



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - 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](http://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](mailto: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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**A.12. MM 22-1543 Duque Yosmany Ceullar/Affordable Leasing, Sves, LLC.**

This application is out of order to be heard and is being **Continued** to the **August 21, 2023** ZHM Hearing.

**Attachments:** [22-1543](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 08/21/2023

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/20/2023

- 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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/20/2023

- 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the Zoning Hearing Master due back on 06/13/2023

- 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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/20/2023

- 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  
**Acreage (+/-):** 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

**C.6. Application Number:** **RZ-STD 23-0115**  
**Applicant:** Dilip Agarwal  
**Location:** 5817 Theresa St  
**Folio Number:** 006706.0000  
**Acreage (+/-):** 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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/20/2023

**C.7. Application Number:** **RZ-STD 23-0149**  
**Applicant:** Jon Neider  
**Location:** 3701 Crestwood Dr  
**Folio Number:** 087243.0000  
**Acreage (+/-):** 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

**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](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/20/2023

**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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

**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](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**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  
**Acreage (+/-):** 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

- 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  
**Acreage (+/-):** 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

- 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  
**Acreage (+/-):** 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

- 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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 06/13/2023

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Continued

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

**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](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the Zoning Hearing Master due back on 06/13/2023

**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>