



ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. MONDAY, November 14, 2022

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

WELCOME AND THANK YOU FOR YOUR PARTICIPATION IN COUNTY GOVERNMENT.

HEARING SCHEDULE:

The Following Items on the ZHM Agenda Will Be Heard Beginning at 6:00 P.M. With No New Petitions Starting After 12:00 A.M.: Rezonings (RZ) and Major Modifications (MM) to Planned Developments

HEARING ORDER:

- CALL TO ORDER BY THE HEARING OFFICER
- CONSIDERATION OF CHANGES TO THE AGENDA
- HEARING FOR INDIVIDUAL CASES

WHEN ADDRESSING THE HEARING OFFICER, PLEASE STATE YOUR NAME AND ADDRESS INTO THE MICROPHONE.

IF YOU WISH TO SUBMIT ADDITIONAL MATERIALS REGARDING YOUR APPLICATION TO THE HEARING OFFICER, PLEASE PROVIDE A MINIMUM OF FIVE (5) COPIES OF EACH ITEM. PLEASE BE ADVISED THAT MATERIALS SUBMITTED BECOME PART OF THE PERMANENT RECORD AND CANNOT BE RETURNED.



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.

The following dates pertain only to applications heard at the November 14, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on December 07, 2022.

For Rezoning (RZ) and Major Modification (MM) applications, the Hearing Officer makes a recommendation to the Board of County Commissioners, which renders a final decision. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the January 10, 2023 Land Use Meeting.

The participants at the ZHM public hearing shall consist of the Applicant, County Staff, County Agencies, Proponents, and Opponents, including the public and witnesses with relevant testimony. Each participant's presentation shall be limited in time as described below; however, the ZHM may grant additional time provided that good cause is shown.

The order of presentation for each petition is as follows:

- a. Applicant and witnesses; proposal: 15 minutes
- b. Administrator, summary of the applicant, County Staff and department findings: 5 minutes
- c. Planning Commission Staff; statement of compliance or non-compliance: 5 minutes
- d. Proponents; argument for the application: 15 minutes
- e. Opponents; argument against the application: 15 minutes
- f. Staff; amended recommendations, if any: 5 minutes
- g. Applicant; rebuttal and summation: 5 minutes

To the maximum extent practicable, the public hearing shall be informal. The ZHM's decision or recommendation must be filed with the Clerk of the BOCC within fifteen (15) working days after the conclusion of the public hearing. Anyone wishing to receive a copy of the recommendation or decision by mail must supply the Clerk of the BOCC with his/her name, address, and a stamped, self-addressed envelope for that purpose.

Please call 813-272-5600 for further information.

REVIEW PROCESS & STANDING TO SPEAK BEFORE THE BOCC FOR REZONING (RZ) REQUESTS, AND MAJOR MODIFICATIONS (MM) TO PLANNED DEVELOPMENTS

The Land Development Code (LDC) requires that a public hearing be conducted on certain land development requests (RZ, MM) prior to final decision by the Hillsborough County Board of County Commissioners (BOCC). Land Use Hearing Officers (LUHOs) conduct hearings. LUHOs do not make final decisions, but instead render recommendations to the BOCC. Final decisions by the BOCC are made at a public meeting governed by the requirements of the LDC.

The BOCC considers the recommendation of the LUHO at a public meeting. The BOCC can, by law, consider only the record of the proceedings before the LUHO. Additional evidence requests may be filed pursuant to the criteria in the LDC. The BOCC will consider the requests and may grant them if the appropriate criteria are met by the party making the requests.

Those persons wishing to speak before the BOCC at the public meeting may only do so if they qualify as a Party of Record. A Party of Record is a person that meets one of the following criteria:

- A. A person who was present at the hearing before the Land Use Hearing Officer (LUHO) and presented with oral testimony or documentary evidence.
- B. A person who was notified by Proof of Mailing on the hearing before the LUHO. This includes the Designated Representative(s) of the registered Neighborhood Organizations within 1 mile of the site for which the request was made.
- C. A person who submitted documentary evidence to the master file two (2) business days prior to the LUHO hearing or by proxy during the LUHO hearing.

Testimony from Parties of Record will be permitted at the BOCC public meeting for those applications placed on the Regular Agenda. Applications that do not meet the criteria for placement on the Regular Agenda are placed on the Consent Agenda. Testimony is not provided on Consent Agenda items. As no new evidence or testimony is permitted at the BOCC Land Use Meeting, qualifying Parties of Record can only speak to the oral testimony and/or documentary evidence submitted at the LUHO hearing or placed into the master file two (2) business days prior to the LUHO hearing. The BOCC Land Use Meeting Agenda can be viewed at HCFLGov.at least 5 days prior the meeting.

Requests for Additional Evidence must be filed on the appropriate forms within ten (10) calendar days after the date of the filing of the LUHO's recommendation. All requests for Additional Evidence must be filed with the Clerk to the BOCC no later than close of business on [Insert Date]. You can file Request for Additional Evidence with the Clerk via email boccrec@hillsclerk.com or in person at 601 E. Kennedy Blvd, Tampa, FL 33601 or 419 Pierce Street, Room 140, Station 14 and 15, Tampa, FL 33602; fax (813) 272-5044; telephone: (813) 276- 8100, ext. 4567. The appropriate forms will be available at the LUHO Hearing.

A. WITHDRAWALS AND CONTINUANCES**A.1. RZ-PD 22-0567 Landmark Engineering & Surveying Corp.**

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0567](#)

A.2. RZ-PD 22-0648 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0648](#)

A.3. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0671](#)

A.4. MM 22-0686 Ryan Plate / 2022 Balm Riverview, LLC.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0686](#)

A.5. RZ-PD 22-0696 Gary Miller / David Weekley Homes

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0696](#)

A.6. RZ-PD 22-0719 Sunny Sia

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0719](#)

A.7. RZ-PD 22-0853 Danya Investment, LLC.

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0853](#)

A.8. RZ-PD 22-0857 Roger Grunke

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0857](#)

A.9. RZ-PD 22-0865 Onicx, LLC.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0865](#)

A.10. RZ-PD 22-0866 Circle K / Schaffer Construction

This application is being **Continued** by **Staff** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0866](#)

A.11. MM 22-0867 CWH Management, Inc.

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0867](#)

A.12. RZ-PD 22-0877 Rick Olson

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0877](#)

A.13. MM 22-0884 Francisco J. Otero-Cossio

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0884](#)

- A.14. **RZ-STD 22-0927 Harjani, Jayant, K, Trustee, Veenu Trustee & Juliana / JH & MP Properties**
This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0927](#)

- A.15. **RZ-STD 22-0945 Danny Hernandez / Freedom Sky Construction, Inc.**
This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0945](#)

- A.16. **RZ-PD 22-0948 Omar Chaudry**
This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-0948](#)

- A.17. **RZ-PD 22-1082 R.D. Development, LLC.**
This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1082](#)

- A.18. **MM 22-1096 Martin Commercial Properties**
This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1096](#)

- A.19. **RZ-PD 22-1107 Falcone & Associates, LLC.**
This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing

Attachments: [22-1107](#)

A.20. MM 22-1116 David Wright / TSP Co., Inc.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1116](#)

A.21. MM 22-1120 Housh Ghovae / Northside Engineering, Inc.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1120](#)

A.22. RZ-STD 22-1169 Allan Nunez

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-1169](#)

A.23. RZ-PD 22-1195 William Sullivan / Potomac Land Co.

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1195](#)

A.24. RZ-PD 22-1204 RV Retailer Real Estate LLC / Tampa Electric Co.

This application is being **Continued** by the **Applicant** to the **February 20, 2023** ZHM Hearing.

Attachments: [22-1204](#)

A.25. RZ-PD 22-1225 Mattamy Homes

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-1225](#)

A.26. RZ-PD 22-1226 Drury Development Corp.

This application is being **Continued** by **Staff** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1226](#)

A.27. MM 22-1228 Council Bay Farms, LTD.

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing

Attachments: [22-1228](#)

A.28. RZ-PD 22-1229 Jacob Egan / Onyx and East

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing

Attachments: [22-1229](#)

A.29. MM 22-1236 Hill Ward Henderson

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1236](#)

A.30. MM 22-1239 Southcreek, LLC.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1239](#)

A.31. RZ-PD 22-1257 John Zonata

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1257](#)

A.32. RZ-PD 22-1330 Stephen Dibbs

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1330](#)

A.33. RZ-PD 22-1337 BDG Sheldon, LLC.

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1337](#)

A.34. RZ-PD 22-1338 A&V Development, LLC.

This application is being **Continued** by the **Applicant** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1338](#)

A.35. MM 22-1339 JEB Investment Group, LLC.

This application is being **Continued** by **Staff** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1339](#)

A.36. MM 22-1340 RK Development Partners, LLC.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1340](#)

A.37. MM 22-1392 Florida Home Partnership, Inc.

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1392](#)

A.38. RZ-STD 22-1431 A Investments Dev., Corp.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1431](#)

A.39. RZ-STD 22-1445 A & M Investment Trust LLC

This application is out of order to be heard and is being **Continued** to the **December 12, 2022** ZHM Hearing.

Attachments: [22-1445](#)

B. REMANDS**C. REZONING STANDARD (RZ-STD):**

- C.1. Application Number: RZ-STD 22-0698**
Applicant: David Wright / TSP Companies, Inc.
Location: 1010 Lithia Pinecrest Rd.
Folio Number: 071130.0000
Acreeage (+/-): 0.43 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 80-0206
Request: Rezone to CN

Attachments: [22-0698](#)

- C.2. Application Number: RZ-STD 22-1303**
Applicant: David Mullen
Location: 4308 James L Redmon Pkwy
Folio Number: 092242.5104
Acreeage (+/-): 2.5 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1
Request: Rezone to CG

Attachments: [22-1303](#)

- C.3. Application Number: RZ-STD 22-1449**
Applicant: Kelli Conte
Location: 310' SW of Vel St & Railroad St Intersection
Folio Number: 079342.0000
Acreeage (+/-): 0.27 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to RSC-6 (MH)

Attachments: [22-1449](#)

- C.4. Application Number: RZ-STD 22-1452**
Applicant: Sandra Gray, Trustee of the James C & Jacqueline C Rowland Trust
Location: 10526 Hunter Rd
Folio Number: 093886.4000
Acreage (+/-): 4.8 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to AS-1

Attachments: [22-1452](#)

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

- D.1. Application Number: RZ-PD 22-0461**
Applicant: T. Truett Gardner / Gardner Brewer Hudson
Location: NE corner of Old Big Bend Rd & Simmons Rd
Folio Number: 077557.0000, 077558.0000 & 077569.0000
Acreage (+/-): 80.54 acres, more or less
Comprehensive Plan: R-6, UMU-20 & SMU-6
Service Area: Urban
Existing Zoning: AR, RSC-9 & PD 04-1820
Request: Rezone to Planned Development

Attachments: [22-0461](#)

- D.2. Application Number: MM 22-0860**
Applicant: Sunfield Homes, Inc. & Amberglen Dev., Inc.
Location: NW corner of S US Hwy 301 & Alder Green Dr.
Folio Number: 077771.9438
Acreage (+/-): 4.62 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 04-1476
Request: Major Modification to a Planned Development

Attachments: [22-0860](#)

- D.3. Application Number: RZ-PD 22-0943**
Applicant: Beauchamp Properties, LLC.
Location: NW corner of Beauchamp Rd & Hawk Griffin Rd
Folio Number: 081832.0000 & 081833.0000
Acreege (+/-): 14.93 acres, more or less
Comprehensive Plan: LI-P
Service Area: Rural
Existing Zoning: AI
Request: Rezone to Planned Development

Attachments: [22-0943](#)

- D.4. Application Number: RZ-PD 22-0949**
Applicant: Grace Contracting & Development, LLC.
Location: 1003 Myrtle Rd
Folio Number: 076792.0500
Acreege (+/-): 7.60 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to Planned Development

Attachments: [22-0949](#)

- D.5. Application Number: RZ-PD 22-1103**
Applicant: Jacob Egan / Onyx & East
Location: 200' SE of Cone Grove Rd & Fern Hill Dr Intersection
Folio Number: 077173.0005 & 077173.0010
Acreege (+/-): 17.4 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [22-1103](#)

- D.6. Application Number:** MM 22-1112
Applicant: Landside Investment, LLC.
Location: NE corner of Watson Rd & Providence Rd
Folio Number: 074147.0000, 074147.0031 & 074147.0525
Acreage (+/-): 73.49 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 97-0113
Request: Major Modification to a Planned Development

Attachments: [22-1112](#)

- D.7. Application Number:** RZ-PD 22-1223
Applicant: Property Reserve, Inc.
Location: W side of 12th St SE & Harvest Home Ct Intersection
Folio Number: 055237.0000 & 055237.0002
Acreage (+/-): 4.29 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [22-1223](#)

- D.8. Application Number:** RZ-PD 22-1224
Applicant: Property Reserve, Inc.
Location: 603 SE 12th St
Folio Number: 056731.0000
Acreage (+/-): 33.58 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [22-1224](#)

- D.9. Application Number:** MM 22-1301
Applicant: CC Saffold Farms, LLC.
Location: E corner of S US Highway 301 & Saffold Rd
Folio Number: 079637.0100, 079715.4010 & 079715.4020
Acreage (+/-): 58.12 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Existing Zoning: PD, 19-0102
Request: Major Modification to a Planned Development

Attachments: [22-1301](#)

E. ZHM SPECIAL USE

- E.1. Application Number:** SU-GEN 22-1222
Applicant: Doug G. Denboer
Location: 8919 Rocky Creek Dr
Folio Number: 006560.0000
Acreage (+/-): 0.28 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Nonconformity Special Use Permit

Attachments: [22-1222](#)

ADJOURNMENT

NOTE: Future zoning application information can be accessed directly on the internet at the following web address <http://www.hillsboroughcounty.org/index.aspx?nid=904>