



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, December 18, 2023

County Center 26th 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.: 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 December 18, 2023 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on January 11, 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 February 13, 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 23-0287 Lincoln Bend West, LLC / Donald Silverman**

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [23-0287](#)

Result: Withdrawn

Motion: Withdrawn

A.2. RZ-PD 23-0406 One 23 LLC / Dugagjin Zejullahu

This application is being **Withdrawn** from the ZHM process.

Attachments: [23-0406](#)

Result: Withdrawn

Motion: Withdrawn

A.3. MM 23-0518 Spacebox Dover, LLC

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

Attachments: [23-0518](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.4. RZ-PD 23-0540 Francisco J. Otero-Cossio

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

Attachments: [23-0540](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.5. RZ-PD 23-0583 Robert Ruelo

This application is being **Withdrawn** from the ZHM process.

Attachments: [23-0583](#)

Result: Withdrawn

Motion: Withdrawn

A.6. RZ-STD 23-0588 David Wright / TSP Companies, Inc.

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

Attachments: [23-0588](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master

A.7. MM 23-0617 Happy Traveler RV Park & Resort LLC

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

Attachments: [23-0617](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.8. MM 23-0768 David Wright / TSP Companies, Inc.

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

Attachments: [23-0768](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.9. RZ-STD 23-0771 David Wright / TSP Companies, Inc.

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

Attachments: [23-0771](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.10. RZ-PD 23-0774 Orange Blossom at Stonelake, LLC.

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

Attachments: [23-0774](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.11. RZ-PD 23-0775 Citrus Park Tampa Manager, LLC.

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

Attachments: [23-0775](#)

Result: Withdrawn

Motion: Withdrawn

A.12. RZ-PD 23-0776 Dr. Monica Lake

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

Attachments: [23-0776](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.13. RZ-PD 23-0778 Danva Investment, LLC.

This application is out of order to be heard and is being **Continued** to the **February 20, 2024** ZHM Hearing.

Attachments: [23-0778](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 02/20/2024

A.14. RZ-PD 23-0780 Tampa, 92, LLC.

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

Attachments: [23-0780](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.15. RZ-PD 23-0781 Bloomfield - St. Pete Properties, LLC.

This application is out of order to be heard and is being **Continued** to the **February 20, 2024** ZHM Hearing.

Attachments: [23-0781](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 02/20/2024

A.16. RZ-PD 23-0783 William L Williams Jr / Trustees ET AL

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

Attachments: [23-0783](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.17. RZ-PD 23-0785 Johnson Pope / Mark Bentley

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

Attachments: [23-0785](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.18. MM 23-0881 Jordan Farrales

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

Attachments: [23-0881](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.19. RZ-PD 23-0882 11809 Sumner Rd Wimauma LLC

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

Attachments: [23-0882](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.20. MM 23-0887 WMS Realty Brandon, LLC.

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

Attachments: [23-0887](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.21. MM 23-0904 Johnson Development Associates, Inc.

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

Attachments: [23-0904](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.22. RZ-PD 23-0918 R.D. Development, LLC.

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

Attachments: [23-0918](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.23. MM 23-0951 St. Mark's Episcopal Church of Tampa, Inc.

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

Attachments: [23-0951](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.24. SU-GEN 23-0955 FCD Investment South, LLC.

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

Attachments: [23-0955](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.25. RZ-PD 23-0992 Shree Kulkarni

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

Attachments: [23-0992](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.26. RZ-PD 23-0993 Cpi-3607, LLC & Citrus Park Investors, LLC

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

Attachments: [23-0993](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.27. RZ-PD 23-0994 Ram

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

Attachments: [23-0994](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.28. RZ-PD 23-0997 Chelsea D Hardy / Land Acquisition, Lennar

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

Attachments: [23-0997](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.29. RZ-STD 23-1041 Desmond Surujabali, LLC

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

Attachments: [23-1041](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

A.30. RZ-STD 24-0074 Todd Pressman

This application is being **Continued** by Staff to the **January 16, 2024** ZHM Hearing.

Attachments: [24-0074](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

B. REMANDS**C. REZONING STANDARD (RZ-STD):****C.1. Application Number: RZ-STD 23-0714**

Applicant: Highland Homes, Inc.

Location: 900' S of 14th Ave SE & 1st SW Intersection, E side of 1st St SW

Folio Number: 057488.0000, 057489.0000 & 057489.0100

Acreage (+/-): 15.88 acres, more or less

Comprehensive Plan: R-4

Service Area: Urban

Existing Zoning: AR & RSC-6

Request: Rezone to RSC-9 (R)

Attachments: [23-0714](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/13/2024

C.2. Application Number: RZ-STD 23-0902

Applicant: Noralva Santos

Location: 102 9th St

Folio Number: 079384.0200

Acreage (+/-): 1.61 acres, more or less

Comprehensive Plan: R-6

Service Area: Urban

Existing Zoning: AS-1

Request: Rezone to RSC-6

Attachments: [23-0902](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/13/2024

C.3. Application Number: RZ-STD 24-0042

Applicant: Jahna Elizabeth Allen

Location: 501 & 511 Telfair Rd

Folio Number: 068568.0000 & 068568.0050

Acreage (+/-): 1.72 acres, more or less

Comprehensive Plan: R-6

Service Area: Urban

Existing Zoning: ASC-1

Request: Rezone to RSC-6

Attachments: [24-0042](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/13/2024

- C.4. Application Number:** **RZ-STD 24-0065**
Applicant: Daniel P Kovacs
Location: 500' SE of Grand Cresta Ave & Lithia Pinecrest Rd Intersection, & W side of the Lithia Pinecrest Rd
Folio Number: 071096.0050
Acreeage (+/-): 0.99 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: BPO, 76-0141
Request: Rezone to CG (R)

Attachments: [24-0065](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/13/2024

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

- D.1. Application Number:** **RZ-PD 23-0472**
Applicant: Maq Isle Community, LLC / Maq Sports Club, LLC
Location: NE corner of Soccer Ave & Armand Dr
Folio Number: 004548.0100 & 004580.0050
Acreeage (+/-): 9.81 acres, more or less
Comprehensive Plan: P/QP, R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to a Planned Development

Attachments: [23-0472](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 02/20/2024

- D.2. Application Number:** **RZ-PD 23-0584**
Applicant: Tampa Bay General Contractors LLC
Location: 1550' NE of Bayshore Rd & S US Hwy 41 Intersection, S side of US Hwy 41
Folio Number: 057731.0025
Acreeage (+/-): 122.8 acres, more or less
Comprehensive Plan: R-2
Service Area: Rural
Existing Zoning: ASC-1
Request: Rezone to Planned Development

Attachments: [23-0584](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 01/16/2024

- D.3.**
- | | |
|----------------------------|---|
| Application Number: | MM 23-0883 |
| Applicant: | 86th St Holdings, LLC. |
| Location: | NE corner of Causeway Blvd & S 86th St |
| Folio Number: | 044657.0000 & 044659.0000 |
| Acreage (+/-): | 7.22 acres, more or less |
| Comprehensive Plan: | R-9 |
| Service Area: | Urban |
| Existing Zoning: | PD, 22-0562 |
| Request: | Major Modification to a Planned Development |

Attachments: [23-0883](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 02/13/2024

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>