



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, May 19, 2025**

**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 May 19, 2025 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on June 10, 2025.

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 July 22, 2025 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](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 06/20/2025. 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 24-0591 ALLEN GOINS**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [24-0591](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.2. RZ-PD 24-1075 RAM A GOEL**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [24-1075](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.3. RZ-PD 24-1116 PHILIPPINE CULTURAL FOUNDATION, INC.**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [24-1116](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.4. RZ-PD 24-1169 MICHAEL HOFFMAN / ADVANCED ENGINEERING CONSULTANTS, LLC.**

This application has been **Withdrawn** from the hearing process.

**Attachments:**     [24-1169](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.5. RZ-PD 24-1263 HBWB DEVELOPMENT SERVICES, LLC**

This application is being **Continued** by the **Applicant** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [24-1263](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.6. RZ-PD 24-1353 TODD PRESSMAN**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [24-1353](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.7. MM 25-0025 CONSTELLATION REAL ESTATE PARTNERS**

This application is being **Continued** by **Staff** to the **June 16, 2025** ZHM Hearing.

**Attachments:** [25-0025](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.8. RZ-STD 25-0174 TODD PRESSMAN**

This application is being **Continued** by the **Applicant** to the **August 18, 2025** ZHM Hearing.

**Attachments:** [25-0174](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 08/18/2025

**A.9. RZ-PD 25-0270 SOUTHERN VENTURES OF FLORIDA LLC**

This application is being **Continued** by the **Applicant** to the **June 16, 2025** ZHM Hearing.

**Attachments:** [25-0270](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.10. RZ-PD 25-0274 KB HOME**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:** [25-0274](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.11. RZ-PD 25-0328 MERITAGE HOMES / BETSEY JOLLY**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:** [25-0328](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.12. RZ-PD 25-0349 PATEL SHILPEN LIFE ESTATE / SHILPEN PATEL REVOCABLE TRUST**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0349](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.13. RZ-PD 25-0371 301 WIMAUMA LLC**

This application is being **Continued** by the **Applicant** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0371](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.14. RZ-PD 25-0383 BASSAM DAMMAK**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0383](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.15. RZ-PD 25-0425 SAMIA ASSET MANAGEMENT LLC**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0425](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.16. RZ-STD 25-0435 DAVID WRIGHT**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0435](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.17. RZ-PD 25-0447 BAPS TAMPA LLC / NARHARI PATEL**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0447](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.18. RZ-PD 25-0452 ALEXANDER BAUMER / SUNSHINE SOLAR COLD STORAGE LLC**

This application is out of order to be heard and is being **Continued** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0452](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.19.    RZ-STD 25-0454    MAIN STREET BUILDING OF THONOTOSSASSA INC.**

This application is being **Continued** by the **Applicant** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0454](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.20.    RZ-PD 25-0457    SOUTH SHORE HOLDINGS, LLC**

This application is being **Continued** by **Staff** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0457](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.21.    RZ-PD 25-0458    FCD INVESTMENT SOUTH, LLC**

This application is out of order to be heard and is being **Continued** to the **July 21, 2025** ZHM Hearing.

**Attachments:**     [25-0458](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 07/21/2025

**A.22.    RZ-PD 25-0469    301 WIMAUMA LLC**

This application is being **Continued** by the **Applicant** to the **June 16, 2025** ZHM Hearing.

**Attachments:**     [25-0469](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

**A.23.    RZ-STD 25-0561    ABCO INDUSTRIES, LLC**

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

**Attachments:**     [25-0561](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**B.            REMANDS**

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

- C.1. Application Number:** RZ-STD 25-0514  
**Applicant:** JULIUS P KEBLINSKAS SR  
**Location:** 11487 N 301 Hwy.  
**Folio Number:** 60904.0000  
**Acreage (+/-):** 1.93 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** AS-0.4  
**Request:** Rezone to CG (R)

**Attachments:** [25-0514](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

- C.2. Application Number:** RZ-STD 25-0639  
**Applicant:** CERTIFIED MOTORS LLC  
**Location:** 6208 W Linebaugh Ave.  
**Folio Number:** 23851.0000  
**Acreage (+/-):** 1.16 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Existing Zoning:** AI (80-0001)  
**Request:** Rezone to M

**Attachments:** [25-0639](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

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

- D.1. Application Number:** MM 24-0675  
**Applicant:** ENERGY INDUSTRIAL PARK LLC / DARRELL HANSON & TURKEY CREEK PRESERVE LLC / DENNIS CARLTON, SR  
**Location:** S of E SR 60 & Sydney Washer Rd.  
**Folio Number:** 86121.0000, 86122.0000, + Multiple  
**Acreage (+/-):** 2978.04 acres, more or less  
**Comprehensive Plan:** EIP  
**Service Area:** Urban  
**Existing Zoning:** PD (10-0692)  
**Request:** Major Modification to a Planned Development

**Attachments:** [24-0675](#)

**Result:** Continued



**Motion:** Continued to the Zoning Hearing Master due back on 06/16/2025

- D.2. Application Number: RZ-PD 24-1147**  
**Applicant:** JAY TANNER  
**Location:** 650' N of 11th Ave NE & 24th St NE Intersection, & W side of 24th St NE  
**Folio Number:** 54960.0050, 55374.0000, & 55374.0010  
**Acreage (+/-):** 13.22 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** PD (19-0067) & AR  
**Request:** Rezone to Planned Development

**Attachments:** [24-1147](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

- D.3. Application Number: MM 24-1152**  
**Applicant:** TYLER HUDSON / GARDNER BREWER HUDSON  
**Location:** NW corner of Cypress Ln & N US Hwy 41.  
**Folio Number:** 14015.0100 & 14084.0130  
**Acreage (+/-):** 11.74 acres, more or less  
**Comprehensive Plan:** NMU-4  
**Service Area:** Rural  
**Existing Zoning:** PD (03-0348)  
**Request:** Major Modification to a Planned Development

**Attachments:** [24-1152](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

- D.4. Application Number: RZ-PD 24-1202**  
**Applicant:** TODD PRESSMAN  
**Location:** 6022 & 6040 Maple Ln.  
**Folio Number:** 40537.0000 & 40539.0000  
**Acreage (+/-):** 2.97 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** AS-1  
**Request:** Rezone to Planned Development

**Attachments:** [24-1202](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

- D.5. Application Number: RZ-PD 24-1240**  
**Applicant:** TODD PRESSMAN  
**Location:** S of Massachusetts St & Massachusetts St Intersection  
**Folio Number:** 50341.0000, 50343.0000, & 50344.0100

**Acreage (+/-):** 10.89 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** ASC-1, CG, & AR  
**Request:** Rezone to Planned Development

**Attachments:** [24-1240](#)

**Result:** Continued (Other)

**Motion:** Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on 07/10/2025.

**D.6. Application Number:** **MM 25-0243**  
**Applicant:** SYMMES DEVELOPMENT LLC  
**Location:** S of Poinsettia St & Symmes Rd Intersection.  
**Folio Number:** 77244.0010 & 77244.0015  
**Acreage (+/-):** 7.47 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** PD (04-0054)  
**Request:** Major Modification to Planned Development

**Attachments:** [25-0243](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

**D.7. Application Number:** **RZ-PD 25-0333**  
**Applicant:** RYAN COMPANIES / ANDREW T. MANNING  
**Location:** NW corner of Mary Lou Dr & Simmons Lp Intersection.  
**Folio Number:** 77739.0000, 77741.0000, & 77744.0000  
**Acreage (+/-):** 3.97 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** AS-1  
**Request:** Rezone to Planned Development

**Attachments:** [25-0333](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

**D.8. Application Number:** **RZ-PD 25-0423**  
**Applicant:** SAMER ALGHAFARI / GHAFARI ASSOCIATES  
**Location:** 10022 Davis Rd.  
**Folio Number:** 37536.0000  
**Acreage (+/-):** 4.35 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** ASC-1 & RSC-6

**Request:** Rezone to Planned Development

**Attachments:** [25-0423](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

**D.9. Application Number:** **RZ-PD 25-0460**  
**Applicant:** RM TAMPA LLC  
**Location:** SE corner of N 20th St & E 131st Ave.  
**Folio Number:** 36274.2125, 36274.2068, 36274.2036 + Multiple  
**Acreage (+/-):** 8.59 acres, more or less  
**Comprehensive Plan:** R-20  
**Service Area:** Urban  
**Existing Zoning:** PD (00-0174) & RMC-16  
**Request:** Rezone to Planned Development

**Attachments:** [25-0460](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

**D.10. Application Number:** **MM 25-0479**  
**Applicant:** GERRY DEDENBACH  
**Location:** SW corner of Sweat Loop Rd & 672 Hwy Intersection.  
**Folio Number:** 88669.0000 & 88671.0000  
**Acreage (+/-):** 474.1 acres, more or less  
**Comprehensive Plan:** AR  
**Service Area:** Rural  
**Existing Zoning:** PD (03-0250)  
**Request:** Major Modification to Planned Development

**Attachments:** [25-0479](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 07/22/2025

**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>