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 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.*

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 (SEE NEXT PAGE)
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

WITHDRAWALS, CONTINUANCES AND REMANDS

A.  1.  DRI 19-1042  REVIVAL MINISTRIES INTERNATIONAL, INC.
The application is being continued by staff t the April 07, 2020 BOCC Land Use Meeting at 9.00 A.M.
A.  2.  PRS 19-1397  LLATS, LLC
This application is Out of Order and is being continued to the April 07, 2020 Board of County Commissioners Land Use meeting at 9.00 A.M.
A.  3.  PRS 20-0303  DAVID EDMUNDS
This application has been withdrawn by the applicant.
A.  4.  PRS 20-0332  SUZY VEGA
The application is being continued by staff t the May 12, 2020 BOCC Land Use Meeting at 9.00 A.M.
A.  5.  PRS 20-0370  TYLER HUDSON – GARDNER BREWER MARTINEZ-MONFORT PA
This application is Out of Order and is being continued to the June 09, 2020 Board of County Commissioners Land Use meeting at 9.00 A.M.
A.  6.  PRS 20-0384  T. TRUETT GARDNER – GARDNER BREWER MARTINEZ-MONFORT PA
The application is being continued by staff t the April 07, 2020 BOCC Land Use Meeting at 9.00 A.M.
A.  7.  DRI 20-0385  T. TRUETT GARDNER – GARDNER BREWER MARTINEZ-MONFORT PA
The application is being continued by staff t the April 07, 2020 BOCC Land Use Meeting at 9.00 A.M.
A.  8.  PRS 20-0388  S. ELISE BATSEL
This application is being continued to the April 07, 2020 Board of County Commissioners Land Use meeting at 9.00 A.M. as a matter of right.
A.  9.  PRS 20-0390  TRACYE JERMAMDEZ
This application is Out of Order and is being continued to the April 07, 2020 Board of County Commissioners Land Use meeting at 9.00 A.M.
A.  10. V20-0011  COLONNADE CROSSTOWN, LLL., CHARLES DAVID & SUZANNE FULLER
The Petitioner is requesting a continuance to the April 07, 2020 Board of County Commissioners Land Use Meeting at 9:00 A.M.
A.  11. PRS 20-0401  R K DEVELOPMENT PARTNERS
The application is being continued by staff t the April 07, 2020 BOCC Land Use Meeting at 9.00 A.M.
A. 12. RZ PD 18-0996 RV STREETFRONT COMMERCIAL PROPERTIES, LLC
The application is being continued by staff to the April 07, 2020 BOCC Land Use Meeting at 9.00 A.M.

A. 13. DRI 19-0841 BR THE CRESCENT OWNERS ASSOCIATION
The application is being continued by staff to the April 07, 2020 BOCC Land Use Meeting at 9.00 A.M.

CONSENT AGENDA

B. 1. Application Number: RZ-PD 19-0838
Applicant: DMD SUPPORT GROUP
Location: 311 E. Bloomingdale Ave.
Folio Number: 74699.0000
Sec/Twn/Rng: 11/30/20
Acreage: 10.00 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Brandon
Existing Zoning: RSC-2 & ASC-1
Request: Rezone to Planned Development
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

B. 2. Application Number: MM 19-1331
Applicant: UNIVERSITY COMMUNITY HOSPITAL, INC. C/O MICHAEL LAWSON
Location: 110’ E/O intersection of S. U.S. Hwy. 301 S. & Rivercrest Dr.
Folio Number: 76405.0000, 76406.0000 & 76409.0000
Sec/Twn/Rng: 20/30/20
Acreage: 22.40 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Community Plan: Riverview & SouthShore Areawide Systems Plan
Existing Zoning: PD (03-1600)
Request: Major Modification to a Planned Development
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

B. 3. Application Number: RZ-STD 19-1422
Applicant: TOM K. & ARASH T. DASHTARAY
Location: 10334 & 10336 Main St.
Folio Number: 60289.5150 & 60362.0050
Sec/Twn/Rng: 09/28/20
Acreage: 1.11 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: ASC-1
Request: Rezone to CG
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan
B. 4. Application Number: RZ-STD 19-1428
Applicant: PAUL SAVICH & ERNEST M. HAEFELE
Location: 11537 S. U.S. Hwy. 41
Folio Number: 51139.0000
Sec/Twn/Rng: 35/30/19
Acreage: 1.49 acres, more or less
Comprehensive Plan: OC-20 & RES-6
Service Area: Urban
Community Plan: Gibsonton & SouthShore Areawide Systems Plan
Existing Zoning: CG
Request: Rezone to CI (R)
RECOMMENDATION: Approval
Zoning Hearing Master: Approval
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

B. 5. Application Number: RZ-STD 20-0030
Applicant: CHRISTOPHER DiSALVO
Location: 309 15th Ave. N.W.
Folio Number: 55727.0000
Sec/Twn/Rng: 06/32/19
Acreage: 4.65 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Ruskin & SouthShore Areawide Systems Plan
Existing Zoning: RSC-4 (R)
Request: Rezone to AS-1
RECOMMENDATION: Approval
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

B. 6. Application Number: RZ-STD 20-0043
Applicant: ERIC SMITH
Location: 6412 S. U.S. Hwy. 301
Folio Number: 74013.0000
Sec/Twn/Rng: 08/30/20
Acreage: 0.68 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Riverview & Southshore Areawide Systems Plan
Existing Zoning: AR
Request: Rezone to CG
RECOMMENDATION: Approval
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan
B.  7. Application Number: MM 20-0094
    Applicant: THE PEPIN ACADEMIES, INC.
    Location: 9304 & 9404 Camden Field Pkwy.
    Folio Number: 47628.0057 & 47628.0056
    Sec/Twn/Rng: 31/29/20
    Acreage: 8.38 acres, more or less
    Comprehensive Plan: UMU-20
    Service Area: Urban
    Community Plan: Greater Palm River
    Existing Zoning: PD (99-0277)
    Request: Major Modification to a Planned Development
    RECOMMENDATION:
    Zoning Hearing Master: Approval
    Development Services: Approvable, subject to conditions
    Planning Commission: Consistent with Plan

B.  8. Application Number: RZ-PD 20-0106
    Applicant: T. TRUETT GARDNER
    Location: 607 S. Kings Ave.
    Folio Number: 71596.0000
    Sec/Twn/Rng: 27/29/20
    Acreage: 4.26 acres, more or less
    Comprehensive Plan: RES-12
    Service Area: Urban
    Community Plan: Brandon
    Existing Zoning: RSC-6
    Request: Rezone to Planned Development
    RECOMMENDATION:
    Zoning Hearing Master: Approval
    Development Services: Approvable, subject to conditions
    Planning Commission: Consistent with Plan

    Applicant: LIV DEVELOPMENT
    Location: 9250 E. Fowler Ave.
    Folio Number: 60138.0000
    Sec/Twn/Rng: 07/28/20
    Acreage: 36.18 acres, more or less
    Comprehensive Plan: SMU-6
    Service Area: Urban
    Community Plan: Thonotosassa
    Existing Zoning: CI
    Request: Rezone to Planned Development
    RECOMMENDATION:
    Zoning Hearing Master: Approval
    Development Services: Approvable, subject to conditions
    Planning Commission: Consistent with Plan
B. 10. Application Number: RZ-STD 20-0246
Applicant: A-INVESTMENTS DEVELOPMENT CORP.
Location: 11440 Jefferson Rd.
Folio Number: 61156.0000
Sec/Twn/Rng: 18/28/20
Acreage: 1.38 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Community Plan: Thonotosassa
Existing Zoning: RMC-6
Request: Rezone to RSC-9
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

B. 11. Cypress Creek Parcel K Phase 2
Accept the plat for recording for Cypress Creek Parcel K Phase 2, located in Section 31, 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 $164,264.19, a Warranty Bond in the amount of $16,047.23, 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 $6,352.50, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B. 12. Cypress Creek Parcel K Phase 3
Accept the plat for recording for Cypress Creek Parcel K Phase 3, located in Section 31, 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 $105,084.75, a Warranty Bond in the amount of $14,180.65, 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 $5,940.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.
B. 13. **DG Farms aka Sereno Phase 5B**
Accept the plat for recording for DG Farms aka Sereno Phase 5B, located in Section 8, 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 $84,874.75, a Warranty Bond in the amount of $8,155.76, 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 $3,630.00, and authorize the Chairman to execute the Subdivider's Agreement for Placement of Lot Corners.

B. 14. **DG Farms aka Sereno Phase 6B**
Accept the plat for recording for DG Farms aka Sereno Phase 6B, located in Section 5, 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 $195,936.66, a Warranty Bond in the amount of $21,416.33, 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 $4,042.00, and authorize the Chairman to execute the Subdivider's Agreement for Placement of Lot Corners.

B. 15. **Forest Brooke Phase 4A**
Accept the plat for recording for Forest Brooke Phase 4A, 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 $837,587.40, a Warranty Bond in the amount of $58,621.06, 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 $8,745.00, and authorize the Chairman to execute the Subdivider's Agreement for Placement of Lot Corners.
B. 16. Okerland Ranch Subdivision Phase 1 Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Off-site Roadway Improvements (roads, drainage, water and wastewater) for Okerland Ranch Subdivision Phase 1 Off-Site, located in Section 7&8, Township 31, and Range 21. 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 $1,038,600.00, a Warranty Bond in the amount of $78,146.20, and authorize the Chairman to execute the Subdivider’s Agreement for Construction and Warranty of Required Improvements.

B. 17. Okerland Ranch Subdivision Phase 1 On-Site

Accept the plat for recording for Okerland Ranch Subdivision Phase 1, located in Section 7&8, Township 31, and Range 21, 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 $3,980,892.00, a Warranty Bond in the amount of $215,126.98, 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 $10,625.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B. 18. Preserve at Sabal Park Apartments Phase 1A & 1B Off-Site

Grant permission to the Development Review Division of Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway, turn lane, 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 Preserve at Sabal Park Apartments Phase 1, located in Section 9, Township 29, 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 $16,940.28, and authorize the Chairman to execute the Agreement for Warranty of Required Off-Site Improvements.

B. 19. Sunshine Blvd Extension Phase B aka Hidden Creek Blvd

Accept the plat for recording for Sunshine Blvd Extension Phase B aka Hidden Creek Blvd, 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 (roads, drainage, water, wastewater and off-site improvements) 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 $507,045.58, a Warranty Bond in the amount of $49,964.56, 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 $660.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.
B. 20. Villas Del Lago Phase 1

Accept the plat for recording for Villas Del Lago Phase 1, 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 Letter of Credit in the amount of $504,161.00, a Warranty Letter of Credit in the amount of $62,515.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Corners in the amount of $5,500.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B. 21. Release of Performance Securities

Release the Performance Securities posted for Placement of Lot Corners for Lucaya Lake Club Townhomes Phase 2A and Lucaya Lake Club Townhomes Phase 2B.

B. 22. Riverbend West Phase 3

Accept the plat for recording for Riverbend West Phase 3, located in Section 17, Township 32, 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 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 $1,341,937.58, a Warranty Bond in the amount of $141,726.95, 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 $8,375.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

B. 23. Ridgewood Subdivision West fka Rhodine Road West – Cook Parcel

Accept the plat for recording for Ridgewood Subdivision West fka Rhodine Road West – Cook Parcel, 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 (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 $1,321,112.86, a Warranty Bond in the amount of $161,548.19, 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 $8,750.00, and authorize the Chairman to execute the Subdivider’s Agreement for Performance - Placement of Lot Corners.
HEARINGS - VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS

C. 1. Vacating Petition V20-0001, a Petition by John M Trevethan, Christy L Trevethan, Renee F Gialousis, Marissa Gialousis, John Gialousis and Michael Gialousis to vacate a portion of unimproved right-of-way abutting folios 001618-0200 and 001468-0000, lying within Sections 17 and 18, Township 27 South, Range 17 East, in Odessa.

Adopt a Resolution vacating that certain portion of a platted unimproved 30-foot wide right-of-way, lying between Tracts 1 and 4, within the plat of Keystone Park Colony, as recorded in Plat Book 5, Page 55, abutting folios 001618-0200 and 001468-0000, of the public records of Hillsborough County and being more particularly described in the Resolution, legal description, and sketch attached hereto. This request is made for a future home addition. The proposed vacate area consists of approximately 19,759 square feet. Reviewing departments, agencies, and utility providers have raised no objections to this request. However, Tampa Electric Company is requesting the reservation of a utility easement over the north 25 feet of 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.

C. 2. Vacating Petition V20-0005, a Petition by Transcend Development Corporation to vacate and release a Perpetual Easement abutting folios 076548-2312, 076548-2308, 076548-2318, 076548-2310 and 076548-2302, lying within Section 20, Township 30 South, Range 20 East, in Riverview.

Adopt a Resolution and approve a Release and Termination of Perpetual Easement for the purpose of vacating and releasing the County’s interest in that certain Perpetual Easement (Water Main Easement) recorded in Official Record Book 7473, Page 136 lying between folios 076548-2312, 076548-2308, 076548-2310 and 076548-2302 within the Adams/Van Kann Minor Subdivision as recorded in Survey Book 1, Page 25, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. The Petitioner is requesting the vacate and release in order to re-plat for future development. The proposed vacate and release area consists of approximately 27,640 square feet. Reviewing departments, agencies, and utility providers have raise no objections to this request. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated less than $175.00, which are paid by the Petitioners.


Adopt a Resolution vacating that certain utility easement, which was reserved over that portion of previously vacated rights-of-way, lying in Block U, plat of Riverview Heights, as recorded in Plat Book 9, Page 37, within folios 075864-0000 and 075866-0000, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. This request is made for the purpose of utilizing the proposed vacate area for development. The proposed vacate area consists of approximately 4,750 square feet. Reviewing departments have raised no objections to this request. 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 Petitioner.

PHOSPHATE ITEMS

D. 1. None
PUBLIC HEARINGS – LAND USE

E. 1. Application Number: PRS 19-1512
   Applicant: TSP COMPANIES, INC.
   Location: 90ft N/O intersection of W. Hillsborough Ave. & Montague St.
   Folio Number: 5455.0000 & 5455.0500
   Sec/Twn/Rng: 28 & 29/28/17
   Acreage: 7.27 acres, more or less
   Comprehensive Plan: RES-4
   Service Area: Urban
   Community Plan: Town N. Country, Northwest Hillsborough
   Existing Zoning: PD (84-0409)
   Request: Minor Modification to a Planned Development
   • Modify number and location of access points
   RECOMMENDATION: Approvable, subject to conditions.

E. 2. Application Number: PRS 20-0196
   Applicant: JACARONDA HOLDINGS, INC.
   Location: 130ft SW of intersection of S. Falkenburg Rd. & Progress Blvd.
   Folio Number: 47935.0050
   Sec/Twn/Rng: 01/30/19
   Acreage: 5.90 acres, more or less
   Comprehensive Plan: CMU-12
   Service Area: Urban
   Community Plan: Greater Palm River
   Existing Zoning: PD (00-1099)
   Request: Minor Modification to a Planned Development
   • Modify access location
   RECOMMENDATION: Approvable, subject to conditions.

E. 3. Application Number: PRS 20-0341
   Applicant: TAMPA 92, LLC
   Location: 13396 E. U.S. Highway 92
   Folio Number: 81648.0000
   Sec/Twn/Rng: 20, 21, 28 & 29/28/21
   Acreage: 34.65 acres, more or less
   Comprehensive Plan: RES-2 & SMU-6
   Service Area: Rural
   Community Plan: None
   Existing Zoning: PD (90-0127)
   Request: Minor Modification to a Planned Development
   • Increase building height from 25 to 36 feet
   RECOMMENDATION: Approvable, subject to conditions.
E. 4. Application Number: PRS 20-0387
Applicant: S. ELISE BATSEL
Location: 40ft SE of the intersection of 12th St. S.E, & 14TH Ave. S.E.
Folio Number: 55588.0000, 55589.0000, 55601.0000, 55602.0000, 55603.0000, 55604.0000
Sec/Twn/Rng: 09 & 16/32/19
Acreage: 49.14 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Community Plan: Ruskin
Existing Zoning: PD (07-0426)
Request: Minor Modification to a Planned Development
  • Modify lot orientation along 12th St. SE from external to internal
  • Reduce landscape buffer from 20 20 to 10 feet along 14th Ave SE
  • Add access and modify design of pedestrian access
  • Modify internal site plan design
RECOMMENDATION: Approvable, subject to conditions.

E. 5. Application Number: PRS 20-0393
Applicant: DAVID MECHANIK
Location: 13010 S. U. S. Highway 301
Folio Number: 77667.0050
Sec/Twn/Rng: 8/31/20
Acreage: 22.93 acres, more or less
Comprehensive Plan: OC-20 & RCP
Service Area: Urban
Community Plan: Riverview
Existing Zoning: PD (81-0339 A)
Request: Minor Modification to a Planned Development
  • Add right-in/right-out access points
RECOMMENDATION: Approvable, subject to conditions.

E. 6. CDD 20-0279 PETITION TO EXPAND THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT (CDD).
Approve expansion of the Sherwood Manor 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 approximate total of $2,280,000 budgeted for CDD-qualified common area infrastructure development cost (“common cost”) within the expansion area, it is estimated that $1,395,00 (42.1%) of total development cost will be funded with long-term CDD bond proceeds.

E. 7. CDD 20-0355 PETITION TO EXPAND THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT (CDD).
Establish the Berry Bay 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 approximate total of $37,480,000 budgeted for CDD-qualified common area infrastructure development cost (“common cost”), it is estimated that about $16,984,651 (or about 45.3% of total development cost) will be funded with long-term CDD bond proceeds.
### PETITIONS WITH NO ORAL ARGUMENT FILED

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<th>F. 1.</th>
<th>Application Number:</th>
<th>RZ-STD 20-0064</th>
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<tbody>
<tr>
<td></td>
<td>Applicant:</td>
<td>LITHIA PINECREST 89 LLC</td>
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<tr>
<td></td>
<td>Location:</td>
<td>2025' E/O intersection of Lithia Pinecrest Rd. &amp; Lithia Estates Dr.</td>
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<td>Folio Number:</td>
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<td></td>
<td>RECOMMENDATION:</td>
<td>Zoning Hearing Master: Approval</td>
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<td></td>
<td>Applicant:</td>
<td>POTOMAC LAND COMPANY</td>
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<td></td>
<td>Location:</td>
<td>15305 Boyette Rd.</td>
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<td>Riverview &amp; SouthShore Areawide Systems Plan</td>
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<td>RSC-9 (R)</td>
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<td>RECOMMENDATION:</td>
<td>Zoning Hearing Master: Approval, in part, subject to conditions</td>
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<td>Development Services: Approvable, subject to conditions</td>
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### REGULAR AGENDA

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<th>G. 1.</th>
<th>Application Number:</th>
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<td>Applicant:</td>
<td>TSP COMPANIES, INC.</td>
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<td>RECOMMENDATION:</td>
<td>Zoning Hearing Master: Approval</td>
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<td>Development Services: Approvable, subject to conditions</td>
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<td>Planning Commission: Consistent with Plan</td>
</tr>
</tbody>
</table>

**ORAL ARGUMENT**
### PUBLIC HEARINGS - RELATED ITEMS

**H. 1a.** Application Number: PRS 20-0004  
Applicant: NNP-SOUTHBEND II, LLC  
Location: 55’ N/O intersection fo 19th Ave. NE & 30th St NE.  
Folio Number: 54172 0000, 54172.0100, 54190.0000, 54235.0000, 54244.0000, 54244.0100, 54165.0000 & 54165.0010  
Sec/Twn/Rng: 27, 28, 33, 34 & 35/31/19  
Acreage: 1167.11 acres, more or less  
Comprehensive Plan: SMU-6  
Service Area: Urban  
Community Plan: Apollo Beach  
Existing Zoning: PD (14-0815)  
Request: Minor Modification to a Planned Development  
- Modify internal roadway alignments and development parcel configurations/sizes  

**RECOMMENDATION:** Approvable, subject to conditions.

**H. 1b.** DRI 20-0005  
NNP-SOUTHBEND II, LLC  
Staff recommends that the Board of County Commissioners (Board) approve the proposed changes in accordance with the attached resolution subject to any changes by the County Attorney’s Office.  
This Development Order amendment is accompanied by related zoning application PRS 20-0004.

**H. 2a.** Application Number: RZ-PD 19-1445  
Applicant: JACOB T. CREMER – STEARNS WEAVER MILLER  
Location: 130’ NW/O intersection of Causeway Blvd. & S. U.S. Hwy. 301.  
Folio Number: 44589.0000, 44595.0000, 44597.0000, 44650.0000, 44651.0000, 44652.0000, 44653.0000, 44670.0000, 71991.0000, 44661.0000, & 44669.0000  
Sec/Twn/Rng: 25/29/19 & 30/29/20  
Acreage: 158.90 acres, more or less  
Comprehensive Plan: RES- 9, UMU-20, & CMU-12  
Service Area: Urban  
Community Plan: Greater Palm River  
Existing Zoning: AR, PD (15-0439), PD (92-0085), & ASC-1  
Request: Rezone to Planned Development  

**RECOMMENDATION:** Approval  
**Development Services:** Approvable, subject to conditions  
**Planning Commission:** Consistent with Plan  
**Zoning Hearing Master:** ORAL ARGUMENT
H. 2b. **Agreement for Colonnade Crosstown, LLC, Inc., Mobility Fee Buy-Down Incentive Program**

Approve the Mobility Fee Buy-Down Incentive Program Agreement with Colonnade Crosstown, LLC (“Grantee”) in the amount of up to $4,832,415 to buy-down assessed mobility fees for construction of 250,000 square feet of office, 600,000 square feet of manufacturing, and 800,000 square feet of distribution warehouse located at the northwest intersection of Causeway Boulevard and S. U.S. Highway 301, Tampa, FL 33619 which is located on Competitive Site 300 and within the Palm River Redevelopment Area. This development is proposed to accommodate the attraction of Project Bessie, an internationally known beverage manufacturer, which is projected to add 182 new jobs and retain 815 existing jobs for a total of 997 jobs, and a $303-million capital investment. The County will pay on behalf of Grantee, seventy-five percent (75%) of the assessed mobility fees when due prior to the issuance of a final permanent Certificate of Occupancy, and also upon evidence of payment by the developer of the remaining twenty-five percent (25%) of the obligation. After Project Bessie occupies the building in its entirety for a twelve (12) month period, the Grantee will receive a grant payment in the amount of the twenty-five percent (25%) mobility fee payment previously made.

This agreement will be funded first by acquired Transportation Impact Fee credits and there are currently enough credits to cover this incentive. However, if at the time that they are needed the credits are not available, funding for this Agreement, in the maximum cost to the County of $4,832,415, is included in the adopted budget in the Economic Development Department’s Unincorporated Economic Development Activity Fund. No additional County funds are required. This project is expected to result in a new ad valorem revenue stream to all County taxing authorities of approximately $2,385,391 per year. The Unincorporated County portion will amount to $1,322,797 per year. Subject to approval of such budget and future budgets and appropriations, funding will be provided for this initiative through FY 25.

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**LAND DEVELOPMENT CODE AMENDMENTS**

I. 1. None

**COMMISSIONERS' ITEMS**

J. 1. None

**STAFF ITEMS**

K. 1. Report from the Development Services Department regarding Land Use Meeting Consent Agenda.

**COUNTY ATTORNEY ITEMS**

L. 1. None

**OFF THE AGENDA ITEM**

M. 1. None

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**ADJOURNMENT**