



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. TUESDAY, June 20, 2023

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 June 20, 2023 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on July 12, 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 August 08, 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 **July 24, 2023** ZHM Hearing.

Attachments: [22-0075](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

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 **July 24, 2023** ZHM Hearing.

Attachments: [22-0671](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.3. RZ-PD 22-0877 Rick Olson

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-0877](#)

Result: Withdrawn

Motion: Withdrawn

A.4. RZ-STD 22-1431 A Investments Development Corp.

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [22-1431](#)

Result: Withdrawn

Motion: Withdrawn

A.5. RZ-PD 22-1503 Shumaker, Loop & Kendrick / David Singer

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1503](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.6. MM 22-1510 Central Florida, Investments, Inc.

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1510](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.7. RZ-PD 22-1577 Todd Pressman

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1577](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.8. RZ-PD 22-1604 Limerock Industries, Inc./White Holding Co., LLC.

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-1604](#)

Result: Withdrawn

Motion: Withdrawn

A.9. MM 22-1637 David Wright / TSP Co., Inc.

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1637](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.10. MM 22-1638 R. Clark Ricke Revocable Trust

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1638](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.11. RZ-PD 22-1647 Ebla Capital, LLC.

This application is being **Continued** by **Staff** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1647](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.12. RZ-PD 22-1688 Bradford-Lauren LLC & GCMT Properties, LLC

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [22-1688](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.13. RZ-PD 23-0059 Mark Bentley

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0059](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.14. RZ-STD 23-0082 C & C Investment Properties of Tampa LLC

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0082](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.15. MM-23-0161 Michael Morina

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

Attachments: [23-0161](#)

Result: Withdrawn

Motion: Withdrawn

A.16. RZ-PD 23-0181 Hope International Ministries, Inc.

This application is being **Continued** by the **Applicant** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0181](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.17. RZ-PD 23-0184 FEC Enterprises, LLC

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0184](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.18. RZ-PD 23-0193 Roger & Evangeline Derosa

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0193](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.19. RZ-PD 23-0257 SAN0207

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0257](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.20. MM 23-0269 Amber K. Dickerson

This application is being **Continued** by the **Applicant** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0269](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.21. MM 23-0281 P.J. Callaghan Company, Inc. / Grant McLaughlin

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0281](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.22. RZ-PD 23-0287 Lincoln Bend West, LLC / Donald Silverman

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0287](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.23. RZ-STD 23-0324 Cristobal Bonafe

This application is out of order to be heard and is being **Continued** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0324](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

A.24. RZ-STD 23-0443 A Investment Development Corp

This application is being **Continued** by **Staff** to the **July 24, 2023** ZHM Hearing.

Attachments: [23-0443](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

B. REMANDS**B.1. 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](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

C. REZONING STANDARD (RZ-STD):**C.1. Application Number: RZ-STD 22-1681**

Applicant: Greg Kharonov
Location: 600' NE of Washington Rd & N Saint Cloud Ave Intersection
Folio Number: 085633.1000 & 085635.0000
Acreage (+/-): 7.20 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to RSC-4

Attachments: [22-1681](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 07/24/2023

C.2. Application Number: RZ-STD 23-0115

Applicant: Dilip Agarwal
Location: 5817 Theresa St
Folio Number: 006706.0000
Acreage (+/-): 0.55 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: RSC-6

Request: Rezone to RMC-20

Attachments: [23-0115](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

C.3. Application Number: **RZ-STD 23-0203**
Applicant: Maan Capital Management LLC
Location: 11315 N 301 Hwy
Folio Number: 061126.0000
Acreage (+/-): 5 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Rezone to CN

Attachments: [23-0203](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

C.4. Application Number: **RZ-STD 23-0330**
Applicant: Montague Holdings, LLC.
Location: 8525 Montague St.
Folio Number: 004339.0100
Acreage (+/-): 9.13 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 87-0161
Request: Rezone to BPO-R

Attachments: [23-0330](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

C.5. Application Number: **RZ-STD 23-0351**
Applicant: AMQ International Corp / Dennis Creech
Location: 750' NW of E College Ave & 24th St SE Intersection
Folio Number: Portion of 055531.1000
Acreage (+/-): 1.11 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to CI-R

Attachments: [23-0351](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

- C.6. Application Number:** **RZ-STD 23-0442**
Applicant: Cuong H. "Ken" Doan
Location: 15802 Willowdale Rd
Folio Number: 002923.0010
Acreage (+/-): 1.16 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RSC-2

Attachments: [23-0442](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

- C.7. Application Number:** **RZ-STD 23-0469**
Applicant: Florida Home Partnership, Inc.
Location: NW corner of Bassa St & North St
Folio Number: 079403.0000
Acreage (+/-): 4.91 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to RMC-6

Attachments: [23-0469](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

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

- D.1. Application Number:** **RZ-PD 22-1390**
Applicant: GTIS Metro DG LLC
Location: 300' NW of West Lake Dr & Crane Meadow Blvd Intersection
Folio Number: 078011.7398
Acreage (+/-): 32.78 acres, more or less
Comprehensive Plan: RES-4
Service Area: Urban
Existing Zoning: PD, 89-0097
Request: Rezone to Planned Development

Attachments: [22-1390](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

- D.2. Application Number: MM 22-1639**
Applicant: Masonic Park & Youth Camp, Inc.
Location: 750' E of S US Highway 301 & Willow Rd Intersection
Folio Number: 057988.0000, 079726.0000 & 079727.0000
Acreage (+/-): 199.91 acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Existing Zoning: PD, ZC 91-0174
Request: Major Modification to a Planned Development

Attachments: [22-1639](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

- D.3. Application Number: RZ-PD 22-1701**
Applicant: David B Singer, Colin Rice, Older Lundy Koch & Martino
Location: 800' N of Bonnie Rd & Thonotosassa Rd Intersection
Folio Number: 082001.0000, 082002.0000 & 082003.0000
Acreage (+/-): 3.68 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural
Existing Zoning: RSC-4 & ASC-1
Request: Rezone to Planned Development

Attachments: [22-1701](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 08/08/2023

- D.4. Application Number: RZ-PD 23-0041**
Applicant: 301 Wimauma, LLC.
Location: NW corner of Saffold Rd & S County Road 579 Intersection, and also, 5000' S of S County Road 579 & Hillsborough St Intersection, both sides of the street
Folio Number: 079454.0000 + Multiple
Acreage (+/-): 909.27 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [23-0041](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 07/18/2023

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>