



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, July 20, 2026

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 July 20, 2026 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on August 10, 2026.

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 September 22, 2026 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-STD 25-0174 TODD PRESSMAN**

This application has been **Withdrawn** from the hearing process.

Attachments: [25-0174](#)

Result: Withdrawn

Motion: Withdrawn

A.2. RZ-PD 26-0206 KARLA LLANOS

This application is out of order to be heard and is being **Continued** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0206](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.3. MM 26-0215 FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS

This application is being **Continued** by **Staff** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0215](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.4. RZ-PD 26-0237 THE DISBROW CORPORATION & MINI VACATIONS LLC

This application is out of order to be heard and is being **Continued** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0237](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.5. RZ-PD 26-0281 EQUITY TRUST COMPANY / CUSTODIAN ET AL

This application is out of order to be heard and is being **Continued** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0281](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.6. RZ-PD 26-0363 TODD PRESSMAN

This application is being **Continued** by the **Applicant** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0363](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.7. MM 26-0546 CROWN CASTLE USA

This application is out of order to be heard and is being **Continued** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0546](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.8. RZ-PD 26-0665 Greentek Property Solutions, LLC.

This application is being **Continued** by the **Applicant** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0665](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.9. RZ-PD 26-0671 Balm Rd, LLC

This application is being **Continued** by the **Applicant** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0671](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.10. RZ-PD 26-0672 Wimauma Grove, LLC.

This application is being **Continued** by **Staff** to the **September 28, 2026** ZHM Hearing.

Attachments: [26-0672](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/28/2026

A.11. RZ-PD 26-0673 Corporation to Develop Communities of Tampa, Inc.

This application is out of order to be heard and is being **Continued** to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0673](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.12. RZ-PD 26-0706 Samia Asset Management, LLC.

This application is out of order to be heard and will continue to the August 24, 2026 ZHM Hearing.

Attachments: [26-0706](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.13. MM 26-0735 Hillary Hass / VP Development American Landmark

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0735](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.14. RZ-STD 26-0785 GLH Enterprises, LLLP.

This application is being **Continued** by the **Applicant** to the **September 28, 2026** ZHM Hearing.

Attachments: [26-0785](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/28/2026

A.15. RZ-PD 26-0799 Jacob T. Cremer / Barbas Cremer, PLLC.

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0799](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.16. MM 26-0800 Perfection Partners Limited Partnership

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0800](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.17. RZ-PD 26-0801 Learning Gate Community School, Inc.

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0801](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.18. RZ-PD 26-0802 Learning Gate Community School, Inc.

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0802](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.19. RZ-PD 26-0803 22nd Avenue Tampa, LLC.

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0803](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

A.20. RZ-STD 26-0979 Todd Pressman

This application is out of order to be heard and will continue to the **August 24, 2026** ZHM Hearing.

Attachments: [26-0979](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

B. REMANDS

B.1. Application Number: MM 23-0132

Applicant: G.L. Acquisitions Corporation

Location: 10550 Regents Park Dr & also parcel located 200' West of Weatherstone Dr & Regents Park Dr Intersection, S side of Street

Folio Number: 059239.0000 & 059230.0750

Acreage (+/-): 149.85 acres, more or less

Comprehensive Plan: R-4

Service Area: Urban

Existing Zoning: PD, 72-0319

Request: Major Modification to a Planned Development

Attachments: [23-0132](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

C. REZONING STANDARD (RZ-STD):

C.1. Application Number: RZ-STD 26-0811

Applicant: Robert & Tamara Cribben

Location: 19135 N Dale Mabry Hwy

Folio Number: Portion of 013244.0300

Acreage (+/-): 6.489 +/-

Comprehensive Plan: R-1

Service Area: Rural
Existing Zoning: ASC-1
Request: Rezone to CN (R)

Attachments: [26-0811](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

C.2. Application Number: **RZ-STD 26-0901**
Applicant: Ofelia Ramirez Rojas & Catalino Mendiola
Location: 1115 E Shell Point Rd
Folio Number: 055233.0000
Acreage (+/-): 0.98 +/-
Comprehensive Plan: RES-6
Service Area: Urban
Existing Zoning: CN & RSC-3
Request: Rezone to CN (R)

Attachments: [26-0901](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

C.3. Application Number: **RZ-STD 26-0918**
Applicant: Peter Piacenti
Location: 5960 Jensen Rd.
Folio Number: 049005.0005
Acreage (+/-): 3.35 +/-
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: AI
Request: Rezone to M

Attachments: [26-0918](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

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

D.1. Application Number: **MM 26-0062**
Applicant: CHRIS DOHERTY
Location: Apollo Beach Blvd, 900' SE of Golf and Sea Blvd & Apollo Beach Blvd Intersection, E side of the street.
Folio Number: 51578.6000 & 51583.0550
Acreage (+/-): 9.48 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban

Existing Zoning: PD (77-0123)
Request: Major Modification to Planned Development

Attachments: [26-0062](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

D.2. Application Number: **RZ-PD 26-0437**
Applicant: RAVI PATEL
Location: 13030 E 92 Hwy.
Folio Number: 82879.0000
Acreage (+/-): 13.79 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Rural
Existing Zoning: AI & AR
Request: Rezone to Planned Development

Attachments: [26-0437](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

D.3. Application Number: **RZ-PD 26-0445**
Applicant: TODD PRESSMAN
Location: 4020 W Waters Ave.
Folio Number: 27124.0000
Acreage (+/-): 0.55 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: CG
Request: Rezone to Planned Development

Attachments: [26-0445](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 08/24/2026

D.4. Application Number: **MM 26-0556**
Applicant: JACOB T. CREMER / BARBAS CREMER, PLLC
Location: 6605 E Hillsborough Ave.
Folio Number: 41181.0000
Acreage (+/-): 9.99 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 19-1421
Request: Major Modification to Planned Development

Attachments: [26-0556](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

- D.5. Application Number: RZ-PD 26-0558**
Applicant: TC FLORIDA DEVELOPMENT, INC.
Location: 11102 N 301 Hwy & 11404 Walker Rd.
Folio Number: 61102.0000 & 61103.0100
Acreage (+/-): 9.78 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR & PD 12-0032
Request: Rezone to Planned Development

Attachments: [26-0558](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

- D.6. Application Number: RZ-PD 26-0660**
Applicant: Velair Development Company
Location: Sheldon Rd., 300' South of Citrus Park Dr. & Sheldon Rd. Intersection, East side of the road
Folio Number: 003558.0010
Acreage (+/-): 11.66 +/-
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [26-0660](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

- D.7. Application Number: MM 26-0805**
Applicant: PSS, LLC.
Location: 6520 & 6528 S US Hwy. 301
Folio Number: 074123.0142 & 074123.0143
Acreage (+/-): 0.93 +/-
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD 05-1787
Request: Major Modification to a Planned Development

Attachments: [26-0805](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 09/22/2026

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>