



# ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. MONDAY, July 25, 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 July 25, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on August 15, 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 September 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](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 20-1142 Rigoberto Reyes, Jr.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [20-1142](#)

**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 **August 15, 2022** ZHM Hearing.

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

**A.3. MM 22-0109 The Graydon Group / Sean Murphy**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0109](#)

**A.4. RZ-PD 22-0181 Ryan Meyer**

This application is being **Continued** by **Staff** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0181](#)

**A.5. RZ-PD 22-0207 Franco J. Otero-Cossio**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0207](#)

**A.6. MM 22-0221 Public School Property Development LLC**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0221](#)

- A.7. **MM 22-0313 Fletcher Shoppes, Inc.**  
This application is being **Continued** by **Staff** to the **August 15, 2022** ZHM Hearing.

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

- A.8. **RZ-PD 22-0369 The Docobo Corporation**  
This application is being **Continued** by **Staff** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0369](#)

- A.9. **RZ-PD 22-0433 David Wright / TSP Companies, Inc.**  
This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0433](#)

- A.10. **RZ-PD 22-0461 T. Truett Gardner / Gardner Brewer Hudson**  
This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0461](#)

- A.11. **RZ-PD 22-0559 Progressive Capital Group, LLC.**  
This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0559](#)

- A.12. **RZ-PD 22-0565 Martin Arias**  
This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0565](#)

**A.13. RZ-PD 22-0567 Landmark Engineering & Surveying Corp.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0567](#)

**A.14. RZ-PD 22-0648 David Wright / TSP Companies, Inc.**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0648](#)

**A.15. RZ-PD 22-0667 HP Capital Partners 1, LLC.**

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

**Attachments:** [22-0667](#)

**A.16. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0671](#)

**A.17. RZ-PD 22-0684 Raymond G. Savoie**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0684](#)

**A.18. RZ-PD 22-0685 HBWB Development Services, LLC.**

This application is being **Continued** by **Staff** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0685](#)

**A.19. MM 22-0686 Ryan Plate / 2022 Balm Riverview, LLC.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0686](#)

**A.20. RZ-PD 22-0688 Johnson Development**

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

**Attachments:** [22-0688](#)

**A.21. RZ-PD 22-0692 Arrow Capital, LLC.**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0692](#)

**A.22. RZ-PD 22-0696 Gary Miller / David Weekley Homes**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0696](#)

**A.23. RZ-PD 22-0719 Sunny Sia**

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

**Attachments:** [22-0719](#)

**A.24. RZ-PD 22-0853 Danya Investment, LLC.**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0853](#)

**A.25. RZ-PD 22-0857 Roger Grunke**

This application is out of order to be heard and is being **Continued** to the **October 17, 2022** ZHM Hearing.

**Attachments:** [22-0857](#)

**A.26. RZ-PD 22-0859 Flournoy Partners**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0859](#)

**A.27. MM 22-0860 Sunfield Homes, Inc. & Amberglen Dev., Inc.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0860](#)

**A.28. MM 22-0863 Craig Stern**

This application is being **Continued** by **Staff** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0863](#)

**A.29. RZ-22-0864 Barry Lawrance**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0864](#)

**A.30. RZ-PD 22-0865 Onicx, LLC.**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0865](#)



**A.31. RZ-PD 22-0866 Circle K / Schaffer Construction**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0866](#)

**A.32. MM 22-0867 CWH Management, Inc.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0867](#)

**A.33. RZ-STD 22-0926 Capolla Paul A., Jr., Trustee**

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

**Attachments:** [22-0926](#)

**A.34. RZ-STD 22-0927 Harjani, Jayant, K, Trustee, Veenu Trustee & Juliana / JH & MP Properties**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0927](#)

**A.35. RZ-STD 22-0944 PFRH Lutz Office, LLC.**

This application is being **Continued** by the **Applicant** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0944](#)

**A.36. RZ-STD 22-0945 Danny Hernandez / Freedom Sky Construction, Inc.**

This application is out of order to be heard and is being **Continued** to the **August 15, 2022** ZHM Hearing.

**Attachments:** [22-0945](#)

- A.37. RZ-STD 22-0986 Christopher Eubanks**  
This application is being **Withdrawn** from the ZHM process.

**Attachments:** [22-0986](#)

**B. REMANDS**

- B.1. Application Number: MM 19-0521**  
**Applicant:** Bosra Development LLC  
**Location:** 125' S of Inter: Fawnridge Cir / Wood Branch Dr  
**Folio Number:** 040347.5000  
**Acreege (+/-):** 82.11 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** PD (80-0090)  
**Request:** Major Modification to a Planned Development

**Attachments:** [19-0521](#)

- B.2. Application Number: MM 22-0087**  
**Applicant:** Suncoast Community Health Centers, Inc.  
**Location:** SE corner of E College Ave & 15th SE  
**Folio Number:** 055569.0100  
**Acreege (+/-):** 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](#)

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

- C.1. Application Number: RZ-STD 22-0423**  
**Applicant:** David Wright / TSP Companies, Inc.  
**Location:** W side of S US Hwy 301 & 260' S of Missouri Ave.  
**Folio Number:** 077084.0000 & 077085.0000  
**Acreege (+/-):** 0.42 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** RSC-9, MH  
**Request:** Rezone to CN

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

- C.2. Application Number: RZ-STD 22-0456**  
**Applicant:** David Wright / TSP Companies, Inc.  
**Location:** 12720 E. Wheeler Rd.  
**Folio Number:** 084809.0100  
**Acreege (+/-):** 2.56 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AS-1  
**Request:** Rezone to CN

**Attachments:** [22-0456](#)

- C.3. Application Number: RZ-STD 22-0557**  
**Applicant:** DMR Elite Holdings  
**Location:** 11020 S. 301 Hwy.  
**Folio Number:** 077069.0000  
**Acreege (+/-):** 0.38 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** RSC-3, MH  
**Request:** Rezone to BPO

**Attachments:** [22-0557](#)

- C.4. Application Number: RZ-STD 22-0698**  
**Applicant:** David Wright / TSP Companies, Inc.  
**Location:** 1010 Lithia Pinecrest Rd.  
**Folio Number:** 071130.0000  
**Acreege (+/-):** 0.43 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** PD, 80-0206  
**Request:** Rezone to CN

**Attachments:** [22-0698](#)

- C.5. Application Number: RZ-STD 22-0789**  
**Applicant:** Jeffrey & Jaime Peck  
**Location:** 4208 Estevez Ln  
**Folio Number:** 065155.0000  
**Acreege (+/-):** 0.37 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to RDC-12

**Attachments:** [22-0789](#)

- C.6. Application Number: RZ-STD 22-0829**  
**Applicant:** RU Project Mgmt Group, LLC.  
**Location:** S side of 16th Ave S & Margaret St., Intersection  
**Folio Number:** 045363.0000 & 045365.0000  
**Acreege (+/-):** 0.73 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RSC-6

**Attachments:** [22-0829](#)

- C.7. Application Number: RZ-STD 22-0980**  
**Applicant:** Rachel Stoll  
**Location:** 2716 Durant Rd  
**Folio Number:** 086665.0000  
**Acreage (+/-):** 1.53 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to RSC-4

**Attachments:** [22-0980](#)

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

- D.1. Application Number: RZ-PD 22-0075**  
**Applicant:** MatMattamy Tampa/Sarasota, LLC.  
**Location:** 12910 Boyette Rd.  
**Folio Number:** 076763.1500  
**Acreage (+/-):** 17.67 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development

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

- D.2. Application Number: MM 22-0089**  
**Applicant:** Tampa Electric Company  
**Location:** NW corner of E Bearss Ave & N 12th St  
**Folio Number:** 034150.0000, 034161.0000, 034166.0000 & 034274.0100  
**Acreage (+/-):** 30.54 acres, more or less  
**Comprehensive Plan:** OC-20 & R-4  
**Service Area:** Urban  
**Existing Zoning:** PD, 03-1124, RSC-4 & AR  
**Request:** Major Modification to a Planned Development

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

**D.3. Application Number: RZ-PD 22-0420**  
**Applicant:** Kami Corbett / Hill Ward Henderson  
**Location:** 1283 S. 41 Hwy.  
**Folio Number:** 051492.0000  
**Acreage (+/-):** 18.50 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Existing Zoning:** AI  
**Request:** Rezone to Planned Development

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

**D.4. Application Number: RZ-PD 22-0442**  
**Applicant:** Roy D. & Julian E. Cannon  
**Location:** 9002 Paul Buchman Hwy.  
**Folio Number:** 089086.0000  
**Acreage (+/-):** 43.71 acres, more or less  
**Comprehensive Plan:** AE  
**Service Area:** Rural  
**Existing Zoning:** AS-0.4, RS  
**Request:** Rezone to Planned Development

**Attachments:** [22-0442](#)

**D.5. Application Number: RZ-PD 22-0443**  
**Applicant:** Lennar Homes, LLC.  
**Location:** 2299 Roosevelt St.  
**Folio Number:** 079525.0400  
**Acreage (+/-):** 5.25 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development

**Attachments:** [22-0443](#)

**D.6. Application Number:** MM 22-0477  
**Applicant:** Broward Development  
**Location:** SW corner of E College Ave & College - I75 S Ramp  
**Folio Number:** 055020.0000  
**Acreege (+/-):** 4.67 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** PD 07-0471  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0477](#)

**D.7. Application Number:** RZ-PD 22-0562  
**Applicant:** 86th Street Holdings, LLC.  
**Location:** NE corner of Causeway Blvd. & S. 86th St.  
**Folio Number:** 044657.0000 & 044659.0000  
**Acreege (+/-):** 7.22 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** RSC-6 & PD 87-0083  
**Request:** Rezone to Planned Development

**Attachments:** [22-0562](#)

**D.8. Application Number:** MM 22-0670  
**Applicant:** Ash Bagdy  
**Location:** 10721 Raulerson Ranch Rd.  
**Folio Number:** 061231.0000  
**Acreege (+/-):** 32.18 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** PD 14-1103  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0670](#)

**D.9. Application Number:** RZ-PD 22-0683  
**Applicant:** Arrow Capital, LLC  
**Location:** NE corner of Anna Dr & Tanner Rd  
**Folio Number:** 065056.0000 + Multiple  
**Acreeage (+/-):** 24.5 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development

**Attachments:** [22-0683](#)

**D.10. Application Number:** MM 22-0782  
**Applicant:** Turning Point of Tampa, Inc.  
**Location:** 6311 Sheldon Rd.  
**Folio Number:** 006667.0000  
**Acreeage (+/-):** 1.36 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** PD, 04-1683  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0782](#)

**D.11. Application Number:** RZ-PD 22-0832  
**Applicant:** Healthpeak Properties, Inc.  
**Location:** NW corner of Oakfield Dr & S Moon Ave  
**Folio Number:** 071490.0050 & 071505.0000  
**Acreeage (+/-):** 5.1 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Existing Zoning:** CG  
**Request:** Rezone to Planned Development

**Attachments:** [22-0832](#)



**D.12. Application Number:** RZ-PD 22-0834  
**Applicant:** Mark Bentley  
**Location:** 1502 Bryan Rd.  
**Folio Number:** 072561.0555  
**Acreege (+/-):** 0.63 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** RSC-6  
**Request:** Rezone to Planned Development

**Attachments:** [22-0834](#)

**D.13. Application Number:** RZ-PD 22-0856  
**Applicant:** Mark Bentley  
**Location:** SW corner of Citrus Park Dr. & Citrus Park Ln.  
**Folio Number:** 003566.0000 & 003566.0010  
**Acreege (+/-):** 3.4 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** CN & PD, 89-0111  
**Request:** Rezone to Planned Development

**Attachments:** [22-0856](#)

**D.14. Application Number:** MM 22-0862  
**Applicant:** Belleair Dev., LLC.  
**Location:** S side of E SR 60 & Rolling Hills Blvd., Intersection  
**Folio Number:** 086371.5000, 086373.0000, 086374.0000, 086377.0000  
**Acreege (+/-):** 12.84 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** PD, 03-0644  
**Request:** Major Modification to a Planned Development

**Attachments:** [22-0862](#)

## **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>