



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, July 22, 2024

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 July 22, 2024 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on August 12, 2024.

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 September 10, 2024 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. RZ-PD 24-0238 Sycamore Engineering, Inc.**

This application is being **Continued** by **Staff** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0238](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.2. MM 24-0368 Todd Scime

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0368](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/16/2024

A.3. MM 24-0384 Simmons Loop Apartment Partners WB LLC.

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0384](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/16/2024

A.4. MM 24-0397 WPG-Double Branch LLC / WPG-Oldsmar Farm LLC.

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0397](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.5. MM 24-0402 Spacebox Dover, LLC.

This application is being **Continued** by the **Applicant** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0402](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/16/2024

A.6. RZ-PD 24-0459 Suresh Patel

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0459](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/16/2024

A.7. MM 24-0468 Rickey L. Houston

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing

Attachments: [24-0468](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/16/2024

A.8. RZ-PD 24-0537 Royal Palm Multifamily, LLC / Kami Salame

This application is out of order to be heard and is being **Continued** to **September 16, 2024** ZHM Hearing.

Attachments: [24-0537](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.9. RZ-PD 24-0579 Mack Vardaramatos

This application is being **Continued** by **Staff** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0579](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.10. RZ-PD 24-0591 Allen Goins

This application is out of order to be heard and is being **Continued** to the **October 16, 2024** ZHM Hearing.

Attachments: [24-0591](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.11. MM 24-0674 Abacus Farms, LLC.

This application is out of order to be heard and is being **Continued** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0674](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.12. MM 24-0675 Turkey Creek Preserve LLC / Dennis Carlton, Sr.

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0675](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.13. MM 24-0677 Apollo Beach Property LLC.

This application is being **Continued** by the **Applicant** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0677](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.14. RZ-PD 24-0679 Florida Home Partnership, Inc.

This application is out of order to be heard and is being **Continued** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0679](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.15. RZ-PD 24-0697 Eisenhower Property Group, LLC.

This application is out of order to be heard and is being **Continued** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0697](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.16. RZ-STD 24-0725 Mark Bentley

This application is being **Continued** by the **Applicant** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0725](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.17. RZ-STD 24-0732 Todd Pressman

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

Attachments: [24-0732](#)

Result: Withdrawn

Motion: Withdrawn

A.18. RZ-STD 24-0862 Todd Pressman

This application is out of order to be heard and is being **Continued** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0862](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.19. RZ-STD 24-0877 Florida Home Partnership, Inc.

This application is out of order to be heard and is being **Continued** to the **August 19, 2024** ZHM Hearing.

Attachments: [24-0877](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

A.20. RZ-STD 24-0878 Joseph L. Diaz, Esq

This application is being **Continued** by the **Applicant** to the **September 16, 2024** ZHM Hearing.

Attachments: [24-0878](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/19/2024

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

- C.1. Application Number:** **RZ-STD 24-0775**
Applicant: Todd Pressman
Location: SE Corner of N US Highway 41 & 4th Ave SE
Folio Number: 013939.0000, 013940.0000, & 013941.0000
Acreage (+/-): 1.97 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: BPO, 18-1298
Request: Rezone to CG

Attachments: [24-0775](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/16/2024

- C.2. Application Number:** **RZ-STD 24-0807**
Applicant: Todd Pressman
Location: 2440 S 78th St
Folio Number: 044624.0000
Acreage (+/-): 4.52 acres, more or less
Comprehensive Plan: R-9

Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RMC-9

Attachments: [24-0807](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

C.3. Application Number: RZ-STD 24-0836
Applicant: Todd Pressman
Location: 12712 Boyette Rd
Folio Number: 076782.0000
Acreage (+/-): 1.58 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: BPO, 06-1983 (R)
Request: Rezone to CG-R

Attachments: [24-0836](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

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

D.1. Application Number: MM 24-0034
Applicant: Shree Kulkarni / Serenity Capital Management, LLC.
Location: 740 Eleton Springs Dr.
Folio Number: 078887.0000
Acreage (+/-): 9.02 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD, 92-0366
Request: Major Modification to a Planned Development

Attachments: [24-0034](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

D.2. Application Number: RZ-PD 24-0124
Applicant: Palma Development, LLC / Ali Halaoui
Location: 7819 E Elm St
Folio Number: 040349.0100
Acreage (+/-): 11.43 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: ASC-1

Request: Rezone to Planned Development

Attachments: [24-0124](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

D.3. Application Number: **MM 24-0300**
Applicant: Lifestyle Communities, LTD.
Location: SE corner of Big Bend Rd & Covington Garden Dr
Folio Number: 051521.0210, 051523.0100 & 051523.0150
Acreage (+/-): 137.09 acres, more or less
Comprehensive Plan: CMU-12 & UMU-20
Service Area: Urban
Existing Zoning: PD, 86-0154
Request: Major Modification to a Planned Development

Attachments: [24-0300](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

D.4. Application Number: **RZ-PD 24-0538**
Applicant: Alliant Partners Development
Location: 12910 Boyette Rd
Folio Number: 76763.1500
Acreage (+/-): 18.06 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [24-0538](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

D.5. Application Number: **RZ-PD 24-0676**
Applicant: Public Storage Operating Company
Location: 9910 & 9922 Old Big Bend Rd
Folio Number: 077567.0000 & 077568.0000
Acreage (+/-): 4.78 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: ASC-1 & AS-1
Request: Rezone to Planned Development

Attachments: [24-0676](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

- D.6. Application Number: MM 24-0678**
Applicant: David M Mechanik / Mechanik Nuccio Hearne & Wester
Location: 6311 Sheldon Rd
Folio Number: 006667.0000
Acreage (+/-): 1.7 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: PD, 04-1683
Request: Major Modification to a Planned Development

Attachments: [24-0678](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

- D.7. Application Number: RZ-PD 24-0791**
Applicant: Rat Dog Development, LLC.
Location: E side of Salt Chime St & West Lake Dr Intersection
Folio Number: 079523.0000
Acreage (+/-): 49.16 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [24-0791-08-13-24](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/13/2024

- D.8. Application Number: MM 24-0805**
Applicant: Berkley Preparatory School, Inc.
Location: E of W Louisiana Ave & Kelly Rd Intersection
Folio Number: 09730.0000 & portion of 09904.0000
Acreage (+/-): 80.81 acres, more or less
Comprehensive Plan: R-20 & R-6
Service Area: Urban
Existing Zoning: PD, 07-0269
Request: Major Modification to a Planned Development

Attachments: [24-0805](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/10/2024

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>