



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, December 15, 2025

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.: Rezoning (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 15, 2025 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on January 8, 2026.

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 10, 2026 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 01/16/2026. 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 24-0921 TRUE BUILDERS INC / ISSAC J TURPIN**

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [24-0921](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.2. RZ-PD 24-1257 BIG BEND LAKES LLC

This application is out of order to be heard and is being **Continued** to the **June 22, 2026** ZHM Hearing.

Attachments: [24-1257](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 06/22/2026

A.3. RZ-STD 25-0174 TODD PRESSMAN

This application is being **Continued** by the **Applicant** to the **July 20, 2026** ZHM Hearing.

Attachments: [25-0174](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/20/2026

A.4. RZ-PD 25-0785 FLORIDA DESIGN CONSULTANTS, INC.

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-0785](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.5. RZ-PD 25-0809 RIVERBREEZE TAMPA MHP, LLC

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-0809](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.6. MM 25-0810 UNIVERSITY ENERGY PARK, LLC

This application is being **Continued** by **Staff** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-0810](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.7. MM 25-0849 MISTY MOON PROPERTIES LLC

This application is being **Continued** by **Staff** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-0849](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.8. RZ-PD 25-0934 JIM PORTER / AKERMAN, LLP

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-0934](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.9. RZ-PD 25-0939 LEDBETTER MHP, LLC

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-0939](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.10. RZ-STD 25-1026 ROBERT MARTIN

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1026](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.11. RZ-PD 25-1061 TODD PRESSMAN / PRESSMAN & ASSOC., INC.

This application is out of order to be heard and is being **Continued** to the **March 23, 2026** ZHM Hearing.

Attachments: [25-1061](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/23/2026

A.12. MM 25-1247 11202 DEWHURST LLC

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1247](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.13. MM 25-1261 ANISLEY LANZA DIAZ

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1261](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.14. MM 25-1341 APPOSTOLERES PROPERTIES INC

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

Attachments: [25-1341](#)

Result: Withdrawn

Motion: Withdrawn

A.15. MM 25-1354 ASTON COURT LLC

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1354](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.16. MM 25-1372 TOROSE 6302 LLC

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1372](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.17. RZ-PD 25-1382 BRENT & HANNAH TOWNEND

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1382](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.18. RZ-PD 25-1386 HIGHLAND HOMES

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1386](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

A.19. RZ-PD 25-1387 E SLIGHT LLC

This application is out of order to be heard and is being **Continued** to the **January 26, 2026** ZHM Hearing.

Attachments: [25-1387](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/26/2026

B. REMANDS

- B.1. Application Number:** **RZ-PD 25-0500**
Applicant: TODD PRESSMAN
Location: 2002 W. 60 Hwy.
Folio Number: 92481.0000
Acreage (+/-): 9.7 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [25-0500](#)

Result: Continued (Other)

Motion: Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on February 12, 2026.

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number:** **RZ-STD 25-1281**
Applicant: TODD PRESSMAN
Location: Shady Acres Rd, 200' N of Shady Acres Rd & Dr Martin Luther King Blvd
Intersection, W side of the street.
Folio Number: 84729.0000 & 84730.0000
Acreage (+/-): 4.45 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: CG
Request: Rezone to CI

Attachments: [25-1281](#)

Result: Continued (Other)

Motion: Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on February 12, 2026.

- C.2. Application Number:** **RZ-STD 25-1320**
Applicant: RU PROJECT MANAGEMENT GROUP, LLC / RUTH LONDONO
Location: 13930 Downing St.
Folio Number: 84555.0000
Acreage (+/-): 0.34 acres, more or less
Comprehensive Plan: OC-20
Service Area: Rural
Existing Zoning: RSC-6
Request: Rezone to CG-R

Attachments: [25-1320](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

- C.3. Application Number:** **RZ-STD 25-1418**
Applicant: FARMER ENTERPRISE FLORIDA LLC
Location: 206 W 92 Hwy.
Folio Number: 63523.0100
Acreage (+/-): 1.03 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1 & CG
Request: Rezone to CG

Attachments: [25-1418](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

- C.4. Application Number:** **RZ-STD 26-0037**
Applicant: MELVA RODRIGUEZ
Location: 7916 Benjamin Rd.
Folio Number: 27418.0000
Acreage (+/-): 0.66 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: AI
Request: Rezone to M

Attachments: [26-0037](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

- C.5. Application Number:** **RZ-STD 26-0124**
Applicant: TAMPA ELECTRIC COMPANY
Location: Horton Rd, 1700' S of Old Hopewell Rd & Horton Rd intersection, W side of the street.
Folio Number: 93105.0000, 93112.0000, & 93128.0000
Acreage (+/-): 1620.20 acres, more or less
Comprehensive Plan: AM
Service Area: Rural
Existing Zoning: AM & PD (82-0223)
Request: Rezone to AM

Attachments: [26-0124](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

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

- D.1. Application Number:** RZ-PD 25-0582
Applicant: PROTEK 34TH HOLDINGS, LLC
Location: 6920 E Chelsea St.
Folio Number: 41138.0000
Acreage (+/-): 3.54 acres, more or less
Comprehensive Plan: LI-P
Service Area: Urban
Existing Zoning: PD (92-0096)
Request: Rezone to Planned Development

Attachments: [25-0582](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 02/23/2026

- D.2. Application Number:** MM 25-0586
Applicant: RAED PETRUS
Location: 5524 Van Dyke Rd.
Folio Number: 14804.0000
Acreage (+/-): 2.28 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (92-0099)
Request: Major Modification to Planned Development

Attachments: [25-0586](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

- D.3. Application Number:** RZ-PD 25-1245
Applicant: RAGHAVA MUMMANENI & SRIDEVI PARVATHANENI
Location: Paul Buchman Hwy, 660' S of E County Line Rd & Paul Buchman Hwy Intersection, W side of the street.
Folio Number: 79880.0000 & 89035.0100
Acreage (+/-): 10.97 acres, more or less
Comprehensive Plan: AR & A
Service Area: Rural
Existing Zoning: AR & A
Request: Rezone to Planned Development

Attachments: [25-1245](#)

Result: Continued (Other)

Motion: Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on February 12, 2026.

D.4. Application Number: RZ-PD 25-1250
Applicant: HILL WARD HENDERSON
Location: 11528 672 Hwy.
Folio Number: 77793.0100
Acreage (+/-): 20 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR & RSC-2
Request: Rezone to Planned Development

Attachments: [25-1250](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

D.5. Application Number: RZ-PD 25-1338
Applicant: SYED L ALI
Location: 7814 E Elm St.
Folio Number: 40362.0000
Acreage (+/-): 0.91 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to Planned Development

Attachments: [25-1338](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

D.6. Application Number: MM 25-1362
Applicant: DNR CAPITAL LLC
Location: 5510 Carmack Rd.
Folio Number: 62850.0000
Acreage (+/-): 2.52 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: PD (98-1269)
Request: Major Modification to Planned Development

Attachments: [25-1362](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

D.7. Application Number: MM 25-1375
Applicant: PHILLIPS EDISON & COMPANY
Location: 11607 & 11609 Boyette Rd.
Folio Number: 76681.0050 & 76681.0100
Acreage (+/-): 3.07 acres, more or less

Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (15-0694)
Request: Major Modification to Planned Development

Attachments: [25-1375](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/10/2026

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>