



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, September 18, 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 September 18, 2023 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on October 09, 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 November 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 23-0153 Gator Georgia Properties, LLC.**

This application is being **Withdrawn** from the ZHM process.

Attachments: [23-0153](#)

Result: Withdrawn

Motion: Withdrawn

A.2. MM 23-0281 P.J. Callaghan Company, Inc. / Grant McLaughlin

This application is being **Continued** by the **Applicant** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0281](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.3. 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 **October 16, 2023** ZHM Hearing.

Attachments: [23-0287](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.4. MM 23-0407 Brian Funk

This application is being **Continued** by **Staff** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0407](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.5. RZ-PD 23-0422 Oswaldo E Silva

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0422](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.6. RZ-STD 23-0443 A Investment Development Corp

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0443](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.7. RZ-PD 23-0472 Maq Isle Community, LLC / Maq Sports Club, LLC

This application is out of order to be heard and is being **Continued** to the **November 13, 2023** ZHM Hearing.

Attachments: [23-0472](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 11/13/2023

A.8. RZ-PD 23-0517 CJDW Riviera, LLC

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing

Attachments: [23-0517](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.9. MM 23-0518 Spacebox Dover, LLC

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing

Attachments: [23-0518](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.10. RZ-PD 23-0519 Tampa Family Health Centers, Inc.

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0519](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.11. MM 23-0520 Lutz Preparatory School, Inc.

This application is being **Continued** by **Staff** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0520](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.12. RZ-PD 23-0522 Eisenhower Property Group

This application is being **Continued** by **Staff** to the **October 16, 2023** ZHM Hearing. .

Attachments: [23-0522](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.13. RZ-PD 23-0540 Francisco J. Otero-Cossio

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0540](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.14. RZ-PD 23-0583 Robert Ruelo

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0583](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.15. RZ-PD 23-0584 Tampa Bay General Contractors LLC

This application is being **Continued** by the **Applicant** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0584](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.16. RZ-STD 23-0588 David Wright / TSP Companies, Inc.

This application is being **Continued** by **Staff** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0588](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.17. RZ-PD 23-0610 Petru Volosen / Lavinia Volosen

This application is being **Continued** by the **Applicant** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0610](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.18. MM 23-0614 Town Center Brandon Development, LLC.

This application is being **Continued** by the **Applicant** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0614](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.19. MM 23-0617 Happy Traveler RV Park & Resort LLC

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0617](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.20. RZ-PD 23-0618 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0618](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.21. RZ-STD 23-0714 Highland Homes, Inc.

This application is being **Continued** by the **Applicant** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0714](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.22. RZ-STD 23-0729 Danays Acosta Benitez

This application is being **Continued** by **Staff** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0729](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.23. RZ-STD 23-0771 David Wright / TSP Companies, Inc.

This application is being **Continued** by the **Applicant** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0771](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.24. RZ-STD 23-0782 Tara Tedrow / McGregor Love

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0782](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

A.25. RZ-STD 23-0828 Orient Road Holdings

This application is out of order to be heard and is being **Continued** to the **October 16, 2023** ZHM Hearing.

Attachments: [23-0828](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/16/2023

B. REMANDS

- B.1. 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-R

Attachments: [23-0203](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 23-0082**
Applicant: C & C Investment Properties of Tampa LLC
Location: 750' SE of 4th Ave SE & N US Hwy 41 Intersection
Folio Number: 013691.0000
Acreage (+/-): 1.24 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: RSC-6
Request: Rezone to CG

Attachments: [23-0082](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C.2. Application Number: RZ-STD 23-0552
Applicant: Mike Schlechter
Location: W side of Simmons Ranch Ct & Simmons Loop Intersection
Folio Number: 093093.0352
Acreage (+/-): 5.45 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to CI

Attachments: [23-0552](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C.3. Application Number: RZ-STD 23-0571
Applicant: RU Project Management Group, LLC.
Location: SE Corner of N Himes Ave & River Cove Dr
Folio Number: 025882.0000 & 025882.0100
Acreage (+/-): 0.73 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: BPO & RSC-6
Request: Rezone to RSC-9

Attachments: [23-0571](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C.4. Application Number: RZ-STD 23-0573
Applicant: 3 Nickels, LLC.
Location: 3806 E 60 Hwy
Folio Number: 092870.0000
Acreage (+/-): 3.74 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: CG & AS-0.4
Request: Rezone to CG-R

Attachments: [23-0573](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C.5. Application Number: RZ-STD 23-0640
Applicant: Munira Godil
Location: 8609 S 78th St
Folio Number: 049244.0200
Acreage (+/-): 0.35 acres, more or less

Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: BPO, ZC
Request: Rezone to CG-R

Attachments: [23-0640](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C.6. Application Number: **RZ-STD 23-0792**
Applicant: Jon Berry
Location: N of Arch McDonald Dr & Siloam Springs Dr Intersection
Folio Number: 086777.0000
Acreage (+/-): 20.74 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Rezone to RSC-2

Attachments: [23-0792](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

C.7. Application Number: **RZ-STD 23-0846**
Applicant: Homes By WestBay
Location: 250' SW of Colonial Ridge Dr & Guiles Rd intersection & S of Guiles Rd
Folio Number: 073117.0000 + Multiple
Acreage (+/-): 33.48 acres, more or less
Comprehensive Plan: Brandon
Service Area: Urban
Existing Zoning: RSC-3, ASC-1
Request: Rezone to RSC-4

Attachments: [23-0846](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

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

D.1. Application Number: **RZ-PD 23-0059**
Applicant: Mark Bentley
Location: 400' NE of Harney Rd & Tom Folsom Rd Intersection
Folio Number: 061036.0000, 061039.0000 & 061046.0000
Acreage (+/-): 2.51 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural

Existing Zoning: CN & AS-1
Request: Rezone to Planned Development

Attachments: [23-0059](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

D.2. Application Number: **RZ-PD 23-0109**
Applicant: Ryan Meyer / Panamint-Symmes Road, LLC.
Location: 7515 Symmes Rd
Folio Number: 051281.0100
Acreage (+/-): 4.86 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [23-0109](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

D.3. Application Number: **RZ-PD 23-0369**
Applicant: AMQ International, Corp.
Location: E side of County Road 579 & Thomas Rd Intersection
Folio Number: 062164.0130 & 062164.0135
Acreage (+/-): 6.01 acres, more or less
Comprehensive Plan: LI-P
Service Area: Rural
Existing Zoning: CG-R
Request: Rezone to Planned Development

Attachments: [23-0369](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 11/13/2023

D.4. Application Number: **MM 23-0414**
Applicant: Riverview Hotel Investment Group, LLC.
Location: 140' S of Alafia Preserve Ave & Magnolia View Ct Intersection
Folio Number: 076324.0005, 076324.0006, 076324.0010 & 076343.1000
Acreage (+/-): 5.6 acres, more or less
Comprehensive Plan: CMU-12 & SMU-6
Service Area: Urban
Existing Zoning: PD (06-0848)
Request: Major Modification to a Planned Development

Attachments: [23-0414](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

- D.5. Application Number:** MM 23-0578
Applicant: Southcreek, LLC
Location: SW corner of Alder Green Dr & S US Highway 301
Folio Number: 077771.9439
Acreage (+/-): 2.53 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 04-1476
Request: Major Modification to a Planned Development

Attachments: [23-0578](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 11/07/2023

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>