



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL

**9:00 A.M. WEDNESDAY, September 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  
COMMISSONERS' ITEMS

**A. WITHDRAWALS, CONTINUANCES AND REMANDS**

**A.1. RZ-PD 18-0996 STREETFRONT COMMERCIAL PROPERTIES LLC**

Staff is requesting the item be continued to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [18-0996](#)

**A.2. PRS 21-0362 CASA VERDE MHC LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0362](#)

**A.3. RZ-PD 21-0422 ROY MAZUR**

Staff is requesting the item be continued to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [21-0422](#)

**A.4. PRS 21-0474 FRANCISCO J OTERO-COSSIO**

This Application is out of order and is being continued to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0474](#)

**A.5. PRS 21-0695 ROY MAZUR**

Staff is requesting the item be continued to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0695](#)

**A.6. PRS 21-0696 ROY MAZUR**

This Application is out of order and is being continued to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [21-0696](#)

**A.7. PRS 21-0699 LANDMYND SERVICES, LLC**

This Application is out of order and is being continued to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0699](#)

**A.8. PRS 21-0840 JUGGERKNOT, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0840](#)

**A.9. PRS 21-0918 SACRED HEART KNANAYA CATHOLIC MISSION OF TAMPA FL**

The Applicant is requesting the item be continued, as a Matter of Right, to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-0918](#)

**A.10. PRS 21-1034 EQUITAS MANAGEMENT GROUP**

The Applicant is requesting the item be continued, as a Matter of Right, to the October 12, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-1034](#)

**A.11. PRS 21-1035 BELLEAIR DEVELOPMENT, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-1035](#)

**A.12. PRS 21-1037 BELLEAIR DEVELOPMENT, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-1037](#)

**A.13. PRS 21-1038 BELLEAIR DEVELOPMENT, LLC**

The Applicant is requesting the item be continued, as a Matter of Right, to the December 14, 2021 Board of County Commissioners Land Use Meeting at 9.00 A. M.

**Attachments:** [21-1038](#)

**A.14. Vacating petition V20-0012 STEEN ET AL**

This Petition is being Continued to the October 12, 2021 Board of County commissioners Land Use meeting at 9:00 A.M.

**B. CONSENT AGENDA**

- B.1. Application Number:** **RZ-PD 21-0551**
- Applicant:** MAGGIE ROGERS (CATHOLIC CHARITIES, DIOCESE OF ST PETE, IN
- Location:** 1308 N 41 Hwy.
- Folio Number:** 55714.0000
- Acreage:** 2.38 acres, more or less
- Comprehensive Plan:** OC-20
- Service Area:** Urban
- Community Plan:** Ruskin & Southshore Areawide Systems Plan
- Existing Zoning:** CG & 83-0403
- Request:** Rezone to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject Conditions
- Planning Commission:** Consistent with Plan

**Attachments:** [21-0551](#)

**B.2. Application Number:** RZ-PD 21-0554  
**Applicant:** FREDERICK & BARBARA PATRICK  
**Location:** SE Corner of E US Highway 92 & Anna Dr.  
**Folio Number:** 65056.0000 & 65057.0100  
**Acreage:** 16.14 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Community Plan:** Seffner Mango  
**Existing Zoning:** AR  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [21-0554](#)

**B.3. Application Number:** MM 21-0562  
**Applicant:** NICK DITTMAN, STEGER SITE PREPARATION, INC.  
**Location:** 19309 N 41 Hwy.  
**Folio Number:** 12256.0000  
**Acreage:** 1.47 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Lutz  
**Existing Zoning:** PD (18-0989)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

**Attachments:** [21-0562](#)

**B.4. Release of Performance Security**  
 Release the performance securities posted by Lennar Homes, LLC for performance of restoration of habitat within Balm Scrub Preserve.

**Attachments:** [B-04](#)

**B.5. Antigua Cove Phase 3A**

Accept the plat for recording for Antigua Cove Phase 3A, located in Section 1&2, Township 32, and Range 18, 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 \$914,008.13, a Warranty Bond in the amount of \$42,769.65, 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 \$6,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-05](#)

**B.6. Bivona Apartments 90th St & 32nd Ave Improvements**

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (off-site roadway, drainage and sidewalk) for Maintenance upon proper completion, submittal and approval of all required documentation, and construction final acceptance by the Development Review Division of Development Services Department to serve Bivona Apartments 90th St & 32nd Ave Improvements, located in Section 36, Township 29, 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 \$35,944.40 and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [B-06](#)

**B.7. Copeland Creek On-site and Off-site aka Copeland Farms**

Accept the plat for recording for Copeland Creek On-site and Off-site, located in Section 37, Township 27, and Range 17, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) 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 \$1,715,768.63, a Warranty Bond in the amount of \$111,307.22, 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 \$7,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-07](#)

**B.8. Fontanarosa Village**

Accept the plat for recording for Fontanarosa Village, located in Section 21, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roadway and sanitary 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 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 \$4,375.00, a Warranty Bond in the amount of \$3,304.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-08](#)



**B.9. Forest Brooke Active Adult Ph 4, 5B, 6B, 8B & Collector Road 2nd Ext Ph 2**

Accept the plat for recording for Forest Brooke Active Adult Ph 4, 5B, 6B, 8B & Collector Road 2nd Ext Ph 2, located in Section 17, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$4,179,678.49, a Warranty Bond in the amount of \$140,154.54, 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 \$25,312.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-09](#)

**B.10. Gesualdo Village fka Manhattan Townhomes**

Accept the plat for recording for Gesualdo Village fka Manhattan Townhomes, located in Section 28, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (sanitary 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 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 \$16,686.00, a Warranty Bond in the amount of \$1,432.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-10](#)

**B.11. Ridgewood West Phase 2 fka Rhodine Road West Phase 2**

Accept the plat for recording for Ridgewood West Phase 2 fka Rhodine Road West Phase 2, located in Section 33, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (Pedestrian/Bicycle Trail) 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 Warranty Bond in the amount of \$2,274.11 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$700.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-11](#)

**B.12. Sanctuary at John Moore Road**

Accept the plat for recording for Sanctuary at John Moore Road, located in Section 15, 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 \$2,208,310.00, a Warranty Bond in the amount of \$89,796.80, 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 \$12,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-12](#)

**B.13. Forest Brooke Phase 7A & 7B aka Southshore Bay Phase 7A & 7B**

Accept the plat for recording for Forest Brooke Phase 7A & 7B, located in Section 17, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,156,318.94, a Warranty Bond in the amount of \$167,392.62, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$23,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-13](#)

**B.14. Valencia Del Sol Phase 3C**

Accept the plat for recording for Valencia Del Sol Phase 3C, located in Section 32, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,477,058.25, a Warranty Bond in the amount of \$47,174.35, 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 \$10,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-14](#)

**B.15. Valencia Del Sol Phase 3D**

Accept the plat for recording for Valencia Del Sol Phase 3D, located in Section 32, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$80,340.00, a Warranty Bond in the amount of \$2,950.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$437.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-15](#)

**B.16. Copper Creek Townhomes**

Accept the plat for recording for Copper Creek Townhomes, located in Section 7, Township 31, and Range 20. Accept a Performance Bond in the amount of \$473,272.91 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$8,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [B-16](#)

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

**C.1. Public Hearing - Vacating Petition V21-0007, a Petition by Mark Allen Newsome, Tamara Newsome, Mary W. Zaleski, and James Zaleski to vacate a portion of a platted 50-foot wide right-of-way abutting Folios 76891-0110, 76892-1050, and 77169-1902 located east of Balm Riverview Road and south of Tucker Road, in Riverview.**

Adopt a Resolution vacating that certain portion of a platted 50-foot wide unimproved public right-of-way known as 1st Street, lying between Lots 2-3, Block 2 and Lots 1-2, Block 8, within the Revised Plat of Rodney-Johnson’s Riverview Highlands, as recorded in Plat Book 25, Page 21, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. The proposed vacate area is located adjacent to Folio No. 76891-0110 (11215 Tucker Road) owned by Mary W. Zaleski and James Zaleski (“Zaleski Property”), and Folio No. 76892-1050 (no physical address) and Folio No. 77169-1902 (11321 Palm Avenue), both owned by Mark Allen Newsome and Tamara Newsome (collectively “Newsome Property”), generally lying east of Balm Riverview Road and south of Tucker Road, in Riverview, and consists of approximately 11,750 square feet (.27 acres). Petitioners Mark Allen Newsome and Tamara Newsome are in the process of purchasing the Zaleski Property. This request is made for the purpose of creating one contiguous parcel once all properties are under common ownership. Reviewing departments, agencies, and utility providers have raised no objections to this request; however, Tampa Electric Company has requested the reservation of a utility easement over the proposed vacate area due to facilities located and maintained therein. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

**Attachments:** [C-01](#)

**D. PHOSPHATE ITEMS**

**E. PUBLIC HEARING-LAND USE**

<b>E.1. Application Number:</b>	<b>PRS 21-1039</b>
<b>Applicant:</b>	MARK BENTLEY, ESQ, B.C.S, AICP
<b>Location:</b>	S Side of E Hillsborough Ave & 500ft W of Orient RD.
<b>Folio Number:</b>	41188.0000 & 41191.0000
<b>Acreage:</b>	2.72 acres, more or less
<b>Comprehensive Plan:</b>	OC-20
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	East Lake Orient Park
<b>Existing Zoning:</b>	PD (18-0404)
<b>Request:</b>	Minor Modification to PD <ul style="list-style-type: none"> <li>• Increase building height from 50 to 60 feet and modify the location and number of access points</li> </ul>
<b>RECOMMENDATION:</b>	Approvable, Subject to Conditions

**Attachments:** [21-1039](#)

- E.2. Application Number:** PRS 21-1041  
**Applicant:** SCHOOL BOARD OF HILLSBOROUGH COUNTY  
**Location:** NE Corner of Summerfield Blvd & Panther Trace Blvd.  
**Folio Number:** 77435.0010 & 77435.0020  
**Acreage:** 26.13 acres, more or less  
**Comprehensive Plan:** P/QP & RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** PD (85-0139)  
**Request:** Minor Modification to PD  
 • Modify site design, capacity and grade levels for existing Hillsborough County School and add shared park and recreation facilities with Hillsborough County  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [21-1041](#)

- E.3. CDD 21-0480 PETITION TO ESTABLISH THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT (CDD)**  
 Establish the Mangrove Point and Mangrove Manor Cypress Ridge Community Development District (CDD) in accordance with the attached ordinance.  
 Of the approximate \$14,464,317 budgeted for CDD-qualified common area infrastructure development costs (“common costs”) total of \$10,716,326 (or about 74%) of the will be funded with long-term CDD bond proceeds.

**Attachments:** [21-0480](#)

- E.4. CDD 21-0952 PETITION TO EXPAND THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT (CDD)**  
 Approve expansion of the Touchstone Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.  
 Of the approximate total of \$1,620,000 budgeted for CDD-qualified common area infrastructure development Costs (“common costs”) within the expansion area, it is estimated that \$260,609 (or about 16%) of total development costs will be funded with long-term CDD bond proceeds.

**Attachments:** [E-04\\_CDD 21-0952\\_Q](#)

**F. REGULAR AGENDA**

- F.1. Application Number:** RZ-PD 20-1266 ( Remanded)  
**Applicant:** REVESTART LLC  
**Location:** 11841 Balm Riverview Rd.  
**Folio Number:** 77357.0007  
**Acreage:** 4.86 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview & Southshore Areawide Systems Plan  
**Existing Zoning:** AS-0.4  
**Request:** Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Denial  
**Development Services:** Not Supported  
**Planning Commission:** Inconsistent with Plan

**Attachments:** [20-1266](#)

**G. PUBLIC HEARINGS - RELATED ITEMS**

**H. LAND DEVELOPMENT CODE AMENDMENTS**

**I. COMMISSIONERS' ITEMS**

**J. STAFF ITEMS**

**K. COUNTY ATTORNEY'S ITEMS**

**L. OFF THE AGENDA ITEMS**

**ADJOURNMENT**