



ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. MONDAY, April 17, 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.: 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 April 17, 2023 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on May 08, 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 June 13, 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. RZ-PD 22-0648 David Wright / TSP Companies, Inc.**

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

Attachments: [22-0648](#)

A.2. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.

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

Attachments: [22-0671](#)

A.3. MM 22-0689 Falcone & Associates, LLC.

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-0689](#)

A.4. RZ-PD 22-0877 Rick Olson

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

Attachments: [22-0877](#)

A.5. MM 22-1239 Southcreek, LLC.

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1239](#)

A.6. RZ-PD 22-1257 John Zonata

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1257](#)

A.7. RZ-PD 22-1330 Stephen Dibbs

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

Attachments: [22-1330](#)

A.8. RZ-PD 22-1390 GTIS Metro DG LLC

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

Attachments: [22-1390](#)

A.9. RZ-PD 22-1497 Mark Bentley & Ryan Manasse / Johnson Pope Bokor Ruppel & Burns

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-1497](#)

A.10. RZ-PD 22-1503 Shumaker, Loop & Kendrick / David Singer

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1503](#)

A.11. MM 22-1510 Central Florida, Investments, Inc.

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

Attachments: [22-1510](#)

A.12. 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 **August 21, 2023** ZHM Hearing.

Attachments: [22-1543](#)

A.13. RZ-PD 22-1577 Todd Pressman

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1577](#)

A.14. MM 22-1637 David Wright / TSP Co., Inc.

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1637](#)

A.15. MM 22-1638 R. Clark Ricke Revocable Trust

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1638](#)

A.16. MM 22-1639 Masonic Park & Youth Camp, Inc.

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

Attachments: [22-1639](#)

A.17. RZ-PD 22-1647 Ebla Capital, LLC.

This application is out of order to be heard and is being **Continued** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1647](#)

A.18. RZ-PD 22-1688 Bradford-Lauren LLC & GCMT Properties, LLC

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

Attachments: [22-1688](#)

- A.19. **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 **May 15, 2023** ZHM Hearing.

Attachments: [22-1701](#)

- A.20. **RZ-PD 22-1703 The Widewaters Group, Inc.**
This application is being **Continued** by the **Applicant** to the **May 15, 2023** ZHM Hearing.

Attachments: [22-1703](#)

- A.21. **RZ-PD 23-0041 301 Wimauma, LLC.**
This application is being **Continued** by the **Applicant** to the **May 15, 2023** ZHM Hearing.

Attachments: [23-0041](#)

B. REMANDS

C. REZONING STANDARD (RZ-STD):

- C.1. **Application Number:** RZ-STD 22-1431
Applicant: A Investments Development Corp.
Location: SW corner of Race Track Rd & Gunn Hwy
Folio Number: 002532.0000
Acreage (+/-): 2.32 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: RSC-2
Request: Rezone to CN-R

Attachments: [22-1431](#)

- C.2. Application Number: RZ-STD 22-1681**
Applicant: Greg Kharonov
Location: 600' NE of Washington Rd & N Saint Cloud Ave Intersection
Folio Number: 085633.1000 & 085635.0000
Acreage (+/-): 7.20 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to RSC-4

Attachments: [22-1681](#)

- C.3. Application Number: RZ-STD 23-0081**
Applicant: Arnulfo Flores Palacios / Joel Avial Perez
Location: 302 Railroad St
Folio Number: 079100.0000
Acreage (+/-): 0.39 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to RSC-6 (MH)

Attachments: [23-0081](#)

- C.4. Application Number: RZ-STD 23-0082**
Applicant: C & C Investment Properties of Tampa LLC
Location: 750' SE of 4th Ave SE & N US Hwy 41 Intersection
Folio Number: 013691.0000
Acreage (+/-): 1.24 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: RSC-6
Request: Rezone to CG

Attachments: [23-0082](#)

- C.5. Application Number: RZ-STD 23-0100**
Applicant: David Wright / TSP Companies, Inc.
Location: 14760 Dr Martin Luther King Jr Blvd
Folio Number: 083393.0000
Acreege (+/-): 5.59 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural
Existing Zoning: ASC-1 & CN
Request: Rezone to CN

Attachments: [23-0100](#)

- C.6. Application Number: RZ-STD 23-0115**
Applicant: Dilip Agarwal
Location: 5817 Theresa St
Folio Number: 006706.0000
Acreege (+/-): 0.55 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to RMC-20

Attachments: [23-0115](#)

- C.7. Application Number: RZ-STD 23-0149**
Applicant: Jon Neider
Location: 3701 Crestwood Dr
Folio Number: 087243.0000
Acreege (+/-): 0.8 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RSC-2

Attachments: [23-0149](#)

- C.8. Application Number: RZ-STD 23-0203**
Applicant: Maan Capital Management LLC
Location: 11315 N 301 Hwy
Folio Number: 061126.0000
Acreage (+/-): 5 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to CN

Attachments: [23-0203](#)

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

- D.1. Application Number: MM 22-1116**
Applicant: David Wright / TSP Co., Inc.
Location: 405 Beverly Blvd
Folio Number: 070121.0000
Acreage (+/-): 12.58 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 13-0939
Request: Major Modification to a Planned Development

Attachments: [22-1116](#)

- D.2. Application Number: RZ-PD 22-1204**
Applicant: RV Retailer Real Estate LLC / Tampa Electric Co.
Location: 300' NE of E US Hwy 92 & Pasadena Dr Intersection
Folio Number: 061837.0000, 061837.0100 & 082909.0000
Acreage (+/-): 137.5 acres, more or less
Comprehensive Plan: SMU-6 & R-1
Service Area: Rural
Existing Zoning: PD, 16-1151 & AR
Request: Rezone to Planned Development

Attachments: [22-1204](#)

- D.3. Application Number:** MM 22-1236
Applicant: Hill Ward Henderson
Location: NW corner of N Falkenburg Rd & Ashburn Lake Dr
Folio Number: 065456.0700
Acreeage (+/-): 1.54 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: PD, 03-0119
Request: Major Modification to a Planned Development

Attachments: [22-1236](#)

- D.4. Application Number:** MM 22-1392
Applicant: Florida Home Partnership, Inc.
Location: 400' E of Vel St & 12th St Intersection
Folio Number: 079390.0000
Acreeage (+/-): 6.81 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 06-0103
Request: Major Modification to a Planned Development

Attachments: [22-1392](#)

- D.5. Application Number:** RZ-PD 22-1401
Applicant: Michael Hoffman
Location: 800' NE of Loma Vista Dr & Tevalo Dr Intersection
Folio Number: 088025.6082
Acreeage (+/-): 6.12 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [22-1401](#)

- D.6. Application Number: MM 22-1501**
Applicant: BL Holdings Tampa, LLC.
Location: S side of E Telecom Pkwy & Arbor Island Blvd Intersection
Folio Number: Portion of 037376.0003
Acreage (+/-): 6.91 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: PD, 20-0308
Request: Major Modification to a Plan Development

Attachments: [22-1501](#)

- D.7. Application Number: RZ-PD 22-1640**
Applicant: RD Management, LLC
Location: S side of Blue Rock Dr & N 22nd St Intersection
Folio Number: 035921.0000 + Multiple
Acreage (+/-): 90.4 acres, more or less
Comprehensive Plan: R-20, UMU-20 & OC-20
Service Area: Urban
Existing Zoning: PD, 19-1443, 74-0214 & CG
Request: Rezone to Planned Development

Attachments: [22-1640](#)

- D.8. Application Number: RZ-PD 22-1702**
Applicant: Jeffrey Anderson
Location: SE corner of S Frontage Rd & N Wiggins Rd
Folio Number: 090430.5000 & 090430.5500
Acreage (+/-): 15.9 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural
Existing Zoning: PD, ZC
Request: Rezone to Planned Development

Attachments: [22-1702](#)

- D.9. Application Number: RZ-PD 22-1706**
Applicant: Bob Lewis/Cameron General Contractor/Resort Lifestyle Communities
Location: NE corner of S US Highway 301 & Sumner Rd
Folio Number: 077941.0000, 077941.0600 & 077941.0700
Acreage (+/-): 10.1 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR, PD, 92-0220
Request: Rezone to Planned Development

Attachments: [22-1706](#)

- D.10. Application Number: RZ-PD 23-0042**
Applicant: First Tampa Development Corporation
Location: 12750 Morris Bridge Rd
Folio Number: 059954.0000
Acreage (+/-): 10.67 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: AS-1, 75-0173, AR
Request: Rezone to Planned Development

Attachments: [23-0042](#)

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>