



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. TUESDAY, February 20, 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.: 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 February 20, 2024 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on March 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 April 09, 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. MM 23-0518 Spacebox Dover, LLC**

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [23-0518](#)

Result: Withdrawn

Motion: Withdrawn

A.2. RZ-PD 23-0618 David Wright / TSP Companies, Inc.

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0618](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.3. MM 23-0768 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0768](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.4. RZ-STD 23-0771 David Wright / TSP Companies, Inc.

This application is being **Withdrawn** from the ZHM process.

Attachments: [23-0771](#)

Result: Withdrawn

Motion: Withdrawn

A.5. RZ-PD 23-0778 Danva Investment, LLC.

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0778](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.6. RZ-PD 23-0780 Tampa, 92, LLC.

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0780](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.7. RZ-PD 23-0781 Bloomfield - St. Pete Properties, LLC.

This application is being **Withdrawn** from the ZHM process.

Attachments: [23-0781](#)

Result: Withdrawn

Motion: Withdrawn

A.8. RZ-PD 23-0848 Avid Group LLC / Janice N Barbee

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0848](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.9. MM 23-0887 WMS Realty Brandon, LLC.

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0887](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.10. MM 23-0904 Johnson Development Associates, Inc.

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0904](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.11. SU-GEN 23-0955 FCD Investment South, LLC.

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0955](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.12. RZ-PD 23-0994 Ram

This application is being **Continued** by **Staff** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0994](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.13. RZ-PD 23-0997 Chelsea D Hardy / Land Acquisition, Lennar

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [23-0997](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.14. MM 24-0029 Todd Pressman / Pressman & Assoc., Inc.

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0029](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.15. RZ-PD 24-0031 D.R. Horton, Inc.

This application is being **Continued** by **Staff** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0031](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.16. MM 24-0034 Shree Kulkarni / Serenity Capital Management, LLC.

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0034](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.17. RZ-PD 24-0044 EPG1, LLC.

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0044](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.18. RZ-PD 24-0124 Palma Development, LLC / Ali Halaoui

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0124](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.19. RZ-PD 24-0132 David Mechanik

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0132](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.20. RZ-PD 24-0141 Audrey Metelski

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0141](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.21. RZ-PD 24-0147 Mabry One, LLC

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

Attachments: [24-0147](#)

Result: Withdrawn

Motion: Withdrawn

A.22. RZ-STD 24-0166 Colin Hopkins

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0166](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.23. RZ-STD 24-0171 18520 Livingston Ave LLC / Steve Leone

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0171](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.24. RZ-STD 24-0232 Todd Pressman

This application is being **Continued** by the **Applicant** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0232](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.25. RZ-STD 24-0265 R&R Land Ventures, LLC

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0265](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

A.26. RZ-STD 24-0273 Souad Mansour

This application is out of order to be heard and is being **Continued** to the **March 25, 2024** ZHM Hearing.

Attachments: [24-0273](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

B. REMANDS

B.1. Application Number: **RZ-PD 23-0109**
Applicant: Ryan Meyer / Panamint-Symmes Road, LLC.
Location: 7515 Symmes Rd
Folio Number: 051281.0100
Acreage (+/-): 4.86 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [23-0109](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

C. REZONING STANDARD (RZ-STD):

C.1. Application Number: **RZ-STD 23-0588**
Applicant: David Wright / TSP Companies, Inc.
Location: 200' S of Lithia Pinecrest Rd & Bell Shoals Rd Intersection, E of Bell Shoals Rd
Folio Number: 071130.0000 & 071132.0000
Acreage (+/-): 1.02 acres, more or less
Comprehensive Plan: R-4

Service Area: Urban
Existing Zoning: ASC-1 & CN-R
Request: Rezone to CN-R

Attachments: [23-0588](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

C.2. Application Number: RZ-STD 24-0074
Applicant: Todd Pressman
Location: S side of Porter Rd & Harris Ranch Rd Intersection
Folio Number: 093711.0000 & 093711.0200
Acreeage (+/-): 18.33 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to AS-1 (R)

Attachments: [24-0074](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

C.3. Application Number: RZ-STD 24-0116
Applicant: James & Alicia Barrington
Location: 2806 Bryan Rd
Folio Number: 073227.0000
Acreeage (+/-): 1.24 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RSC-4

Attachments: [24-0116](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

C.4. Application Number: RZ-STD 24-0195
Applicant: Todd Pressman
Location: 5223 579 Hwy
Folio Number: 064679.1004
Acreeage (+/-): 1.66 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-4
Request: Rezone to RMC-9

Attachments: [24-0195](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

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
Acreage (+/-): 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 (Other)

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/09/2024

- D.2. Application Number:** RZ-PD 23-0540
Applicant: Francisco J. Otero-Cossio
Location: 450' N of Gibsonton Dr & Old Gibsonton Dr Intersection
Folio Number: 050011.0000, 050015.0000 & 076334.0000
Acreage (+/-): 16.96 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: RSB & ASC-1
Request: Rezone to Planned Development

Attachments: [23-0540](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

- D.3. Application Number:** RZ-PD 23-0774
Applicant: Orange Blossom at Stonelake, LLC.
Location: 500' NW of Thonotosassa Rd & Parkwood Dr, & N of the Thonotosassa Rd.
Folio Number: 060621.0000
Acreage (+/-): 37.1 acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [23-0774](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 03/25/2024

D.4. Application Number: **RZ-PD 23-0776**
Applicant: DR. MONICA LAKE
Location: 10901 McMullen Loop.
Folio Number: 76389.0500
Acreage: 1.499 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Community Plan: Riverview
Existing Zoning: ASC-1
Request: Rezone to PD
RECOMMENDATION:
Zoning Hearing Master: (Delete and Enter Text)
Development Services: Approvable, subject to conditions
Planning Commission: Consistent with Plan

Attachments: [23-0776](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

D.5. Application Number: **RZ-PD 23-0783**
Applicant: William L Williams Jr / Trustees ET AL
Location: 10205 Riverview Dr
Folio Number: 075687.0000
Acreage (+/-): 62.9 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to Planned Development

Attachments: [23-0783](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

D.6. Application Number: **RZ-PD 23-0785**
Applicant: Johnson Pope / Mark Bentley
Location: 12398 Bull Frog Creek Rd
Folio Number: 077457.0100
Acreage (+/-): 122.18 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: PD, 85-0317
Request: Rezone to Planned Development

Attachments: [23-0785](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the Zoning Hearing Master due back on 04/09/2024

- D.7. Application Number:** MM 23-0951
Applicant: St. Mark's Episcopal Church of Tampa, Inc.
Location: 750' N of Gunn Hwy & Cain Rd Intersection & West side of the Cain Rd.
Folio Number: 003638.0000 & 003638.1000
Acreage (+/-): 3.847 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 17-1112
Request: Major Modification to a Planned Development

Attachments: [23-0951](#)

Result: Continued (Other)

Motion: Continued (Other)

- D.8. Application Number:** RZ-PD 23-0992
Applicant: Shree Kulkarni
Location: NE corner of Downs Loop & Symmes Rd, & N of Symmes Rd
Folio Number: 077076.0000, 077169.1202,077169.1204, Portion of 077169.1002 & Portion of 077169.1164
Acreage (+/-): 17.04 acres, more or less
Comprehensive Plan: SMU-6 & R-4
Service Area: Urban
Existing Zoning: RSC-6 MH, AR, & PD 18-1457
Request: Rezone to Planned Development

Attachments: [23-0992](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

- D.9. Application Number:** RZ-PD 23-0993
Applicant: Cpi-3607, LLC & Citrus Park Investors, LLC
Location: 1950' S of Citrus Park Dr & Citrus Park Ln Intersection
Folio Number: Portion of 003565.5000 & 003607.0000
Acreage (+/-): 2.447 acres, more or less
Comprehensive Plan: R-9 & UMU-20
Service Area: Urban
Existing Zoning: PD, 22-0856 & 16-0559
Request: Rezone to Planned Development

Attachments: [23-0993](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

D.10. Application Number: RZ-PD 24-0033
Applicant: Ryan Companies US, Inc.
Location: 14020 & 14036 S 301 Hwy
Folio Number: 077779.0800 & 077779.0810
Acreage (+/-): 14.73 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [24-0033](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

D.11. Application Number: RZ-PD 24-0142
Applicant: Lennar Homes
Location: 5415 Palm River Rd
Folio Number: 043520.0000
Acreage (+/-): 7.62 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to Planned Development

Attachments: [24-0142](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

D.12. Application Number: RZ-PD 24-0146
Applicant: HBWB Development Services, LLC
Location: 3500' E of S US Hwy 301 & Bill Tucker Rd Intersection & N of the Bill Tucker Rd
Folio Number: 077938.0020, 077951.0000 & 077951.0075
Acreage (+/-): 24.5 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [24-0146](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 04/09/2024

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>