



HILLSBOROUGH COUNTY Board of County Commissioners

LAND USE AGENDA - FINAL

9:00 A.M. TUESDAY, December 14, 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 January 13, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [18-0996](#)

A.2. RZ-PD 21-0113 WRH VALRICO STATION, LLLP

Staff is requesting the item be continued to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9:00 A. M.

Attachments: [21-0113](#)

A.3. RZ-PD 21-0554 FREDERICK & BARBARA PATRICK

The Applicant is requesting the item be continued, to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-0554](#)

A.4. PRS 21-1035 BELLEAIR DEVELOPMENT, LLC

This application is being Continued by the Applicant, as Matter of Right, to the March 08, 2022 Board of Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1035](#)

A.5. PRS 21-1037 BELLEAIR DEVELOPMENT, LLC

This application is being Continued by the Applicant, as Matter of Right, to the March 08, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1037](#)

- A.6. PRS 21-1038 BELLEAIR DEVELOPMENT, LLC**
This application is being Continued by the Applicant, as Matter of Right, to the March 08, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1038](#)

- A.7. PRS 21-1153 WOODIES WASH SHAK**
This application is being Continued by the Applicant, as Matter of Right, to the January 13, 2022 Board of Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1153](#)

- A.8. PRS 21-1184 THREE STAR FARMS, INC**
This Application is out of order and is being continued to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-1184](#)

- A.9. PRS 21-1277 W. STEWART GIBBONS**
This Application is out of order and is being continued to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9:00 A.M.

Attachments: [21-1277](#)

- A.10. SU-LE 21-1224 STEPHEN J. DIBBS**
This Application is out of order and is being continued to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [21-1224](#)

- A.11. PRS 22-0018 ZION PENTECOSTAL CHURCH OF ALL PEOPLE, INC**
This Application is out of order and is being continued to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0018](#)

A.12. PRS 22-0028 RD MANAGEMENT, LLC

This application is being Continued by the Applicant, as Matter of Right, to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0028](#)

A.13. PRS 22-0029 LIV DEVELOPMENT LLC

This application has been withdrawn by the applicant.

Attachments: [22-0029](#)

A.14. PRS 22-0042 VRE BEARSS VEG, LLC

This application is being Continued by the Applicant, as Matter of Right, to the January 13, 2022 Board of County Commissioners Land Use Meeting at 9.00 A. M.

Attachments: [22-0042](#)

B. CONSENT AGENDA

- B.1. Application Number:** MM 21-0313
- Applicant:** BULLFROG MHC LLC
- Location:** 8750 Symmes Rd.
- Folio Number:** 50712.0100
- Acreage:** 6.78 acres, more or less
- Comprehensive Plan:** RES-6
- Service Area:** Urban
- Community Plan:** Gibsonton, SouthShore Areawide Systems Plan
- Existing Zoning:** PD (85-0306)
- Request:** Major Modification to PD
- RECOMMENDATION:**
- Zoning Hearing Master:** Approval
- Development Services:** Approvable, Subject to Conditions
- Planning Commission:** Consistent with Plan

Attachments: [21-0313](#)

B.2. Application Number: RZ-STD 21-0985
Applicant: JOB JEAN
Location: 500ft SE of E Martin Luther King Blvd & Orient Rd Intersection.
Folio Number: 41993.0000
Acreage: 4.75 acres, more or less
Comprehensive Plan: OC-20 & RES-12
Service Area: Urban
Community Plan: East Lake Orient Park
Existing Zoning: PD (92-0056), RMC-12 & RDC-12
Request: Rezone to CI-R
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0985](#)

B.3. Application Number: RZ-STD 21-1085
Applicant: JOMARCELL NGUYEN
Location: W Side of N Himes Ave & 140ft S of W Minnehaha St.
Folio Number: 29306.0050
Acreage: 0.14 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: None
Existing Zoning: BPO & RSC-9
Request: Rezone to RSC-9
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-1085](#)

B.4. First Amendment to Historic Preservation Grant Award Agreement # 2021-02 for the A.P. Dickman House Designated Historic Landmark, 120 Dickman Drive S.W.
 Approve the attached First Amendment to Historic Preservation Grant Award Agreement# 2021-02 to extend the project completion date from September 1, 2021 to September 1, 2022 for repairs and improvements to the A.P. Dickman House Designated Historic Landmark as requested by the grantee due to the unforeseen lack of available contractors and supplies caused by pandemic disruption of the building and repair industry which has prevented completion of the project by the originally designated date.

Attachments: [grant.award.agreement.2021-02.amendment.agenda.item.AG.NT](#)

B.5. Berry Bay Subdivision Village K

Accept the plat for recording for Berry Bay Subdivision Village K, located in Section 29, Township 32, 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 \$101,557.00, a Warranty Bond in the amount of \$52,946.00, 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 \$6,425.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Berry Bay Subdivision Village K](#)

B.6. Berry Bay Subdivision Village M

Accept the plat for recording for Berry Bay Subdivision Village M, located in Section 30, Township 32, 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 \$233,753.00, a Warranty Bond in the amount of \$149,838.00, 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 \$17,173.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Berry Bay Subdivision Village M](#)

B.7. Laurel Lakes

Accept the plat for recording for Laurel Lakes, located in Section 19, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site roadway) 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 comers 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 \$2,406,250.00, a Warranty Bond in the amount of \$11,344.80, 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 Comers in the amount of \$12,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Laurel Lakes](#)

B.8. Mangrove Manor Phase 2

Accept the plat for recording for Mangrove Manor Phase 2, located in Section 28, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and fire distribution) 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 \$62,196.00, a Warranty Bond in the amount of \$67,301.00, 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 \$12,070.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Mangrove Manor Phase 2](#)

B.9. Mangrove Point Phase 2 & 3

Accept the plat for recording for Mangrove Point Phase 2 & 3, located in Section 27, Township 31, and Range 19. Accept a Performance Bond in the amount of \$99,566.00 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 \$20,980.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. Also provide the administrative rights to release the performance securities placed upon final inspection by the Development Review Division of Development Services Department.

Attachments: [Mangrove Point Phase 2 & 3](#)

B.10. Triple Creek Village N & P

Accept the plat for recording for Triple Creek Village N & P, located in Section 11, Township 31, 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 \$374,086.00, a Warranty Bond in the amount of \$271,390.00, 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 \$32,770.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Triple Creek Village N & P](#)

B.11. White Trout Lake Subdivision

Accept the plat for recording for White Trout Lake Subdivision, A Private Subdivision, located in Section 22, Township 28, and Range 18. Construction has been completed and has been certified by Michael Stalzer, a Florida Professional Engineer, with CPWG Engineering.

Attachments: [White Trout Lake Subdivision](#)

B.12. Summers Cay

Accept the plat for recording for Summers Cay, located in Section 17, Township 28, 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 comers 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 \$1,218,575.63, a Warranty Bond in the amount of \$97,486.05, 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 Comers in the amount of \$5,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Summers Cay](#)

B.13. Touchstone Phase 6

Accept the plat for recording for Touchstone Phase 6, located in Section 35, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, wastewater, off-site wastewater, reclaimed water and off-site reclaimed water) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,014,156.58, a Warranty Bond in the amount of \$275,062.39, 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 \$4,437.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Attachments: [Touchstone Phase 6](#)

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

D. PHOSPHATE ITEMS

E. PUBLIC HEARING-LAND USE

E.1. Application Number: PRS 21-0840
Applicant: JUGGERKNOT, LLC
Location: 5241 Lithia Springs Rd
Folio Number: 87689.0000
Acreage: 17.73 acres, more or less
Comprehensive Plan: RES-2
Service Area: Urban
Community Plan: Boyette
Existing Zoning: PD (16-0913)
Request: Minor Modification to PD

- Increase percentage of area permitted to have accessory open storage of RV's/boats in associated with a mini-warehouse facility

RECOMMENDATION:
Development Services: Not Supported
Planning Commission: Inconsistent with Plan

Attachments: [E-01](#)

E.2. Application Number: PRS 21-1034
Applicant: EQUITAS MANAGEMENT GROUP
Location: 500FT SE of 19th Ave NE and 30th St NE intersection
Folio Number: 54957.0000 & 54963.0000
Acreage: 19.08 acres, more or less
Comprehensive Plan: SMu-6
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: PD (19-0067)
Request: Minor Modification to PD

RECOMMENDATION: Approvable, Subject to Proposed Conditions

- Add new access connection

Attachments: [21-1034](#)

E.3. Application Number: PRS 21-1136
Applicant: QUETZAL MEXICAN CUISINE LLC DBA GRAND HACIENDA
Location: 11901 Sheldon Rd
Folio Number: 3558.5500
Acreage: 8.19 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Community Plan: Northwest Hillsborough
Existing Zoning: PD (02-1445)
Request: Minor Modification to PD.
 • Increase maximum restaurant square footage from 11,000 to 11,792 square feet
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-1136](#)

E.4. Application Number: PRS 21-1137
Applicant: ERTHEL E. HILL, CAPITAL PROJECTS MANAGER
Location: 9460 E Columbus Dr.
Folio Number: 65474.0000
Acreage: 207.85 acres, more or less
Comprehensive Plan: LI-P & UMU-20
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (92-0084)
Request: Minor Modification to PD
 • Add two access connections
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-1137](#)

E.5. Application Number: PRS 21-1155
Applicant: BIG BEND MEDICAL PAK, LLC
Location: 300ft W of the Kings Lake Dr & Old Big Bend Rd Intersection.
Folio Number: 51500.1202 & 51500.1204
Acreage: 0.87 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Gibsonton
Existing Zoning: PD (84-0276)
Request: Minor Modification to PD
• Increase commercial entitlements from 100,000 to 105,000 square feet
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [21-1155](#)

E.6. Application Number: PRS 22-0022
Applicant: CHAPELLE DEVELOPMENT COMPANY A MICHIGAN CORPORATION D/B/A STRATHMORE REAL ESTATE GROUPO/ SAMUEL CHAPPELLE
Location: 14281 S 301 Hwy.
Folio Number: 77774.0110
Acreage: 25.38 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Apollo Beach
Existing Zoning: PD (04-0558)
Request: Minor Modification to PD
• Add new access connection
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [22-0022](#)

E.7. Application Number: PRS 22-0091
Applicant: BRICKLEMYER LAW GROUP P. L
Location: 800ft E of Interstate 75 N & S Side of Graves Rd.
Folio Number: 67908.0000 & 67909.0000
Acreage: 11.69 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Brandon
Existing Zoning: PD (05-0809)
Request: Minor Modification to PD
 • Add new access connection
RECOMMENDATION: Approvable, Subject to Proposed Conditions

Attachments: [22-0091](#)

E.8. DRI 21-1361 DEVELOPER OF RECORD: JT ENTERPRISES II, LLC
 Application to amend the development order for the crosstown center development of regional impact (DRI # 151)

Attachments: [21-1361](#)

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](#)

F.2. Application Number: MM 21-0865
Applicant: D MARGUERITE ESTATE/ LIN YOU-FENG
Location: SW Corner of Big Bend Rd & Simmons Loop.
Folio Number: 77731.0000 & 77734.0000
Acreage: 12.34 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Community Plan: Riverview and Southshore Areawide Systems
Existing Zoning: PD (16-0209)
Request: Major Modification to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0865](#)

F.3. Application Number: RZ-PD 21-0961
Applicant: TAMPA BAY COMMUNITY CHURCH INC
Location: N Side of W Fletcher Ave & 1000ft E from Orange Grove Dr.
Folio Number: 19473.0000 & 19474.0100
Acreage: 3.51 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: PD (19-1037) & BPO-R
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, Subject to Conditions
Planning Commission: Consistent with Plan

Attachments: [21-0961](#)

F.4. Application Number: **RZ-STD 21-1099**
Applicant: RU PROJECT MANAGEMENT GROUP, LLC
Location: 7706 Ann Ballard Rd.
Folio Number: 27419.0000
Acreage: 0.97 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Community Plan: Town N Country
Existing Zoning: AI
Request: Rezone to M
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval
Planning Commission: Consistent with Plan

Attachments: [21-1099](#)

F.5. Application Number: **RZ-STD 21-1220**
Applicant: JACOB GOLDSTEIN
Location: 6910 Causeway Blvd.
Folio Number: 47283.0000
Acreage: 3.66 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Community Plan: Greater Palm River
Existing Zoning: CN
Request: Rezone to CI-R
RECOMMENDATION:
Zoning Hearing Master: Denial
Development Services: Approval
Planning Commission: Inconsistent with Plan

Attachments: [21-1220](#)

G. PUBLIC HEARINGS - RELATED ITEMS

G.1.A. Marisol Pointe Phase 1 aka MiraBay Parcel 101

Accept the plat for recording for Marisol Pointe Phase 1 aka MiraBay Parcel 101, located in Section 29, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water 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 comers 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 \$408,519.38, a Warranty Bond in the amount of \$216,201.46, 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 Comers in the amount of \$4,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Comers.

Attachments: [Marisol Pointe Phase 1 aka MiraBay Parcel 101](#)

G.1.B Public Hearing - Vacating Petition V20-0024, a Petition by Park Square Enterprises, LLC to vacate a Portion of the plat of Apollo Beach Unit Six, located within multiple folios, in Apollo Beach.

Adopt a Resolution vacating an undeveloped portion of the plat of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, of the public records of Hillsborough County, and being more particularly described in the Resolution. The petitioner has submitted this vacate request in support of replatting the subject property as "Marisol Pointe," which will dedicate replacement public right-of-way and easement interests. The proposed vacate area is located southwest of Big Bend Road, northwest of Leisey Road, and north of Sun City Center Boulevard (no physical address), in Apollo Beach, and consists of approximately 1,995,255 square feet (45.804 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request; however, the consent of the Development Services Department is conditioned upon the prior or Concurrent approval of the new Marisol Pointe plat. 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: [G-01-B](#)

H. COMMISSIONERS' ITEMS

I. STAFF ITEMS

J. COUNTY ATTORNEY'S ITEMS

- J.1.** As a result of the legal challenge filed on November 15, 2021 and the operation of Section 163.3184 (3), Florida Statutes, direct the County Attorney's Office to advertise and set a first public hearing for January 12, 2022, at 10:00 a.m. and a second public hearing for February 2, 2022 at 10:00 AM, declaring zoning in progress and considering the enactment of an ordinance extending the current moratorium on the acceptance and processing of applications for rezonings and Planned Development zoning modifications within a portion of the Residential Planned-2 ("RP-2") Future Land Use Designation of the Future of Hillsborough Comprehensive Plan, until the conclusion of State of Florida Division of Administrative Hearings Case No. 21-3467GM and any appeals thereof.

Attachments: [J-01_AI Combined Final RP-2 Morat Direct 12-14](#)

- J.2.** As a result of the legal challenge filed on November 15, 2021 and the operation of Section 163.3184 (3), Florida Statutes, direct the County Attorney's Office to advertise and set a first public hearing for January 12, 2022, at 10:00 a.m. and a second public hearing for February 2, 2022 at 10:00 AM, declaring zoning in progress and considering the enactment of an ordinance extending the current moratorium on the acceptance and processing of applications for rezonings and Planned Development zoning modifications within the Wimauma Village Residential-2 ("WVR-2") Future Land Use Designation of the Future of Hillsborough Comprehensive Plan, until the conclusion of State of Florida Division of Administrative Hearings Case No. 21-3454GM and any appeals thereof.

Attachments: [J-02_Combined AI Final WVR-2 Morat Direct 12-14](#)

K. OFF THE AGENDA ITEMS

K.1. Golf Course Potential Redevelopment (Time Certain 9:00 A.M)

On August 18, 2021, the Board of County Commissioners requested a report about golf courses developed as part of residential communities and the status of any underlying development entitlements. The potential of and the process required for redevelopment of a golf course will depend on how the property on which it is located is zoned. Golf courses can be developed on land that is either zoned to a standard zoning district or on land that is part of a planned development zoning (PD).

Attachments: [K-01](#)

ADJOURNMENT