



ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. MONDAY, September 13, 2021

**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 September 13, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on October 04, 2021.

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 November 09, 2021 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 18-0798 Johnson Pope Bokor Ruppel & Bums, LLP**

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [18-0798](#)

A.2. RZ-PD 20-1142 Rigoberto Reyes, Jr.

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [20-1142](#)

A.3. RZ-PD 21-0113 WRH Valrico Station, LLLP.

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0113](#)

A.4. MM 21-0310 French Quarter, LLC.

This application is being **Withdrawn** from the ZHM process.

Attachments: [21-0310](#)

A.5. MM 21-0313 BULLFROG MHC LLC

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0313](#)

A.6. MM 21-0316 University Community Hospital, Inc. / Dima Didenko

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0316](#)

A.7. RZ-PD 21-0626 Francisco J. Otero-Cossio

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0626](#)

A.8. RZ-PD 21-0647 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0647](#)

A.9. RZ-PD 21-0650 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0650](#)

A.10. RZ-PD 21-0701 Soney FM LLC / Ram A. Goel

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing. .

Attachments: [21-0701](#)

A.11. RZ-PD 21-0744 William Sullivan / Potomac Land Company

This application is being **Continued** by the **Applicant** to the **November 15, 2021** ZHM Hearing.

Attachments: [21-0744](#)

A.12. RZ-PD 21-0745 Bricklemyer Law Group

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0745](#)

A.13. RZ-PD 21-0748 Northstar Tampa Medical LLP

This application is being **Continued** by **Staff** to the **October 18, 2021** ZHM Hearing

Attachments: [21-0748](#)

A.14. RZ-PD 21-0863 BDG Sheldon, LLC

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0863](#)

A.15. RZ-PD 21-0864 Belleair Development, LLC.

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0864](#)

A.16. MM 21-0865 D. Marguerite Estate/Lin You-Feng

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0865](#)

A.17. MM 21-0877 Lennar, LLC/Hill Ward Hendersen

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0877](#)

A.18. RZ-PD 21-0959 Lennar Homes, LLC

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0959](#)

A.19. RZ-PD 21-0961 Tampa Bay Community Church, Inc.

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0961](#)

A.20. RZ-PD 21-0962 Stephen J. Dibbs

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0962](#)

A.21. MM 21-0963 Scannell Properties, LLC / Noam Neuman

This application is out of order to be heard and is being **Continued** to the **November 15, 2021** ZHM Hearing.

Attachments: [21-0963](#)

A.22. RZ-PD 21-0969 2nd Wave Development, LLC

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0969](#)

A.23. RZ-STD 21-0985 Job Jean

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-0985](#)

A.24. RZ-STD 21-1085 Jomarcell Nguyen

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-1085](#)

B. REMANDS

- B.1. Application Number:** RZ-PD 21-0318
Applicant: KB Home Tampa, LLC.
Location: 30' S of Intersection: Symmes Rd / Ventana Groves Blvd
Folio Number: 077195.0000 & 077196.0100
Acreage (+/-): 50.31 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 84-0166 & AR
Request: Rezone to Planned Development

Attachments: [21-0318](#)

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 21-0870**
Applicant: John McCary/Five Star Roofing & Construction, Inc.
Location: N side of E Fowler Ave & 430' E of Walker Rd
Folio Number: 060063.0000 & 060065.0000
Acreege (+/-): 1.96 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to CI-R

Attachments: [21-0870](#)

- C.2. Application Number: RZ-STD 21-0951**
Applicant: Chris Ares
Location: E side of N Falkenburg Rd & 450' S of E Broadway Ave
Folio Number: 065619.0000
Acreege (+/-): 0.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: M & AS-1
Request: Rezone to M

Attachments: [21-0951](#)

- C.3. Application Number: RZ-STD 21-0986**
Applicant: Calvin Lyons Lloyd
Location: E side of S County Rd 39 & 920' S of Lithia Pinecrest Rd
Folio Number: 093940.0000
Acreege (+/-): 9.73 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

Attachments: [21-0986](#)

- C.4. Application Number: RZ-STD 21-1050**
Applicant: Kristan Pate Tricarico
Location: SE corner of Taylor Rd & Serenity Oaks Ln
Folio Number: 060797.0512
Acreage (+/-): 5 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

Attachments: 21-1050

- C.5. Application Number: RZ-STD 21-1091**
Applicant: Alvaro A. Rodriguez
Location: NE corner of E Ellicott St & N Falkenburg Rd
Folio Number: 065126.0000
Acreage (+/-): 0.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: RDC-12 & AR
Request: Rezone to RDC-12

Attachments: 21-1091

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

- D.1. Application Number: RZ-PD 21-0749**
Applicant: Cheryl Currie Kilcoyne
Location: SE corner of N Dale Mabry Hwy & W Idlewild Ave
Folio Number: 029247.0000 & 029248.0000
Acreage (+/-): 6.5 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG
Request: Rezone to Planned Development

Attachments: [21-0749](#)

D.2. Application Number: MM 21-0169
Applicant: Todd Pressman
Location: 5326 Williams Rd.
Folio Number: 065027.0000
Acreage (+/-): 21.82 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: PD (00-0171), RSC-6 & MH
Request: Major Modification to a Planned Development

Attachments: [21-0169](#)

D.3. Application Number: RZ-PD 21-0220
Applicant: Rhodine Development, LLC.
Location: 450' East of Intersection: Rhodine Rd. / Greenland Dr.
Folio Number: 077363.1000 & Multiple
Acreage (+/-): 226 acres, more or less
Comprehensive Plan: RP-2 & R-4
Service Area: Rural
Existing Zoning: PD, AR & AS-1
Request: Rezone to Planned Development

Attachments: [21-0220](#)

D.4. Application Number: RZ-PD 21-0221
Applicant: Dublin 2483 LLC c/o Dave Masi
Location: 6119 W. Linebaugh Ave.
Folio Number: 023767.0000
Acreage (+/-): 3.3 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [21-0221](#)

- D.5. Application Number:** MM 21-0556
Applicant: Chestnut Hill Investments Five, LLC
Location: Approx. 820' N of Johns Rd & George Rd Intersection on Right Side
Folio Number: 027582.0000
Acreege (+/-): 14.51 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD (18-1163)
Request: Major Modification to a Planned Development

Attachments: [21-0556](#)

- D.6. Application Number:** RZ-PD 21-0557
Applicant: AMQ Intersectional Corporation
Location: SW side of Clay Pit Rd / Lakewood Dr
Folio Number: 064813.0000
Acreege (+/-): 4.3 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [21-0557](#)

- D.7. Application Number:** RZ-PD 21-0560
Applicant: AMQ International Corp.
Location: N side of Bryan Rd / Ellen Ave
Folio Number: 065140.0000
Acreege (+/-): 4.91 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [21-0560](#)

D.8. Application Number: RZ-PD 21-0592
Applicant: Tom Matter
Location: Approx. 260' SW of N Dale Mabry Hwy & Fountain Mist Dr Intersection
Folio Number: 029253.0000
Acreage (+/-): 0.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG
Request: Rezone to Planned Development

Attachments: [21-0592](#)

D.9. Application Number: RZ-PD 21-0746
Applicant: William Sullivan, Potomac Land Company
Location: Approx. 825' W of Carr Rd & Raiden Lan Intersection
Folio Number: 076722.0000 & 076722.0200
Acreage (+/-): 10.79 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1, AR & RSC-3
Request: Rezone to Planned Development

Attachments: [21-0746](#)

D.10. Application Number: RZ-PD 21-0867
Applicant: Hutton Real Estate Holdings, LLC
Location: E side of S Gornito Lake Rd & 835' N of Bloomingdale Ave
Folio Number: 073788.0000
Acreage (+/-): 4.69 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: IPD-2, 89-0146
Request: Rezone to Planned Development

Attachments: [21-0867](#)

D.11. Application Number: MM 21-0884
Applicant: Build to Suit, Inc.
Location: NE corner of W Waters Ave & Firecracker Dr
Folio Number: 004528.0100
Acreege (+/-): 3.08 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 04-0404
Request: Major Modification to a Planned Development

Attachments: 21-0884

D.12. Application Number: MM 21-0944
Applicant: Habitat for Humanity of Hillsborough County Florida, Inc.
Location: S side of W Windhorst Rd & 200' E of Windhorst Ridge Dr
Folio Number: 067361.0000
Acreege (+/-): 4.34 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD (08-0270)
Request: Major Modification to a Planned Development

Attachments: [21-0944](#)

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>