



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM AGENDA - FINAL

**6:00 P.M. MONDAY, April 19, 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 April 19, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on May 10, 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 May 20, 2021. You can file or argument 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. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the June 08, 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**

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 **May 17, 2021** ZHM Hearing.
- A.2. RZ-PD 20-0286 Stephen J. Dibbs**  
This application is being **Withdrawn** from the ZHM process.
- A.3. MM 20-1068 CSC Ruskin Partners, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.4. RZ-PD 20-1198 Francisco J. Otero-Cossio**  
This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.
- A.5. RZ-PD 20-1377 Bonnie L, Louis P and James Reeley**  
This application is out of order to be heard and is being **Continued** to the **July 26, 2021** ZHM Hearing.
- A.6. MM 21-0036 Juvier Enterprises, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.7. MM 21-0038 DDKR, LLC.**  
This application is being **Continued** by **Staff** to the **May 17, 2021** ZHM Hearing.
- A.8. RZ-PD 21-0123 BG Ventures, LLC.**  
This application is being **Continued** by **Staff** to the **May 17, 2021** ZHM Hearing.
- A.9. MM 21-0169 Todd Pressman**  
This application is being **Continued** by **Staff** to the **May 17, 2021** ZHM Hearing.
- A.10. RZ-PD 21-0212 Build to Suit, Inc.**  
This application is being **Withdrawn** from the ZHM process.
- A.11. RZ-PD 21-0220 Rhodine Development, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- 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 **May 17, 2021** ZHM Hearing.
- A.13. RZ-PD 21-0222 RRGG LLC / First Rate Properties, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.14. MM 21-0227 Malhi Family Business, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

- A.15. RZ-PD 21-0297 Blue Sky Communities, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.16. MM 21-0308 Huttopia North America Properties, Inc.**  
This application is being **Withdrawn** from the ZHM process.
- A.17. MM 21-0310 French Quarter, LLC.**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.18. MM 21-0312 Bricklemyer Law Group**  
This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.
- A.19. RZ-PD 21-0314 David Weekley Homes / Gary Miller**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.20. RZ-PD 21-0315 Eisenhower Property Group, LLC.**  
This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.
- A.21. MM 21-0316 University Community Hospital, Inc. / Dima Didenko**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.22. RZ-PD 21-0318 KB Home Tampa, LLC.**  
This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.
- A.23. RZ-PD 21-0319 Bricklemyer Law Group**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.24. RZ-STD 21-0371 Moyer Alan C Trustee & Moyer Sherry S. Trustee**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.25. RZ-STD 21-0430 Be Inspired Hospitality, LLC.**  
This application is being **Withdrawn** from the ZHM process.
- A.26. RZ-STD 21-0431 Nick Apostoleres**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.
- A.27. RZ-STD 21-0432 Eric and Kelly Vega**  
This application is being **Withdrawn** from the ZHM process.
- A.28. RZ-STD 21-0433 Nick Apostoleres**  
This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**B. REMANDS**

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

- C.1. Application Number: RZ-STD 21-0242**  
**Applicant:** Thomas & Emily Mang  
**Location:** 70' North of Intersection: W. Waters Ave. / Pat Blvd.  
**Folio Number:** 004379.0600  
**Acreeage (+/-):** 0.91 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to CG-R
- C.2. Application Number: RZ-STD 21-0429**  
**Applicant:** William L. Brown III  
**Location:** Northwest corner of Brucken Rd. & Hamlin Ridge Ave.  
**Folio Number:** 073109.0000, 073109.0100 and 073109.0200  
**Acreeage (+/-):** 4.85 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RSC-4

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

- D.1. Application Number: RZ-PD 19-1458**  
**Applicant:** Council Growers, Inc.  
**Location:** 25'NW of Inter: S County Road 579 / Saffold Rd  
**Folio Number:** 079691.0000, 079699.0000, 079700.0000 and 079702.0000  
**Acreeage (+/-):** 324.4 acres, more or less  
**Comprehensive Plan:** WVR-2  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development
- D.2. Application Number: RZ-PD 20-1256**  
**Applicant:** Sisu Lutz, LLC.  
**Location:** 45' South of Intersection: E. County Line Rd. / Windsor Way  
**Folio Number:** 032949.0200  
**Acreeage (+/-):** 9.83 Acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AS-1  
**Request:** Rezone to Planned Development

- D.3.**    **Application Number:**    **MM 21-0024**  
          **Applicant:**                    Joseph Strada  
          **Location:**                    8185 E. Sligh Ave  
          **Folio Number:**                040347.5010  
          **Acreage (+/-):**                4.17 acres, more or less  
          **Comprehensive Plan:**        CMU-12  
          **Service Area:**                Urban  
          **Existing Zoning:**            PD (06-1980)  
          **Request:**                      Major Modification to a Planned Development

**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>