



ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. MONDAY, November 15, 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 November 15, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on December 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. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the January 13, 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.com 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-PD 18-0798 Johnson Pope Bokor Ruppel & Bums, LLP**

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

Attachments: [18-0798](#)

A.2. RZ-PD 20-1253 RKM Development Corp / William Lloyd

This application is being **Continued** by **Staff** to the **December 13, 2021** ZHM Hearing.

Attachments: [20-1253](#)

A.3. RZ-PD 21-0222 RRGG LLC / First Rate Properties, LLC.

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-0222](#)

A.4. RZ-PD 21-0626 Francisco J. Otero-Cossio

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

Attachments: [21-0626](#)

A.5. RZ-PD 21-0647 David Wright / TSP Companies, Inc.

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

Attachments: [21-0647](#)

A.6. RZ-PD 21-0650 David Wright / TSP Companies, Inc.

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

Attachments: [21-0650](#)

A.7. RZ-PD 21-0701 Soney FM LLC / Ram A. Goel

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

Attachments: [21-0701](#)

A.8. RZ-PD 21-0744 William Sullivan / Potomac Land Company

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-0744](#)

A.9. RZ-PD 21-0745 Bricklemyer Law Group

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

Attachments: [21-0745](#)

A.10. RZ-PD 21-0748 Northstar Tampa Medical LLP

This application is being **Continued** by **Staff** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-0748](#)

A.11. RZ-PD 21-0863 BDG Sheldon, LLC

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-0863](#)

A.12. RZ-PD 21-0864 Belleair Development, LLC.

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-0864](#)

A.13. MM 21-0884 Build to Suit, Inc.

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

Attachments: [21-0884](#)

A.14. RZ-PD 21-0959 Lennar Homes, LLC

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-0959](#)

A.15. MM 21-0963 Scannell Properties, LLC / Noam Neuman

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

Attachments: [21-0963](#)

A.16. RZ-PD 21-1092 PPF SS 1601 South Kingsway Road LLC.

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

Attachments: [21-1092](#)

A.17. MM 21-1106 Cypress Creek Land Corp.

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-1106](#)

A.18. MM 21-1108 Homes for Hillsborough, Inc., / Michael Morina

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: [21-1108](#)

A.19. MM 21-1196 Community Treatment Services, Inc.

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

Attachments: 21-1196

A.20. RZ-STD 21-1208 Graceland Real Estate Investment, Corp.

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

Attachments: [21-1208](#)

A.21. MM 21-1222 RV Retailer Florida Real Estate LLC & Tampa Electric Company

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

Attachments: 21-1222

A.22. MM 21-1226 The Davis Group

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

Attachments: 21-1226

A.23. RZ-PD 21-1231 Triple M Tube Tech, LLC.

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

Attachments: 21-1231

A.24. RZ-PD 21-1235 Advanced Engineering Consultants

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

Attachments: 21-1235

A.25. RZ-PD 21-1340 Rhodine Development, LLC.

This application is being **Continued** by the **Applicant** to the **December 13, 2021** ZHM Hearing.

Attachments: 21-1340

A.26. RZ-STD 21-1349 The Docobo Corporation

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

Attachments: 21-1349

B. REMANDS

B.1. Application Number: MM 21-0417
Applicant: DUNE FL LAND I SUB LLC AND SOUTHSORE BAY CLUB LLC
Location: Approximately 1550ft S of Lagoon Shore Blvd & Jackel Chase Dr
Intersection.
Folio Number: 78878.0000 & 78878.0010
Acreage: 46 acres, more or less
Comprehensive Plan: RES-6 & RES-4
Service Area: Urban
Community Plan: Wimauma & Southshore Areawide Systems Plan
Existing Zoning: PD (05-0210)
Request: Major Modification to a Planned Development

Attachments: [21-0417](#)

B.2. Application Number: RZ-PD 21-0742
Applicant: IPS ENTERPRISES, INC
Location: SW Corner of Skewlee Rd & Hart Pond Dr.
Folio Number: 60819.0000 & 60821.0000
Acreage: 15.1 acres, more or less
Comprehensive Plan: RES-1
Service Area: Rural
Community Plan: Thonotosassa
Existing Zoning: AS-1 & AR
Request: Rezone to Planned Development

Attachments: [21-0742](#)

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 21-1348**
Applicant: John Forest Turbiville / Conservation & Environmental Lands Dept.
Location: 900' NW of Kracker Ave & S US Highway 41 Intersection
Folio Number: 050793.0000, 050793.0100, 050795.0000, 050798.0000 & 051454.0000
Acreage (+/-): 24.82 acres, more or less
Comprehensive Plan: N
Service Area: Urban
Existing Zoning: PD, 07-0879
Request: Rezone to AR

Attachments: 21-1348

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

- D.1. Application Number: RZ-PD 21-0969**
Applicant: 2nd Wave Development, LLC
Location: N side of Simmons Loop & 1500' W from S US Highway 301
Folio Number: 077724.0200 + Multiple
Acreage (+/-): 58.28 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1 & AR
Request: Rezone to Planned Development

Attachments: [21-0969](#)

- D.2. Application Number: MM 21-1090**
Applicant: Boos Development / Jose Martinez
Location: NE corner of S US Hwy 301 & County Road 672
Folio Number: 077779.0100, 077779.0300 & 077779.0400
Acreage (+/-): 14.98 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 20-1270
Request: Major Modification to a Planned Development

Attachments: [21-1090](#)

- D.3. Application Number:** MM 21-1234
Applicant: Pulte Group
Location: N side of Lowell Rd & 420' E of Delwood Rd
Folio Number: 019074.0000, 019074.0100, 019074.0150, 019180.0000, 019181.0000 & 018182.0000
Acreage (+/-): 5.36 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: PD, 05-1936
Request: Major Modification to a Planned Development

Attachments: 21-1234

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>