



ZONING HEARING MASTER AGENDA - FINAL

6:00 P.M. MONDAY, December 12, 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 December 12, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on January 05, 2023.

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 February 07, 2023 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-PD 22-0075 MatMattamy Tampa/Sarasota, LLC.**

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0075](#)

A.2. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0671](#)

A.3. RZ-PD 22-0719 Sunny Sia

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0719](#)

A.4. RZ-PD 22-0856 Mark Bentley

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0856](#)

A.5. RZ-PD 22-0857 Roger Grunke

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0857](#)

A.6. RZ-PD 22-0865 Onicx, LLC.

This application is being **Continued** by **Staff** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0865](#)

A.7. RZ-PD 22-0866 Circle K / Schaffer Construction

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0866](#)

A.8. MM 22-0867 CWH Management, Inc.

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-0867](#)

A.9. MM 22-0884 Francisco J. Otero-Cossio

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0884](#)

A.10. 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 **January 17, 2023** ZHM Hearing.

Attachments: [22-0945](#)

A.11. RZ-PD 22-0948 Omar Chaudry

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-0948](#)

A.12. RZ-STD 22-1039 Montague Holdings, LLC.

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-1039](#)

A.13. RZ-PD 22-1082 R.D. Development, LLC.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1082](#)

A.14. MM 22-1086 M & T Asset Management, LLC.

This application is being **Continued** by the **Applicant** to the **March 20, 2023** ZHM Hearing.

Attachments: [22-1086](#)

A.15. RZ-PD 22-1107 Falcone & Associates, LLC.

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1107](#)

A.16. MM 22-1116 David Wright / TSP Co., Inc.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1116](#)

A.17. MM 22-1126 Todd Pressman

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing

Attachments: [22-1126](#)

A.18. RZ-STD 22-1221 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1221](#)

A.19. RZ-PD 22-1226 Drury Development Corp.

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1226](#)

A.20. MM 22-1228 Council Bay Farms, LTD.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1228](#)

A.21. RZ-PD 22-1229 Jacob Egan / Onyx and East

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1229](#)

A.22. MM 22-1236 Hill Ward Henderson

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1236](#)

A.23. MM 22-1239 Southcreek, LLC.

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1239](#)

A.24. RZ-PD 22-1257 John Zonata

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1257](#)

A.25. RZ-PD 22-1330 Stephen Dibbs

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1330](#)

A.26. RZ-PD 22-1337 BDG Sheldon, LLC.

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1337](#)

A.27. RZ-PD 22-1338 A&V Development, LLC.

This application is being **Continued** by **Staff** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1338](#)

A.28. MM 22-1340 RK Development Partners, LLC.

This application is being **Continued** by the **Applicant** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1340](#)

A.29. RZ-PD 22-1388 Lyvwell Communities

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1388](#)

A.30. RZ-PD 22-1390 GTIS Metro DG LLC

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1390](#)

A.31. MM 22-1392 Florida Home Partnership, Inc.

This application is being **Continued** by **Staff** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1392](#)

A.32. RZ-STD 22-1445 A & M Investment Trust LLC

This application is out of order to be heard and is being **Continued** to the **January 17, 2023** ZHM Hearing.

Attachments: [22-1445](#)

A.33. RZ-STD 22-1505 David G Kirbach

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

Attachments: [22-1505](#)

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

- C.1. Application Number:** **RZ-STD 22-0927**
Applicant: Harjani, Jayant, K, Trustee, Veenu Trustee & Juliana / JH & MP Properties
Location: NE corner of N 56th St & Puritan Rd
Folio Number: 038859.0000
Acreage (+/-): 0.98 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-3
Request: Rezone to RDC-6

Attachments: [22-0927](#)

- C.2. Application Number: STD 22-1096**
Applicant: Martin Commercial Properties
Location: 3901 N 301 Hwy
Folio Number: 042885.0000
Acreage (+/-): 0.855 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: AS-1 & CI
Request: Rezone to CI

Attachments: [22-1096](#)

- C.3. Application Number: RZ-STD 22-1496**
Applicant: Yordany Salvia Betancourt
Location: 111 Seffner Ave
Folio Number: 064143.0000
Acreage (+/-): 0.77 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to CG

Attachments: [22-1496](#)

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

- D.1. Application Number: RZ-PD 22-0567**
Applicant: Landmark Engineering & Surveying Corp.
Location: NW corner of Lincoln Rd and Old Big Bend Rd.
Folio Number: 077552.0000, 077552.0100 and 077553.5550
Acreage (+/-): 3.9 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: ASC-1 and RSC-2
Request: Rezone to Planned Development

Attachments: [22-0567](#)

- D.2. Application Number:** **RZ-PD 22-0648**
Applicant: David Wright / TSP Companies, Inc.
Location: SE corner of E. College Ave. and 24th St., SE
Folio Number: 055033.6000 and 055037.3000
Acreage (+/-): 12.21 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1, RSC-6 and ASC-1
Request: Rezone to Planned Development

Attachments: [22-0648](#)

- D.3. Application Number:** **MM 22-0686**
Applicant: Ryan Plate / 2022 Balm Riverview, LLC.
Location: SE corner of S US Hwy 301 and CR 672
Folio Number: 077781.0000, 077781.0025, 077781.0200, 077783.0000 and 077786.0000
Acreage (+/-): 15.22 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 17-1402
Request: Major Modification to a Planned Development

Attachments: [22-0686](#)

- D.4. Application Number:** **RZ-PD 22-0696**
Applicant: Gary Miller / David Weekley Homes
Location: 18029 Lake Reflections Blvd
Folio Number: 014529.0300
Acreage (+/-): 29.2 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [22-0696](#)

D.5. Application Number: RZ-PD 22-0877
Applicant: Rick Olson
Location: 403 W. Brandon Blvd.
Folio Number: 071479.0000
Acreege (+/-): 2.23 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: CG, SR60
Request: Rezone to Planned Development

Attachments: [22-0877](#)

D.6. Application Number: MM 22-1120
Applicant: Housh Ghovae / Northside Engineering, Inc.
Location: 9027 Causeway Blvd
Folio Number: 047523.0100
Acreege (+/-): 5.11 acres, more or less
Comprehensive Plan: RES-20
Service Area: Urban
Existing Zoning: PD, 91-0116
Request: Major Modification to a Planned Development

Attachments: [22-1120](#)

D.7. Application Number: RZ-PD 22-1195
Applicant: William Sullivan / Potomac Land Co.
Location: E side of Tomentosa Ave & Boyette Rd Intersection
Folio Number: 088392.0000, 088392.5000 & 088395.0000
Acreege (+/-): 19.13 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [22-1195](#)

- D.8.** **Application Number:** **MM 22-1339**
 Applicant: JEB Investment Group, LLC.
 Location: 5804 N Occident St
 Folio Number: 028098.0500
 Acreage (+/-): 1.39 acres, more or less
 Comprehensive Plan: LI
 Service Area: Urban
 Existing Zoning: PD, 87-0143
 Request: Major Modification to a Planned Development

Attachments: [22-1339](#)

- D.9.** **Application Number:** **RZ-PD 22-1387**
 Applicant: Wimauma Commercial, LLC.
 Location: 5201 674 Hwy
 Folio Number: 078982.0020
 Acreage (+/-): 3.58 acres, more or less
 Comprehensive Plan: OC-20
 Service Area: Urban
 Existing Zoning: CI
 Request: Rezone to Planned Development

Attachments: [22-1387](#)

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>