



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, March 20, 2023

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 March 20, 2023 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 10, 2023.

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 May 09, 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. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.**

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

Attachments: [22-0671](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.2. RZ-PD 22-1082 R.D. Development, LLC.

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**.

Attachments: [22-1082](#)

Result: Withdrawn

Motion: Withdrawn

A.3. MM 22-1116 David Wright / TSP Co., Inc.

This application is being **Continued** by **Staff** to the **April 17, 2023** ZHM Hearing.

Attachments: [22-1116](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.4. RZ-PD 22-1204 RV Retailer Real Estate LLC / Tampa Electric Co.

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

Attachments: [22-1204](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.5. MM 22-1236 Hill Ward Henderson

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

Attachments: [22-1236](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.6. MM 22-1239 Southcreek, LLC.

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

Attachments: [22-1239](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.7. RZ-PD 22-1257 John Zonata

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

Attachments: [22-1257](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.8. RZ-PD 22-1330 Stephen Dibbs

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

Attachments: [22-1330](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.9. RZ-PD 22-1390 GTIS Metro DG LLC

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

Attachments: [22-1390](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.10. MM 22-1392 Florida Home Partnership, Inc.

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

Attachments: [22-1392](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.11. MM 22-1501 BL Holdings Tampa, LLC.

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

Attachments: [22-1501](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.12. RZ-PD 22-1503 Shumaker, Loop & Kendrick / David Singer

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

Attachments: [22-1503](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.13. MM 22-1510 Central Florida, Investments, Inc.

This application is being **Continued** by **Staff** to the **April 17, 2023** ZHM Hearing.

Attachments: [22-1510](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.14. MM 22-1543 Duque Yosmany Ceullar/Affordable Leasing, Svcs, LLC.

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

Attachments: [22-1543](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.15. RZ-PD 22-1577 Todd Pressman

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

Attachments: [22-1577](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.16. MM 22-1637 David Wright / TSP Co., Inc.

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

Attachments: [22-1637](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.17. MM 22-1638 R. Clark Ricke Revocable Trust

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

Attachments: [22-1638](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.18. MM 22-1639 Masonic Park & Youth Camp, Inc.

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

Attachments: [22-1639](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.19. RZ-PD 22-1640 RD Management, LLC

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

Attachments: [22-1640](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.20. RZ-PD 22-1647 Ebla Capital, LLC.

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

Attachments: [22-1647](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.21. RZ-STD 22-1654 Jeff Strouse

This application is being **Continued** by **Staff** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1654](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 05/15/2023

A.22. RZ-STD 22-1681 Greg Kharonov

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

Attachments: [22-1681](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

A.23. RZ-PD 22-1688 Bradford-Lauren LLC & GCMT Properties, LLC

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

Attachments: [22-1688](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

- A.24. **RZ-PD 22-1701 David B Singer, Colin Rice, Shumaker, Loop & Kendrick, LLP**
This application is out of order to be heard and is being **Continued** to the **April 17, 2023** ZHM Hearing.

Attachments: [22-1701](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

- A.25. **RZ-PD 22-1702 Jeffrey Anderson**
This application is out of order to be heard and is being **Continued** to the **April 17, 2023** ZHM Hearing.

Attachments: [22-1702](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

- A.26. **RZ-PD 22-1703 The Widewaters Group, Inc.**
This application is out of order to be heard and is being **Continued** to the **April 17, 2023** ZHM Hearing.

Attachments: [22-1703](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

- A.27. **RZ-PD 22-1706 Bob Lewis/Cameron General Contractor/Resort Lifestyle Communities**
This application is out of order to be heard and is being **Continued** to the **April 17, 2023** ZHM Hearing.

Attachments: [22-1706](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

- A.28. **RZ-STD 23-0081 Arnulfo Flores Palacios / Joel Avial Perez**
This application is out of order to be heard and is being **Continued** to the **April 17, 2023** ZHM Hearing.

Attachments: [23-0081](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

- A.29. **RZ-STD 23-0082 C & C Investment Properties of Tampa LLC**
This application is out of order to be heard and is being **Continued** to the **April 17, 2023** ZHM Hearing.

Attachments: [23-0082](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/17/2023

B. REMANDS

- B.1. Application Number:** MM 22-0686
Applicant: Ryan Plate / 2022 Balm Riverview, LLC.
Location: SE corner of S US Hwy 301 and CR 672
Folio Number: 077781.0000, 077781.0025, 077781.0200, 077783.0000 and 077786.0000
Acreage (+/-): 15.22 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 17-1402
Request: Major Modification to a Planned Development

Attachments: [22-0686](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number:** RZ-STD 23-0035
Applicant: AMQ International Corp.
Location: 1406 S Taylor Rd
Folio Number: 064279.0500
Acreage (+/-): 5.53 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RMC-9, 13-0695 (R)
Request: Rezone to RMC-9 (R)

Attachments: [23-0035](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

- C.2. Application Number:** RZ-STD 23-0063
Applicant: Todd Pressman
Location: N side of Main St & Flint Ave Intersection
Folio Number: 060452.0100
Acreage (+/-): 1.93 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: CN & RSC-6
Request: Rezone to CG (R)

Attachments: [23-0063](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

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

D.1. Application Number: RZ-PD 22-0856
Applicant: Mark Bentley
Location: SE corner of Citrus Park Dr & Easy St
Folio Number: Portion of 003565.5000, 003566.0000, 003570.0000, 003570.0100, 003570.0150, 003606.0000, 003566.0015 and 003570.0300
Acreage (+/-): 9.17 acres, more or less
Comprehensive Plan: R-9, UMU-20
Service Area: Urban
Existing Zoning: PD, 89-0111, PD 08-0087
Request: Rezone to Planned Development

Attachments: [22-0856](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

D.2. Application Number: MM 22-1086
Applicant: M & T Asset Management, LLC.
Location: 8502 N. Ladue Ln.
Folio Number: 024168.0200
Acreage (+/-): 1.41 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD, 17-0625
Request: Major Modification to a Planned Development

Attachments: [22-1086](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

D.3. Application Number: MM 22-1126
Applicant: Wos Properties 1, Inc.
Location: 10717 E 92 Hwy
Folio Number: 062821.0000
Acreage (+/-): 6.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: PD, 15-1034
Request: Major Modification to a Planned Development

Attachments: [22-1126](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

D.4. Application Number: MM 22-1340

Applicant: RK Development Partners, LLC
Location: 1046 Cypress Village Blvd
Folio Number: 054245.0630
Acreage (+/-): 3.39 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 73-0186
Request: Major Modification to a Planned Development

Attachments: [22-1340](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

D.5. Application Number: **RZ-PD 22-1705**
Applicant: Cutler Martin
Location: 850' SE of E Martin Luther King Blvd & N US Hwy 301 Intersection
Folio Number: 042878.0000 & 042885.0000
Acreage (+/-): 4.79 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: AS-1 & CI
Request: Rezone to Planned Development

Attachments: [22-1705](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2023

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>