



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, May 17, 2021**

**R. W. Saunders Sr. Public Library  
Ada T. Payne Community Room  
1505 N. Nebraska Ave.**

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 May 17, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on June 08, 2021.

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. Anyone who wishes to speak before the Board of County Commissioners will need to file a request for Oral Argument. All requests for Oral Argument must be filed with the Clerk to the BOCC no later than close of business on June 18, 2021. You can file or argument with the Clerk via email [bocrec@hillsclerk.com](mailto:bocrec@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. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the July 20,2021 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

**Present**      Hearing Officer Pamela Hatley

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 and oral argument 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 by filing an oral argument request. Only persons that qualify as a Party of Record may file an oral argument request. 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.

Requests for Oral Argument must be filed on the appropriate forms within ten (10) calendar days after the date of the filing of the LUHO's recommendation. The appropriate forms will be available at the LUHO Hearing.

**A. WITHDRAWALS AND CONTINUANCES****A.1. MM 19-0521 Bosra Development LLC**

This application is out of order to be heard and is being **Continued** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.2. MM 20-1068 CSC Ruskin Partners, LLC.**

The application has been withdrawn by the applicant.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.3. RZ-PD 20-1071 David M. Mechanik / Mechanik Nuccio Hearne & Wester**

This application is being **Withdrawn**.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.4. RZ-PD 20-1142 Rigoberto Reyes, Jr.**

This application is out of order to be heard and is being **Continued** to the **September 13, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 9/13/2021

**A.5. RZ-PD 20-1198 Francisco J. Otero-Cossio**

This application is out of order to be heard and is being **Continued** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 7/26/2021

**A.6. RZ-PD 20-1253 RKM Development Corp / William Lloyd**

This application is being **Continued** by the **Applicant** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.7. MM 21-0036 Juvier Enterprises, LLC.**

This application is out of order to be heard and is being **Continued** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.8. MM 21-0038 DDKR, LLC.**

This application is being **Continued** by **Staff** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.9. RZ-PD 21-0113 WRH Valrico Station, LLLP.**

This application is out of order to be heard and is being **Continued** to the **September 13, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 9/13/2021

**A.10. MM 21-0116 7720 Van Dyke Holdings, LLC.**

This application is being **Continued** by **Staff** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.11. RZ-PD 21-0220 Rhodine Development, LLC.**

This application is being **Continued** by the **Applicant** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.12. RZ-PD 21-0221 Dublin 2483 LLC / Dave Masi**

This application is out of order to be heard and is being **Continued** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.13. RZ-PD 21-0222 RRRG LLC / First Rate Properties, LLC.**

This application is being **Continued** by the **Applicant** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.14. MM 21-0227 Malhi Family Business, LLC.**

This application is being **Continued** by **Staff** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.15. RZ-PD 21-0297 Blue Sky Communities, LLC.**

This application is being **Continued** by **Staff** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.16. MM 21-0310 French Quarter, LLC.**

This application is out of order to be heard and is being **Continued** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.17. MM 21-0313 BULLFROG MHC LLC**

This application is being **Continued** by the **Applicant** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 7/26/2021

**A.18. MM 21-0316 University Community Hospital, Inc. / Dima Didenko**

This application is out of order to be heard and is being **Continued** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.19. Application Number: RZ-PD 21-0318**

**Applicant:** KB Home Tampa LLC

**Location:** 30' S of Inter: Symmes Rd / Ventana Groves Blvd

**Folio Number:** 077195.0000 & 077196.0100

**Acreage (+/-):** 50.31 acres, more or less

**Comprehensive Plan:** SMU-6

**Service Area:** Urban

**Existing Zoning:** PD (84-0166) & AR

**Request:** Rezone to Planned Development

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.20. MM 21-0417 Southshore Bay Club, LLC/Dune FL Land I Sub LLC**

This application is being **Continued** by **Staff** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.21. MM 21-0419 MARK BENTLEY, ESQ, B.C.S AICP**

The application has been withdrawn.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.22. RZ-PD 21-0420 2nd WAVE DEVELOPMENT, LLC**

This application is being **Continued** by the **Applicant** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.23. RZ-PD 21-0422 ROY MAZUR**

This application is being **Continued** by the **Applicant** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.24. RZ-STD 21-0431 Nick Apostoleres**

The application has been withdrawn by staff.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.25. RZ-STD 21-0433 Nick Apostoleres**

The application has been withdrawn by staff.

**Result:** Withdrawn

**Motion:** Withdrawn.



**A.26. RZ-PD 21-0492 PETER DOVAS**

The application has been withdrawn.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.27. RZ-PD 21-0507 CIRCLE K STORES, INC**

This application is being **Continued** by **Staff** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.28. RZ-STD 21-0576 TRI-COUNTY HAULING & DEMOLITION, LLC**

This application is out of order to be heard and is being **Continued** to the **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

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

**C.1. Application Number:** RZ-STD 21-0371  
**Applicant:** MOYER ALAN C TRUSTEE & MOYER SHERRY S TRUSTEE  
**Location:** 1223 E 92 HWY  
**Folio Number:** 61976.0100  
**Acreage (+/-):** 2.48 Acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AS-1 & AR  
**Request:** Rezone to CG-R

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 7/20/2021

- C.2. Application Number: RZ-STD 21-0577**  
**Applicant:** MHP Tampa Cliffs, LLC.  
**Location:** Southeast corner of Ohio Ave. and Southern Palms Ct.  
**Folio Number:** 060429.0000  
**Acreage (+/-):** 0.95 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Rural  
**Existing Zoning:** CG  
**Request:** Rezone to RSC-6, MH

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 7/20/2021

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

- D.1. Application Number: RZ-PD 21-0110**  
**Applicant:** Ghassan S. Mousa  
**Location:** 11216 McMullen Rd.  
**Folio Number:** 076828.5382  
**Acreage (+/-):** 1 acre, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** RSC-2  
**Request:** Rezone to Planned Development

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 7/20/2021

- D.2. Application Number: RZ-PD 21-0123**  
**Applicant:** BG Ventures, LLC.  
**Location:** 60' North of Intersection: Bloomingdale Ave. / Bell Shoals Rd.  
**Folio Number:** 073312.0100, 073314.0300, 073315.0000 & 073315.0100  
**Acreage (+/-):** 11 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** PD (88-0103), ASC-1 & RSC-2  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 7/20/2021

Meeting went into Recess

Meeting Reconvened

- D.3. Application Number: MM 21-0169**  
**Applicant:** Todd Pressman  
**Location:** 5326 Williams Rd.  
**Folio Number:** 065027.0000  
**Acreage (+/-):** 21.82 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Existing Zoning:** PD (00-0171), RSC-6 & MH  
**Request:** Major Modification to a Planned Development

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

- D.4. Application Number: MM 21-0312**  
**Applicant:** Bricklemyer Law Group  
**Location:** 95' Northwest of Intersection: Stelling Dr. / S US Highway 301  
**Folio Number:** 077486.0000, 077486.0100 and 077489.0000  
**Acreage (+/-):** 4 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** PD (20-0182)  
**Request:** Major Modification to a Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 7/20/2021

- D.5. Application Number: RZ-PD 21-0314**  
**Applicant:** GARY MILLER, DAVID WEEKLEY HOMES  
**Location:** 13515 Lake Magdalene Blvd  
**Folio Number:** 18844.0000  
**Acreage (+/-):** 14 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** RSC-4  
**Request:** Rezone to Planned Development

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 7/20/2021

**D.6. Application Number: RZ-PD 21-0315**  
**Applicant:** Eisenhower Property Group, LLC.  
**Location:** 225' North of Intersection: 12th St SE / Tidal Rock Ave.  
**Folio Number:** 055605.0000, 055608.0050, 055609.0000 and 055616.0100  
**Acreege (+/-):** 35.73 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** RSC-4, 17-0935, PD, 19-0104, and AR  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 7/20/2021

**D.7. Application Number: RZ-PD 21-0319**  
**Applicant:** Bricklemyer Law Group  
**Location:** 155' Northeast of Intersection: Gibsonton Dr. / Mathog Rd.  
**Folio Number:** 076453.0000  
**Acreege (+/-):** 5.22 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 7/20/2021

**D.8. Application Number: MM 21-0344**  
**Applicant:** LANG MEDIA  
**Location:** 11510 East Bay Rd  
**Folio Number:** 77238.5032  
**Acreege (+/-):** 3.66 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** IPD-1(93-0048A)  
**Request:** Major Modification to a Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 7/20/2021

**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>