



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, March 25, 2024

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 March 25, 2024 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 15, 2024.

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 May 07, 2024 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 23-0618 David Wright / TSP Companies, Inc.**

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [23-0618](#)

Result: Withdrawn

Motion: Withdrawn

A.2. MM 23-0768 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [23-0768](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.3. RZ-PD 23-0780 Tampa, 92, LLC.

This application is being **Continued** by the **Applicant** to the **April 15, 2024** ZHM Hearing.

Attachments: [23-0780](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.4. RZ-PD 23-0848 Avid Group LLC / Janice N Barbee

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [23-0848](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.5. MM 23-0904 Johnson Development Associates, Inc.

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [23-0904](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.6. RZ-PD 23-0997 Chelsea D Hardy / Land Acquisition, Lennar

This application is being **Continued** by the **Applicant** to the **April 15, 2024** ZHM Hearing.

Attachments: [23-0997](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.7. MM 24-0034 Shree Kulkarni / Serenity Capital Management, LLC.

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0034](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.8. RZ-PD 24-0044 EPG1, LLC.

This application is being **Continued** by the **Applicant** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0044](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.9. RZ-PD 24-0141 Audrey Metelski

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0141](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.10. RZ-STD 24-0171 18520 Livingston Ave LLC / Steve Leone

This application has been **Withdrawn** from the hearing process.

Attachments: [24-0171](#)

Result: Withdrawn

Motion: Withdrawn

A.11. RZ-PD 24-0183 Green Label Ventures, LLC.

This application is being **Continued** by the **Applicant** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0183](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.12. RZ-PD 24-0238 Sycamore Engineering, Inc.

This application is out of order to be heard and is being **Continued** to the **May 14, 2024** ZHM Hearing.

Attachments: [24-0238](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 05/14/2024

A.13. RZ-PD 24-0239 Buc-A-Day Storage, LLC.

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0239](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.14. MM 24-0240 Patrick Norman

This application is out of order to be heard and is being **Continued** to the **May 14, 2024** ZHM Hearing.

Attachments: [24-0240](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 05/14/2024

A.15. RZ-PD 24-0242 Blue Sky Communities / Shawn Wilson

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0242](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.16. RZ-STD 24-0265 R&R Land Ventures, LLC

This application has been **Withdrawn** from the hearing process.

Attachments: [24-0265](#)

Result: Withdrawn

Motion: Withdrawn

A.17. RZ-STD 24-0273 Souad Mansour

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0273](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

A.18. RZ-STD 24-0315 Clementine Drive, LLC.

This application has been **Withdrawn** from the hearing process.

Attachments: [24-0315](#)

Result: Withdrawn

Motion: Withdrawn

A.19. RZ-STD 24-0338 Casey R Lowe

This application is out of order to be heard and is being **Continued** to the **April 15, 2024** ZHM Hearing.

Attachments: [24-0338](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/15/2024

B. REMANDS

- B.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 05/07/2024

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number:** **RZ-STD 24-0166**
Applicant: Colin Hopkins
Location: 673 Keyville Rd
Folio Number: 093299.0000
Acreage (+/-): 11.37 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to AS-1

Attachments: [24-0166](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

- C.2. Application Number: RZ-STD 24-0303**
Applicant: Todd Pressman
Location: SE corner of Sligh Ave & N Kingsway Rd
Folio Number: 062101.0000 & 062101.0100
Acreage (+/-): 8.57 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1 & AR
Request: Rezone to CI-R

Attachments: [24-0303](#)

Result: Continued (Other)

Motion: Continued (Other)

- C.3. Application Number: RZ-STD 24-0323**
Applicant: Todd Pressman
Location: 717 N Valrico Rd
Folio Number: 085530.0000
Acreage (+/-): 3.94 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to RSC-4

Attachments: [24-0323](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

- C.4. Application Number: RZ-STD 24-0356**
Applicant: Justin A Marx
Location: 19013 N 41 Hwy
Folio Number: 013860.0000
Acreage (+/-): 0.14 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: RSC-6
Request: Rezone to CG-R

Attachments: [24-0356](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

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

- D.1. Application Number: RZ-PD 23-0774**
Applicant: Orange Blossom at Stonelake, LLC.

Location: 500' NW of Thonotosassa Rd & Parkwood Dr, & N of the Thonotosassa Rd.
Folio Number: 060621.0000
Acreage (+/-): 37.1 acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [23-0774](#)

Result: Continued (Other)

Motion: Continued (Other)

D.2. Application Number: **RZ-PD 23-0778**
Applicant: Danva Investment, LLC.
Location: 4307 & 4309 W Humphrey St
Folio Number: 024103.0000 & 024113.0000
Acreage (+/-): 7.953 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to Planned Development

Attachments: [23-0778](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

D.3. Application Number: **MM 23-0887**
Applicant: WMS Realty Brandon, LLC.
Location: 350' SE of E Lumsden Rd & Emerald Dr Intersection
Folio Number: 072462.0000
Acreage (+/-): 1.78 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 00-0457
Request: Major Modification to a Planned Development

Attachments: [23-0887](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

D.4. Application Number: **RZ-PD 23-0918**
Applicant: R.D. Development, LLC.
Location: E side of Salt Chime St & W Lake Dr Intersection
Folio Number: 079523.0000
Acreage (+/-): 49.16 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban

Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [23-0918](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 05/14/2024

D.5. Application Number: RZ-PD 23-0994
Applicant: Ram
Location: 2600' E side of Sheldon Rd & Gonzalez Lake Dr Intersection, & E of Gonzalez Lake Dr

Folio Number: 003585.0000, 003600.0000 & 003611.0000
Acreage (+/-): 22.01 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: PD, 04-0058 & AS-1
Request: Rezone to Planned Development

Attachments: [23-0994](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

D.6. Application Number: MM 24-0029
Applicant: Todd Pressman / Pressman & Assoc., Inc.
Location: 4008 N Orient Rd
Folio Number: 041148.0000
Acreage (+/-): 0.21 acres, more or less
Comprehensive Plan: RCP
Service Area: Urban
Existing Zoning: PD
Request: Major Modification to a Planned Development

Attachments: [24-0029](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 05/14/2024

D.7. Application Number: RZ-PD 24-0031
Applicant: D.R. Horton, Inc.
Location: 1250' E of Meadowdale Dr & N Meadowview Cir Intersection, & N of the Street
Folio Number: 003601.0000 + Multiple
Acreage (+/-): 53.93 acres, more or less
Comprehensive Plan: R-4 & R-9
Service Area: Urban
Existing Zoning: PD, 06-0115, 12-0515, 04-0058 & RSC-2, (MH)
Request: Rezone to Planned Development

Attachments: [24-0031](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

- D.8. Application Number:** RZ-PD 24-0132
Applicant: David Mechanik
Location: 8403 & 8405 N Lois Ave
Folio Number: 024123.0050 & 024123.0075
Acreage (+/-): 1.53 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: RMC-16
Request: Rezone to Planned Development

Attachments: [24-0132](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

- D.9. Application Number:** MM 24-0241
Applicant: Habitat for Humanity of Hillsborough County Florida, Inc.
Location: 1030' W of Pennington Rd & Ehrlich Rd Intersection & N side of Ehrlich Rd
Folio Number: 016232.0100
Acreage (+/-): 3.18 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 85-0486
Request: Major Modification to a Planned Development

Attachments: [24-0241](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

E. ZHM SPECIAL USE

- E.1. Application Number:** SU-GEN 23-0955
Applicant: FCD Investment South, LLC.
Location: 1000' N of Bethune Dr & Williams Rd Intersection, & both side of Williams Rd
Folio Number: 060006.0000, 060048.0000, 060140.0050 & 060141.0000
Acreage (+/-): 50.95 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Nonconformity Special Use Permit

Attachments: [23-0955](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

E.2. Application Number: SU-GEN 24-0382
Applicant: Gisselle Amparo
Location: 13603 E 92 Hwy
Folio Number: 082662.0000
Acreage (+/-): 0.53 acres, more or less
Comprehensive Plan: R-2
Service Area: Rural
Existing Zoning: RSC-2
Request: Requesting a Nonconformity Special Use Permit

Attachments: [24-0382](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 05/07/2024

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>