



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, June 13, 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 June 13, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on July 06, 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 August 25, 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 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.

Present Hearing Officer Susan Finch, and Hearing Officer Pamela Hatley

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 **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Opened and Continued to the Zoning Hearing Master due back on 07/25/2022

A.2. MM 21-0963 Scannell Properties, LLC / Noam Neuman

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.3. MM 21-1270 Perfection Partners Limited Partnership

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**.

Result: Withdrawn

Motion: Withdrawn

A.4. RZ-PD 21-1321 Juan C. Montesino

This application is being **Continued** by **Staff** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/15/2022

A.5. MM 21-1334 Landside Investment, LLC.

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Result: Withdrawn

Motion: Withdrawn

A.6. RZ-PD 22-0075 MatMattamy Tampa/Sarasota, LLC.

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.7. MM 22-0087 SUNCOAST COMMUNITY HEALTH CENTERS INC

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.8. MM 22-0109 The Graydon Group / Sean Murphy

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.9. RZ-PD 22-0181 Ryan Meyer

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.10. MM 22-0221 Public School Property Development LLC

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.11. RZ-PD 22-0369 The Docobo Corporation

This application is being **Continued** by **Staff** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.12. RZ-PD 22-0420 John B Grandoff III / Jaime Maier

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.13. RZ-PD 22-0433 David Wright / TSP Companies, Inc.

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.14. RZ-PD 22-0461 T. Truett Gardner / Gardner Brewer Hudson

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.15. MM 22-0477 Broward Development

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.16. RZ-STD 22-0557 DMR Elite Holdings

This application is being **Continued** by **Staff** to the **July 25, 2022** ZHM Hearing

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.17. RZ-PD 22-0559 Progressive Capital Group, LLC.

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.18. RZ-PD 22-0562 86th Street Holdings, LLC.

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.19. RZ-PD 22-0565 Martin Arias

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.20. RZ-PD 22-0567 Landmark Engineering & Surveying Corp.

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.21. RZ-PD 22-0648 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.22. RZ-PD 22-0650 David Wright / TSP Companies, Inc.

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

Result: Withdrawn

Motion: Withdrawn

A.23. RZ-PD 22-0667 HP Capital Partners 1, LLC.

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.24. MM 22-0670 Ash Bagdy

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.25. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.26. RZ-PD 22-0683 Arrow Capital, LLC

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.27. RZ-PD 22-0684 Raymond G. Savoie

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.28. RZ-PD 22-0685 HBWB Development Services, LLC.

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.29. MM 22-0686 Ryan Plate / 2022 Balm Riverview, LLC.

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.30. RZ-PD 22-0688 Johnson Development

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.31. RZ-PD 22-0692 Arrow Capital, LLC.

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.32. RZ-PD 22-0696 Gary Miller / David Weekley Homes

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.33. RZ-STD 22-0698 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

A.34. RZ-STD 22-0789 Jeffrey & Jaime Peck

This application is being **Continued** by the **Applicant** to the **July 25, 2022** ZHM Hearing.

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

B. REMANDS

- B.1. 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
Acreage (+/-): 6.08 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Rural
Existing Zoning: CN, PD, 88-0229
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

- B.2. Application Number: MM 22-0103**
Applicant: Nick Pullaro / Heritage Station Capital Group, LLC.
Location: 17710 N 41 Hwy
Folio Number: 014015.0100
Acreage (+/-): 3.46 acres, more or less
Comprehensive Plan: NMU-4
Service Area: Rural
Existing Zoning: PD, 03-0348
Request: Major Modification to a Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 22-0295**
Applicant: Francis Murray, IV
Location: 5218 Eureka Springs Rd
Folio Number: 040544.0000
Acreage (+/-): 0.61 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: AR & CG
Request: Rezone to CG

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

C.2. Application Number: RZ-STD 22-0604
Applicant: Leigh Su
Location: 1901 S. 48th St.
Folio Number: 046718.0000
Acreage (+/-): 1.17 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6, 71-0293
Request: Rezone to RSC-6 (MH)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

C.3. Application Number: RZ-STD 22-0802
Applicant: Wagner Property Group, LLC
Location: 14802 N. Dale Mabry Hwy
Folio Number: 018899.0000
Acreage (+/-): 1.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 80-0221
Request: Rezone to CG

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/15/2022

C.4. 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

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

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

D.1. Application Number: RZ-PD 20-1142
Applicant: Rigoberto Reyes, Jr.
Location: 360' South of Intersection: S. 70th St. / Chattin Rd
Folio Number: 047364.0000, 048851.0000, 048852.0000 & 048858.0000
Acreege (+/-): 16.67 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: RSC-6 (MH), AR, & ASC-1
Request: Rezone to Planned Development

Result: Opened and Continued

Motion: Opened and Continued to the Zoning Hearing Master due back on 07/25/2022

D.2. Application Number: RZ-PD 21-1337
Applicant: RV Retailer Florida Real Estate LLC. and Tampa Electric Co.
Location: S side of Interstate 4 E and 600' W of McIntosh Rd.
Folio Number: 061837.0000, 061837.0100 and 082909.0000
Acreege (+/-): 142 acres, more or less
Comprehensive Plan: SMU-6 and R-1
Service Area: Rural
Existing Zoning: PD, 16-1151 and AR
Request: Rezone to Planned Development

Result: Withdrawn

Motion: Withdrawn

D.3. Application Number: RZ-PD 21-1338
Applicant: David Wright / TSP Companies, Inc.
Location: 16601 Boy Scout Rd.
Folio Number: 002560.0000
Acreege (+/-): 10 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.4. Application Number: RZ-PD 22-0083
Applicant: Sarah Combs
Location: NW corner of E 136th Ave & N 20th St
Folio Number: 035741.0000, 035742.0000, 035752.0000 & 035753.0000
Acreage (+/-): 1.71 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: PD, 00-1212 & CG
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.5. Application Number: RZ-PD 22-0319
Applicant: RMC Property Group
Location: 11120 Tom Folsom Rd.
Folio Number: 060921.0000
Acreage (+/-): 24.59 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.6. Application Number: MM 22-0416
Applicant: WWS Contracting, LLC.
Location: S side of Boyette Rd & 80' E of Newel Valley Loop
Folio Number: 076681.0050 & 076681.0100
Acreage (+/-): 3.07 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 15-0694
Request: Major Modification to a Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.7. Application Number: RZ-PD 22-0442
Applicant: Roy D. & Julian E. Cannon
Location: 9002 Paul Buchman Hwy.
Folio Number: 089086.0000
Acreage (+/-): 43.71 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AS-0.4, RS
Request: Rezone to Planned Development

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

D.8. Application Number: RZ-PD 22-0443
Applicant: Lennar Homes, LLC.
Location: 2299 Roosevelt St.
Folio Number: 079525.0400
Acreage (+/-): 5.25 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/25/2022

D.9. Application Number: RZ-PD 22-0444
Applicant: Spacebox Apollo Beach, LLC.
Location: 5801 N. 41 Hwy.
Folio Number: 054180.0000
Acreage (+/-): 6.19 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: CI 82-0074
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.10. Application Number: MM 22-0558
Applicant: Prosper Fontanarosa Homes, LLC.
Location: 600' N of W Waters Ave & E side of N Hubert Ave
Folio Number: 024194.0000 & 024173.3302
Acreege (+/-): 3.1 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: PD 77-0318
Request: Major Modification to a Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.11. Application Number: RZ-PD 22-0561
Applicant: Sandra & David Kennedy / Fernando Trejo
Location: NE corner of Big Bend Rd. & Balm Riverview Rd.
Folio Number: 077690.5018 & 077690.5262
Acreege (+/-): 1.8 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Existing Zoning: AS-1
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.12. Application Number: MM 22-0569
Applicant: 1 Source Towers, LLC.
Location: 5241 Lithia Springs Rd.
Folio Number: 087689.0000
Acreege (+/-): 15 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: PD 16-0913
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.13. Application Number: RZ-PD 22-0682
Applicant: Falcone & Associates, LLC.
Location: 4504 Clewis Ave.
Folio Number: 040483.0000
Acreage (+/-): 17 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: PD 06-0468 and AS-0.4
Request: Rezone to Planned Development

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/25/2022

D.14. 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

Result: Continued (Other)

Motion: This application will be heard at the CPA

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>