



ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. TUESDAY, January 18, 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 January 18, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on February 08, 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 March 08, 2022 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. MM 19-0521 Bosra Development LLC**

This application is out of order to be heard and is being **Continued** to the **June 13, 2022** ZHM Hearing.

Attachments: [19-0521](#)

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

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [20-1142](#)

A.3. RZ-PD 20-1253 RKM Development Corp / William Lloyd

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [20-1253](#)

A.4. MM 21-0169 Todd Pressman

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing. .

Attachments: [21-0169](#)

A.5. RZ-PD 21-0647 David Wright / TSP Companies, Inc.

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [21-0647](#)

A.6. RZ-PD 21-0863 BDG Sheldon, LLC

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-0863](#)

A.7. RZ-PD 21-0959 Lennar Homes, LLC

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-0959](#)

A.8. MM 21-0963 Scannell Properties, LLC / Noam Neuman

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-0963](#)

A.9. MM 21-1106 Cypress Creek Land Corp.

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1106](#)

A.10. MM 21-1108 Home for Hillsborough, Inc./Michael Morina

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1108](#)

A.11. RZ-PD 21-1231 Triple M Tube, LLC.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1231](#)

A.12. MM 21-1270 Perfection Partners Limited Partnership

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1270](#)

A.13. RZ-PD 21-1321 Juan C. Montesino

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1321](#)

A.14. RZ-PD 21-1329 Nick Brackin / Brackin Renovations & Development, LLC.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1329](#)

A.15. MM 21-1334 Landside Investment, LLC.

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1334](#)

A.16. RZ-PD 21-1335 Taylor Morrison of Florida, Inc.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1335](#)

A.17. RZ-PD 21-1337 RV Retailer Florida Real Estate, LLC. and Tampa Electric Co.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1337](#)

A.18. RZ-PD 21-1338 David Wright / TSP Co., Inc.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1338](#)

A.19. MM 21-1339 Liberty Property Limited Partnership

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1339](#)

A.20. RZ-PD 21-1340 Rhodine Development, LLC.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1340](#)

A.21. MM 21-1342 Hillsborough County School Board

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-1342](#)

A.22. RZ-PD 22-0075 MatMattamy Tampa/Sarasota, LLC.

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0075

A.23. RZ-PD 22-0083 Sarah Combs

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0083

A.24. MM 22-0089 Tampa Electric Company

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0089

A.25. MM 22-0090 Dobbs Equipment, LLC / Chris Kent

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0090

A.26. MM 22-0098 Hillel School of Tampa, Inc.

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

Attachments: 22-0098

A.27. MM 22-0102 CP Seffner MHC, LLC.

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0102

- A.28. MM 22-0103 Nick Pullaro / Heitage Station Capital Group, LLC.**
This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0103

- A.29. RZ-PD 22-0107 C. Reed Haydon & Kevin Menendez / RK Development Partners LLC.**
This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: 22-0107

- A.30. RZ-STD 22-0187 Michael Robaina**
This application is being **Withdrawn** from the ZHM process.

Attachments: 22-0187

B. REMANDS

- B.1. Application Number: RZ-PD 21-0110**
Applicant: Ghassan S. Mousa
Location: 11216 McMullen Rd.
Folio Number: 076828.5382
Acreage (+/-): 1 acre, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-2
Request: Rezone to Planned Development

Attachments: [21-0110](#)

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 22-0025**
Applicant: Yaismel Hernandez
Location: 5832 Barry Ln
Folio Number: 027547.0100
Acreege (+/-): 0.18 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: AI
Request: Rezone to M

Attachments: [22-0025](#)

- C.2. Application Number: RZ-STD 22-0115**
Applicant: Todd Pressman
Location: 5624 Anna Dr
Folio Number: 062784.0000
Acreege (+/-): 1.02 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to CG

Attachments: 22-0115

- C.3. Application Number: RZ-STD 22-0201**
Applicant: Danva Investment, LLC
Location: 15509 Casey Rd
Folio Number: 016254.0022
Acreege (+/-): 2.1 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to RSC-6

Attachments: 22-0201

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

- D.1. Application Number: RZ-PD 21-0701**
Applicant: Soney FM LLC / Ram A. Goel
Location: SW corner of N US Hwy 301 & Walker Rd
Folio Number: 061121.0000
Acreege (+/-): 2.61 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR, CN & 72-0261
Request: Rezone to Planned Development

Attachments: [21-0701](#)

- D.2. Application Number: RZ-PD 21-0744**
Applicant: William Sullivan Potomac Land Company
Location: SW corner of Bloomingdale Ave & S Saint Cloud Ave Intersection
Folio Number: 087350.0000
Acreege (+/-): 8.56 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [21-0744](#)

- D.3. Application Number: RZ-PD 21-0745**
Applicant: Bricklmyer Law Group
Location: E side of N US Highway 41 & 360' S of Flagship Dr
Folio Number: 013992.0000, 013994.0000 & 013999.0100
Acreege (+/-): 6.26 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Rural
Existing Zoning: CN, PD, 88-0229
Request: Rezone to Planned Development

Attachments: [21-0745](#)

D.4. Application Number: RZ-PD 21-0748
Applicant: Northstar Tampa Medical LLP
Location: N side of E Fletcher Ave & USF Magnolia Dr Intersection
Folio Number: 034975.0000
Acreage (+/-): 2.53 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Existing Zoning: SPI-UC-2
Request: Rezone to Planned Development

Attachments: [21-0748](#)

D.5. Application Number: RZ-PD 21-0864
Applicant: Belleair Development, LLC.
Location: N side of Gunn Hwy & 400' E of Gunn Hwy/Sheldon Rd Intersection
Folio Number: 003141.0020
Acreage (+/-): 0.59 acres, more or less
Comprehensive Plan: CPV
Service Area: Urban
Existing Zoning: CPV-G-6, 04-0315
Request: Rezone to Planned Development

Attachments: [21-0864](#)

D.6. Application Number: RZ-PD 21-1042
Applicant: Danva Real Estate, LLC.
Location: E side of N Manhattan Ave & 880' N of W Broad St.
Folio Number: 027283.0000
Acreage (+/-): 0.5 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to Planned Development

Attachments: [21-1042](#)

D.7. Application Number: MM 21-1226
Applicant: The Davis Group
Location: NW corner of S US Hwy 301 and Simmons Loop
Folio Number: 077760.0000
Acreege (+/-): 4.52 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: IPD-1, 90-0025
Request: Major Modification to a Planned Development

Attachments: [21-1226](#)

D.8. Application Number: RZ-PD 21-1336
Applicant: Tip Top Properties, LLC.
Location: W side of County Road 579 and 1800' S of Skewlee Rd.
Folio Number: 060823.0000 and 060844.0000
Acreege (+/-): 118.3 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [21-1336](#)

D.9. Application Number: MM 22-0086
Applicant: 8510 Gibsonton, LLC.
Location: 8510 Gibsonton Dr.
Folio Number: 049997.0002
Acreege (+/-): 4.89 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 83-0353
Request: Major Modification to a Planned Development

Attachments: 22-0086

- D.10. Application Number: MM 22-0087**
Applicant: Suncoast Community Health Centers, Inc.
Location: SE corner of E College Ave & 15th SE
Folio Number: 055569.0100
Acreage (+/-): 3.89 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 07-0234
Request: Major Modification to a Planned Development

Attachments: 22-0087

- D.11. Application Number: RZ-PD 22-0096**
Applicant: Bricklemyer Law Group
Location: 6415 S 41 Hwy
Folio Number: 032879.0100
Acreage (+/-): 5.72 acres, more or less
Comprehensive Plan: LI-P
Service Area: Rural
Existing Zoning: PD & CG
Request: Rezone to Planned Development

Attachments: 22-0096

- D.12. Application Number: RZ-PD 22-0105**
Applicant: Northstar Cemetary Services of Florida, LLC.
Location: 11005 N 301 Hwy
Folio Number: 061224.0000
Acreage (+/-): 2.71 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 89-0001 & AR
Request: Rezone to a Planned Development

Attachments: 22-0105

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>