



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, October 17, 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 October 17, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on November 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 December 13, 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](http://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](mailto: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 **November 14, 2022** ZHM Hearing.

**Attachments:** [22-0567](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

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

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

**Attachments:** [22-0648](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**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 **November 14, 2022** ZHM Hearing.

**Attachments:** [22-0671](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**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 **November 14, 2022** ZHM Hearing.

**Attachments:** [22-0686](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**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 **November 14, 2022** ZHM Hearing.

**Attachments:** [22-0696](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

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

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

**Attachments:** [22-0719](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.7. RZ-PD 22-0856 Mark Bentley**

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

**Attachments:** [22-0856](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 12/12/2022

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

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

**Attachments:** [22-0857](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.9. MM 22-0860 Sunfield Homes, Inc. & Amberglen Dev., Inc.**

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

**Attachments:** [22-0860](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.10. RZ-PD 22-0865 Onicx, LLC.**

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

**Attachments:** [22-0865](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

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

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

**Attachments:** [22-0867](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

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

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

**Attachments:** [22-0877](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

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

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

**Attachments:** [22-0884](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.14. 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 **November 14, 2022** ZHM Hearing. .

**Attachments:** [22-0945](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.15. RZ-PD 22-0948 Omar Chaudry**

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

**Attachments:** [22-0948](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.16. RZ-STD 22-1027 Hugh MacDonald, Jr.**

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

**Attachments:** [22-1027](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**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 **November 14, 2022** ZHM Hearing.

**Attachments:** [22-1082](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.18. MM 22-1096 Martin Commercial Properties**

This application is being **Continued** by **Staff** to the **November 14, 2022** ZHM Hearing.

**Attachments:** [22-1096](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.19. RZ-PD 22-1103 Jacob Egan / Onyx & East**

This application is being **Continued** by **Staff** to the **November 14, 2022** ZHM Hearing.

**Attachments:** [22-1103](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.20. RZ-PD 22-1107 Falcone & Associates, LLC.**

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

**Attachments:** [22-1107](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.21. RZ-STD 22-1217 RMC Property Group**

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

**Attachments:** [22-1217](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.22. RZ-STD 22-1221 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:** [22-1221](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 12/12/2022

**A.23. MM 22-1116 David Wright / TSP Co., Inc.**

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

**Attachments:** [22-1116](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.24. MM 22-1120 Housh Ghovae / Northside Engineering, Inc.**

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

**Attachments:** [22-1120](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.25. MM 22-1126 Todd Pressman**

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

**Attachments:** [22-1126](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 12/12/2022

**A.26. RZ-PD 22-1195 William Sullivan / Potomac Land Co.**

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

**Attachments:** [22-1195](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.27. RZ-PD 22-1204 RV Retailer Real Estate LLC / Tampa Electric Co.**

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

**Attachments:** [22-1204](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.28. SU-GEN 22-1222 Doug G. Denboer**

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

**Attachments:** [22-1222](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.29. RZ-PD 22-1223 Property Reserve, Inc.**

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

**Attachments:** [22-1223](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022



**A.30. RZ-PD 22-1224 Property Reserve, Inc.**

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

**Attachments:** [22-1224](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.31. RZ-PD 22-1225 Mattamy Homes**

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

**Attachments:** [22-1225](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.32. RZ-PD 22-1226 Drury Development Corp.**

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

**Attachments:** [22-1226](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.33. MM 22-1228 Council Bay Farms, LTD.**

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

**Attachments:** [22-1228](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.34. RZ-PD 22-1229 Jacob Egan / Onyx and East**

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

**Attachments:** [22-1229](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.35. MM 22-1301 CC Saffold Farms, LLC.**

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

**Attachments:** [22-1301](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**A.36. RZ-STD 22-1303 David Mullen**

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

**Attachments:** [22-1303](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

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

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

**Attachments:** [22-1392](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**B. REMANDS**

**B.1. Application Number: MM 22-0689**

**Applicant:** Falcone & Associates, LLC.

**Location:** SW of E Estate Road 60 & S Miller Rd.

**Folio Number:** 086354.0000, 086355.0000, 086359.0000 & 086361.0000

**Acreage (+/-):** 18.49 acres, more or less

**Comprehensive Plan:** R-4 & R-9

**Service Area:** Urban

**Existing Zoning:** PD 06-0464

**Request:** Major Modification to a Planned Development

**Attachments:** [22-0689](#)

**Result:** Continued (Other)

**Motion:** Continued (Other)

**B.2. Application Number: RZ-STD 22-0812**

**Applicant:** Petru & Lavinia Volosen

**Location:** 17438 Dorman Rd

**Folio Number:** 088305.0100

**Acreage (+/-):** 4.2 acres, more or less

**Comprehensive Plan:** R-2

**Service Area:** Urban

**Existing Zoning:** AS-1 & AR

**Request:** Rezone to RSC-2

**Attachments:** [22-0812](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 12/13/2022

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

- C.1. Application Number:** RZ-STD 22-0926  
**Applicant:** Capolla Paul A., Jr., Trustee  
**Location:** S side of Boy Scout Rd & 1900' NW of Boy Scout Rd & Grove Ln Intersection  
**Folio Number:** 001749.0200  
**Acreage (+/-):** 5 acres, more or less  
**Comprehensive Plan:** A/R  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to AS-0.4 (R)

**Attachments:** [22-0926](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 12/13/2022

- C.2. Application Number:** RZ-STD 22-1169  
**Applicant:** Allan Nunez  
**Location:** 6711 Sheldon Rd  
**Folio Number:** 006788.0000  
**Acreage (+/-):** 0.35 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** PD, 16-0688  
**Request:** Rezone to CG-R

**Attachments:** [22-1169](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

- C.3. Application Number:** RZ-STD 22-1302  
**Applicant:** Seffner 33584 LLC  
**Location:** 120' N of Looking Glass Ct & E side of Highview Rd  
**Folio Number:** 066259.0010  
**Acreage (+/-):** 0.39 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** RSC-6  
**Request:** Rezone to RDC-6

**Attachments:** [22-1302](#)

**Result:** Heard and Pending Recommendation

**Motion:** Continued to the BOCC Land Use due back on 12/13/2022

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

**D.1. Application Number:** RZ-PD 22-0562  
**Applicant:** 86th Street Holdings, LLC.  
**Location:** NE corner of Causeway Blvd. & S. 86th St.  
**Folio Number:** 044657.0000 & 044659.0000  
**Acreege (+/-):** 7.22 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** RSC-6 & PD 87-0083  
**Request:** Rezone to Planned Development

**Attachments:** [22-0562](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 12/13/2022

**D.2. 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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**D.3. Application Number:** RZ-PD 22-0949  
**Applicant:** Grace Contracting & Development, LLC.  
**Location:** 1003 Myrtle Rd  
**Folio Number:** 076792.0500  
**Acreege (+/-):** 7.59 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to Planned Development

**Attachments:** [22-0949](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**D.4. Application Number:** RZ-PD 22-1106  
**Applicant:** Kami Corbett / Hill Ward Henderson  
**Location:** SE corner of 27th St SE & E College Ave  
**Folio Number:** 055029.0000  
**Acreege (+/-):** 7.95 acres, more or less

**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** AS-1  
**Request:** Rezone to Planned Development

**Attachments:** [22-1106](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 12/13/2022

**D.5. 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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 11/14/2022

**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>