



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, December 16, 2024

County Center, 2nd Floor

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 December 16, 2024 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on January 09, 2025.

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 February 11, 2025 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 01/17/2025. 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 24-0459 Suresh Patel**

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-0459](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.2. MM 24-0468 Rickey L. Houston

This application is being **Continued** by the **Applicant** to the **January 14, 2025** ZHM Hearing

Attachments: [24-0468](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.3. RZ-PD 24-0537 Royal Palm Multifamily, LLC / Kami Salame

This application has been **Withdrawn** from the hearing process.

Attachments: [24-0537](#)

Result: Withdrawn

Motion: Withdrawn

A.4. RZ-PD 24-0591 Allen Goins

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-0591](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.5. MM 24-0675 Turkey Creek Preserve LLC / Dennis Carlton, Sr.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-0675](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.6. MM 24-0788 Florida Oil Services Inc

This application has been **Withdrawn** from the hearing process.

Attachments: [24-0788](#)

Result: Withdrawn

Motion: Withdrawn

A.7. RZ-PD 24-0858 David Wright

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-0858](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.8. RZ-PD 24-0921 True Builders Inc / Issac J Turpin

This application is out of order to be heard and is being **Continued** to the **March 24, 2025** ZHM Hearing.

Attachments: [24-0921](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/24/2025

A.9. RZ-PD 24-0924 Craciun Farm LLC / Pavel Pop-Buia

This application is being **Continued** by the **Applicant** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-0924](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.10. RZ-PD 24-1013 R and L Enterprises III of Tampa

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1013](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.11. RZ-PD 24-1075 Ram A Goel

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1075](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.12. MM 24-1110 Todd Pressman

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1110](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.13. RZ-PD 24-1116 Philippine Cultural Foundation, Inc.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1116](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.14. RZ-PD 24-1135 Provident Partners Real Estate LLC

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1135](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.15. MM 24-1137 Eisenhower Property Group, LLC.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1137](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.16. RZ-PD 24-1139 American I LLC/American II LLC/American Land Holdings LLC

This application is being **Continued** by the **Applicant** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1139](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.17. MM 24-1141 Todd Pressman

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1141](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.18. RZ-PD 24-1147 Jay Tanner

This application is out of order to be heard and is being **Continued** to the **February 18, 2025** ZHM Hearing.

Attachments: [24-1147](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 02/18/2025

A.19. MM 24-1152 17710 Hwy 41 LLC

This application is being **Continued** by **Staff** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1152](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.20. RZ-PD 24-1155 Todd Pressman/Pressman & Assoc., Inc.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1155](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.21. RZ-PD 24-1169 Michael Hoffman/Advanced Engineering Consultants, LLC.

This application is out of order to be heard and is being **Continued** to the **February 18, 2025** ZHM Hearing.

Attachments: [24-1169](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 02/18/2025

A.22. RZ-PD 24-1172 Dilip Agarwal

This application has been **Withdrawn** from the hearing process.

Attachments: [24-1172](#)

Result: Withdrawn

Motion: Withdrawn

A.23. RZ-STD 24-1180 Hartford, LLC.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1180](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.24. RZ-PD 24-1202 Todd Pressman

This application is being **Continued** by the **Applicant** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1202](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.25. RZ-STD 24-1210 Arthur Jewell

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1210](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.26. RZ-PD 24-1212 Eric Hendra

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1212](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.27. RZ-PD 24-1240 Todd Pressman

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1240](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.28. RZ-PD 24-1257 Big Bend Lakes, LLC.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1257](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.29. RZ-PD 24-1261 KB Home

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1261](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.30. RZ-PD 24-1262 Robert & Rebecca Mixon

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1262](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.31. RZ-PD 24-1263 HBWB Development Services, LLC

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1263](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.32. RZ-PD 24-1264 Sweetheart Ice Cream, Inc.

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1264](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.33. RZ-STD 24-1289 Holly M Boyer

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1289](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.34. RZ-PD 24-1311 Dilip Agarwal

This application is out of order to be heard and is being **Continued** to the **January 14, 2025** ZHM Hearing.

Attachments: [24-1311](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/14/2025

A.35. SU-GEN 24-1333 Max S & Pamela D Chesler

This application has been **Withdrawn** from the hearing process.

Attachments: [24-1333](#)

Result: Withdrawn

Motion: Withdrawn

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. Application Number: RZ-STD 24-0775
Applicant: Todd Pressman
Location: SE corner of N US Hwy 41 & 4th Ave SE
Folio Number: 13939.0000, 13940.0000, & 13941.0000
Acreege (+/-): 1.97 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: BPO, 18-1298
Request: Rezone to CG

Attachments: [24-0775](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

C.2. Application Number: RZ-STD 24-1060
Applicant: Wendy Duong
Location: 402 NW 19th Ave
Folio Number: 55738.0450
Acreege (+/-): 6.45 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-2 (MH)
Request: Rezone to AS-1

Attachments: [24-1060](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

C.3. Application Number: RZ-STD 24-1203
Applicant: Todd Pressman
Location: NW corner of Hurley Rd & Bloomingdale Ave
Folio Number: 73160.5000
Acreege (+/-): 0.7 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-2
Request: Rezone to CN-R

Attachments: [24-1203](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

C.4. Application Number: RZ-STD 24-1297

Applicant: David Higuera
Location: 250' S of Xanthus St & N Paddock Ave Inter, E Side of N Paddock Ave
Folio Number: 24661.0300 & 24661.5000
Acreage (+/-): 0.48 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to RDC-6

Attachments: [24-1297](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

C.5. Application Number: **RZ-PD 25-0059**
Applicant: Michael Brooks / Rebecca Kert / Brooks Rocha
Location: 18206 & 18214 Boyette Rd
Folio Number: 88436.5102 & 88436.5104
Acreage (+/-): 6.81 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: AR
Request: Rezone to AS-1

Attachments: [25-0059](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

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

- D.1. Application Number:** MM 24-0384
Applicant: Simmons Loop Apartment Partners WB LLC.
Location: N of Buttress Oaks Way and Simmons Loop Intersection
Folio Number: 77747.0200, 77747.0350, 77747.0400, 77771.9052, 77771.9054, 77771.9056, 77771.9058, 77771.9060, 77771.9062, 77771.9064, & 77747.0250
Acreage (+/-): 56.65 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 21-0969
Request: Major Modification to a Planned Development

Attachments: [24-0384](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

- D.2. Application Number:** RZ-PD 24-1040
Applicant: Valencia Estate at Stonelake, LLC.
Location: 5908 Sussex Dr
Folio Number: 60622.0000
Acreage (+/-): 39.4 acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [24-1040](#)

Result: Continued (Other)

Motion: Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on 02/13/2025.

- D.3. Application Number:** RZ-PD 24-1231
Applicant: A&V Development, LLC.
Location: W side of E Kirby St & N 50th St Intersection
Folio Number: 39016.0120, 39016.0200, 39018.0000, 39019.0000, 39020.0000, 39021.0000, 39023.0000, 39025.0000, 39029.0000, & 39500.0200
Acreage (+/-): 17.74 acres, more or less
Comprehensive Plan: R-20 & R-6
Service Area: Urban
Existing Zoning: PD, 22-1338
Request: Rezone to Planned Development

Attachments: [24-1231](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/11/2025

E. ZHM SPECIAL USE

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>

Note

Note