



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, March 14, 2022**

**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 March 14, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 04, 2022.

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 May 10, 2022 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 20-1253 RKM Development Corp / William Lloyd**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing. .

**Attachments:** [20-1253](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.2. MM 21-0963 Scannell Properties, LLC / Noam Neuman**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [21-0963](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.3. MM 21-1106 Cypress Creek Land Corp.**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [21-1106](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.4. MM 21-1270 Perfection Partners Limited Partnership**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [21-1270](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.5. RZ-PD 21-1321 Juan C. Montesino**

This application is being **Continued** by **Staff** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [21-1321](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.6. RZ-PD 21-1330 Mark Bentley**

This application is being **Withdrawn** from the ZHM process.

**Attachments:** [21-1330](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.7. MM 21-1334 Landside Investment, LLC.**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [21-1334](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.8. RZ-PD 21-1338 David Wright / TSP Co., Inc.**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [21-1338](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.9. RZ-PD 22-0075 MatMattamy Tampa/Sarasota, LLC.**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0075](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.10. RZ-PD 22-0083 Sarah Combs**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0083](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.11. MM 22-0089 Tampa Electric Company**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0089](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.12. MM 22-0109 The Graydon Group / Sean Murphy**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:**     [22-0109](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.13. RZ-PD 22-0181 Ryan Meyer**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:**     [22-0181](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.14. RZ-PD 22-0209 Trucks & Parts Real Estate Partnership, LLP.**

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

**Attachments:**     [22-0209](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.15. MM 22-0221 Public School Property Development LLC**

This application is being **Continued** by **Staff** to the **April 18, 2022** ZHM Hearing.

**Attachments:**     [22-0221](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.16. MM 22-0223 LIV Development**

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

**Attachments:**     [22-0223](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.17. RZ-STD 22-0295 Francis Murray, IV**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

**Attachments:**     [22-0295](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.18. MM 22-0313 Fletcher Shoppes, Inc.**

This application is being **Continued** by **Staff** to the **May 16, 2022** ZHM Hearing.

**Attachments:** [22-0313](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 05/16/2022

**A.19. RZ-PD 22-0319 RMC Property Group**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0319](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.20. RZ-PD 22-0420 John B Grandoff III / Jaime Maier**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0420](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.21. RZ-STD 22-0422 Salem Holdings, LLC.**

This application is being **Continued** by the **Applicant** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0422](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**A.22. RZ-STD 22-0423 David Wright / TSP Companies, Inc.**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

**Attachments:** [22-0423](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/18/2022

**B. REMANDS**

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

- C.1. Application Number:** RZ-STD 22-0076  
**Applicant:** The Parman Group LL / Jeff Sizemore  
**Location:** NE corner of Turkey Creek Rd and W Keysville Rd  
**Folio Number:** 086950.0000  
**Acreege (+/-):** 63.5 acres, more or less  
**Comprehensive Plan:** A/R and R-1

**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to ASC-1

**Attachments:** [22-0076](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**C.2. Application Number:** RZ-STD 22-0427  
**Applicant:** Bricklemyer Law Group  
**Location:** 1702 Sparkman Rd  
**Folio Number:** 091798.0000  
**Acreage (+/-):** 9.78 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AR, 71-0251 and AS-1  
**Request:** Rezone to ASC-1

**Attachments:** [22-0427](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**C.3. Application Number:** RZ-STD 22-0462  
**Applicant:** Pro Star Multi Services, LLC.  
**Location:** W side of Jefferson Rd & 1180' S of E Fowler Ave.  
**Folio Number:** 061157.5000 & 061159.0000  
**Acreage (+/-):** 0.62 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to RSC-9

**Attachments:** [22-0462](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

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

**D.1. Application Number:** RZ-PD 21-0959  
**Applicant:** Lennar Homes, LLC  
**Location:** E side of West Lake Dr & 1545' N from Bishop Rd  
**Folio Number:** 079525.0000, 079527.0000 & 079527.0100  
**Acreage (+/-):** 79.9 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AR



**Request:** Rezone to Planned Development

**Attachments:** [21-0959](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.2. Application Number:** **RZ-PD 21-0962**  
**Applicant:** James J. Porter / Akerman LLP  
**Location:** S side of Hoedt Rd & 345' W from Kings Pkwy  
**Folio Number:** 016388.0000  
**Acreage (+/-):** 2.67 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1 & RSC-3  
**Request:** Rezone to Planned Development

**Attachments:** [21-0962](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.3. Application Number:** **RZ-PD 21-1231**  
**Applicant:** Triple M Tube Tech, LLC.  
**Location:** SE corner of 10th Ave SW and 10th St., SW  
**Folio Number:** 056418.0000  
**Acreage (+/-):** 49.1 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** PD, 16-1336  
**Request:** Rezone to Planned Development

**Attachments:** [21-1231](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.4. Application Number:** **RZ-PD 21-1332**  
**Applicant:** Mark Bentley  
**Location:** SE corner of N US Highway 41 and 15th Ave NE  
**Folio Number:** 055716.5000 and 055717.0000  
**Acreage (+/-):** 3.66 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Existing Zoning:** CG  
**Request:** Rezone to Planned Development

**Attachments:** [21-1332](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

- D.5. Application Number:** RZ-PD 21-1337  
**Applicant:** RV Retailer Florida Real Estate LLC. and Tampa Electric Co.  
**Location:** S side of Interstate 4 E and 600' W of McIntosh Rd.  
**Folio Number:** 061837.0000, 061837.0100 and 082909.0000  
**Acreage (+/-):** 142 acres, more or less  
**Comprehensive Plan:** SMU-6 and R-1  
**Service Area:** Rural  
**Existing Zoning:** PD, 16-1151 and AR  
**Request:** Rezone to Planned Development

**Attachments:** [21-1337](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 05/16/2022

- D.6. Application Number:** MM 21-1342  
**Applicant:** Hillsborough County School Board  
**Location:** NE corner of West Lake Dr & Brigman Ave  
**Folio Number:** 079005.0000, 079016.0050, 079458.0000, 079458.0100, 079458.0200 and 079458.0250  
**Acreage (+/-):** 100.34 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** PD, 14-0319  
**Request:** Major Modification to a Planned Development

**Attachments:** [21-1342](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

- D.7. Application Number:** MM 22-0087  
**Applicant:** Suncoast Community Health Centers, Inc.  
**Location:** SE corner of E College Ave & 15th SE  
**Folio Number:** 055569.0100  
**Acreage (+/-):** 3.89 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** PD, 07-0234  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0087](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.8. Application Number:** MM 22-0103  
**Applicant:** Nick Pullaro / Heritage Station Capital Group, LLC.  
**Location:** 17710 N 41 Hwy  
**Folio Number:** 014015.0100  
**Acreage (+/-):** 3.46 acres, more or less  
**Comprehensive Plan:** NMU-4  
**Service Area:** Rural  
**Existing Zoning:** PD, 03-0348  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0103](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.9. Application Number:** RZ-PD 22-0107  
**Applicant:** C. Reed Haydon & Kevin Menendez / RK Development Partners LLC  
**Location:** 650' E of Race Track Rd & Repron Blvd  
**Folio Number:** 003521.4500  
**Acreage (+/-):** 4.733 acres, more or less  
**Comprehensive Plan:** RCP & SMU-6  
**Service Area:** Urban  
**Existing Zoning:** AI & PD, 90-0043  
**Request:** Rezone to Planned Development

**Attachments:** [22-0107](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.10. Application Number:** MM 22-0208  
**Applicant:** Kami Corbett / Jaime Maier / Hill Ward Henderson  
**Location:** W side of Simmons Loop & Simmons Ranch Ct Intersection  
**Folio Number:** 077748.0000 & 077753.0000  
**Acreage (+/-):** 147.64 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** PD, 06-1687  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0208](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**D.11. Application Number:** RZ-PD 22-0237  
**Applicant:** Malouf Family Partners, LLLP  
**Location:** E side of N Ola Ave & Capitol Dr Intersection  
**Folio Number:** 018183.0000  
**Acreage (+/-):** 4.89 acres, more or less

**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** RSC-6  
**Request:** Rezone to Planned Development

**Attachments:** [22-0237](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/10/2022

**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>