") within the expansion area, it is estimated that \$6,142,884 (or about 53%) of total development costs will be funded with long-term CDD bond proceeds.

Attachments: [21-0587](#)

G. REGULAR AGENDA

G.1. Application Number: **RZ-PD 19-1458 (Remanded)**
Applicant: COUNCIL GROWERS, INC. A FLORIDA CORPORATION
Location: 25ft NW of Intersection: S County Road 579. / Saffold Rd.
Folio Number: 79691.0000, 79699.0000, 79700.0000 & 79702.0000
Acreage: 324.4 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Community Plan: Wimauma & Southshore
Existing Zoning: AR
Request: Rezoning to PD
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supported
Planning Commission: Inconsistent

Attachments: [G-01-19-1458](#)

G.2. Application Number: **RZ-STD 20-0374**
Applicant: JOHN E. GRYGIEL
Location: 110ft SE of Intersection: E Martin Luther King Blvd./ Thomas St.
Folio Number: 65840.0000 & 65843.0000
Acreage: 0.58 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Seffner Mango
Existing Zoning: RDC-12
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Not Supported
Planning Commission: Inconsistent with Plan

Attachments: [20-0374](#)

G.3. Application Number: RZ-PD 20-1256
Applicant: SISU LUTZ, LLC
Location: 3223 E County Line Rd.
Folio Number: 32949.0200
Acreage: 9.83 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Lutz
Existing Zoning: AS-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent

Attachments: [20-1256](#)

G.4. Application Number: MM 21-0033
Applicant: EISENHOWER PROPERTY GROUP, LLC
Location: 15110 Balm Wimauma Rd.
Folio Number: 77848.0000
Acreage: 177.62 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Community Plan: Balm & SouthShore Areawide Systems Plan
Existing Zoning: PD (18-0304)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [G-04](#)

G.5. Application Number: RZ-STD 21-0242
Applicant: THOMAS & EMILY MANG
Location: 70ft N of Intersection: W Waters Ave. / Pat Blvd.
Folio Number: 4379.0600
Acreage: 0.91 acres, more or less
Comprehensive Plan: RES-9
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: AR
Request: Rezone to CG (R)
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, with Restrictions
Planning Commission: Inconsistent

Attachments: [21-0242](#)

H. PUBLIC HEARINGS - RELATED ITEMS

H.1.A DRI 19-0841 THE CRESCENT OWNERS ASSOCIATION C/O CIMINELLI REAL STATE SERVICES

Staff is requesting the item be continued to the June 08, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [19-0841](#)

H.1.B Application Number: PRS 21-0311
Applicant: THE CRESCENT OWNERS ASSOCIATION C/O CIMINELLI REAL STATE SERVICES
Location: SE Corner of S Falkenburg Rd & S US Highway 301.
Folio Number: 72223.0000, 72223.0040, 72303.0102, 72303.0106, 72303.0108, 72303.0110, 72303.0402, 72303.0403, 72303.0404, 72303.0408, 72303.0412, 72303.0416 & 72303.0418
Acreage: 129.18 acres more or less
Comprehensive Plan: RMU-35 & UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: IPD-3, (89-0206), AS-1, PD (98-0826) & AS-1
Request: Minor Modification to PD
 • Modify conditions to address rescission of the Crescent DRI # 208
RECOMMENDATION: Approvable, Subject to Conditions

Attachments: [21-0311](#)

I. LAND DEVELOPMENT CODE AMENDMENTS

J. COMMISSIONERS' ITEMS

K. STAFF ITEMS

L. COUNTY ATTORNEY'S ITEMS

M. OFF THE AGENDA ITEMS

ADJOURNMENT