



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, December 14, 2020

**R. W. Saunders Sr. Public Library
Ada T. Pain 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 14, 2020 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on January 07, 2021.

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. Anyone who wishes to speak before the Board of County Commissioners will need to file a request for Oral Argument. All requests for Oral Argument must be filed with the Clerk to the BOCC no later than close of business on January 19, 2021. You can file oral arguments with the Clerk via email at BOCCRec@HillsClerk.Org, fax (813) 272-5044; or in person at 419 Pierce Street., Room # 140. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the February 09, 2021 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

Present Hearing Officer Pamela Hatley

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 and oral argument 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 by filing an oral argument request. Only persons that qualify as a Party of Record may file an oral argument request. 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.

Requests for Oral Argument must be filed on the appropriate forms within ten (10) calendar days after the date of the filing of the LUHO's recommendation. The appropriate forms will be available at the LUHO Hearing.

A. WITHDRAWALS AND CONTINUANCES**A.1. RZ-PD 18-0798 Johnson Pope Bokor Ruppel & Bums, LLP**

This application is out of order to be heard and is being **Continued** to the **March 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 3/15/2021

A.2. MM 19-0521 Bosra Development LLC

This application is out of order to be heard and is being **Continued** to the **March 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

A.3. RZ-STD 20-0144 Maria Carmen and Luz Hesstefani Lopez

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Result: Withdrawn

Motion: Withdrawn.

A.4. MM 20-0290 Golf and Sea Club, Inc.

This application is out of order to be heard and is being **Continued** to the **March 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

A.5. RZ-STD 20-0312 Sanora Tampa Bay LLC

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

Result: Withdrawn

Motion: Withdrawn.

A.6. RZ-STD 20-0334 Sean D. Miller

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

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

A.7. MM 20-0377 Bruce W. Landis

This application is out of order to be heard and is being **Continued** to the **March 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

A.8. Application Number: RZ-PD 20-0382

Applicant: Juniper Development LLC / Abir Khaled
Location: 40' Southwest of Intersection: Bryan Rd. / Williams Rd.
Folio Number: 065053.0000 & 065054.0000
Acreage (+/-): 38 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: RDC-12 & AR
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

A.9. RZ-PD 20-0394 GLH Enterprises, LLLP / Jazele, LLC

This application is out of order to be heard and is being **Continued** to the **January 19, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.10. Application Number: RZ-STD 20-0868**
Applicant: Todd Pressman
Location: 2903 W. State Road 60
Folio Number: 093093.0350
Acreage (+/-): 7.44 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to CI-R

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.11. MM 20-0898 TSP Companies, Inc.**
This application is out of order to be heard and is being **Continued** to the **February 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.12. RZ-PD 20-0985 David Wilson / Meritage Homes**
This application is out of order to be heard and is being **Continued** to the **January 19, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.13. MM 20-1068 CSC Ruskin Partners, LLC.**
This application is out of order to be heard and is being **Continued** to the **April 19, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.14. Application Number: MM 20-1138**
Applicant: Circle K Stores, Inc.
Location: 5368 Ehrlich Rd.
Folio Number: 018960.0380
Acreage (+/-): 0.91 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (85-0433)
Request: Major Modification to a Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.15. Application Number: RZ-PD 20-1142**
Applicant: Rigoberto Reyes, Jr.
Location: 360' South of Intersection: S. 70th St. / Chattin Rd
Folio Number: 047364.0000, 048851.0000, 048852.0000 & 048858.0000
Acreage (+/-): 16.67 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6 (MH), AR, & ASC-1
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.16. RZ-PD 20-1198 Francisco J. Otero-Cossio**
This application is out of order to be heard and is being **Continued** to the **March 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.17. RZ-PD 20-1252 Lily's Pad, LLC**
This application is being **Continued** by **Staff** to the **February 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.18. Application Number: RZ-PD 20-1253**
Applicant: RKM Development Corp / William Lloyd
Location: 500' North of Intersection: N. US Highway 41 / Crystal Grove Blvd.
Folio Number: 013693.0000
Acreage (+/-): 2.6 acres, more or less
Comprehensive Plan: R-2
Service Area: Rural
Existing Zoning: ASC-1
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.19. RZ-PD 20-1255 New Hope Farms Florida, LLC**
This application is being **Continued** by **Staff** to the **February 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.20. RZ-PD 20-1256 Sisu Lutz, LLC**
This application is being **Continued** by the **Applicant** to the **January 19, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.21. RZ-PD 20-1257 David Wilson / Meritage Homes**
This application is being **Continued** by the **Applicant** to the **January 19, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.22. MM 20-1258 CWK Family Partnership, Ltd.**
This application is being **Continued** by the **Applicant** to the **January 19, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.23. Application Number: RZ-PD 20-1264**
Applicant: Mattamy Tampa/Sarasota, LLC.
Location: 310' East of Intersection: Bell Shoals Rd / Knowles Rd.
Folio Number: 073141.0000, 073142.0000, 073138.0000, 073176.9202, 073176.9206, 073142.000, 073138.0000, 073176.9202, 073176.9204 & 073176.9206
Acreage (+/-): 16.48 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: RSC-4, ASC-1 & 06-0314
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.24. Application Number: RZ-PD 20-1265**
Applicant: Mattamy Tampa/Sarasota, LLC.
Location: 1350' North of Intersection: Balm Boyette Rd. / Canterfield Dr.
Folio Number: 088486.0150, 088486.0200, 088495.0102, 088495.0106 & 088495.0108
Acreage (+/-): 102.6 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

- A.25. RZ-PD 20-1266 Revestart, LLC**
This application is being **Continued** by **Staff** to the **February 15, 2021** ZHM Hearing.

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

A.26. Application Number: RZ-STD 20-1282
Applicant: Russell Versaggi
Location: 16029 Livingston Ave
Folio Number: 034639.0000
Acreage (+/-): 4.79 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: RSC-4, 87-0225
Request: Rezone to RMC-12

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. Application Number: RZ-STD 20-1171 (Related to 20-0801)
Applicant: Tampa Electric Company
Location: 945' Northwest of Intersection: G-Seven Ranch Rd.
/ Stephens Rd.
Folio Number: 032817.0300 + Multiple
Acreage (+/-): 333.51 acres, more or less
Comprehensive Plan: A/R and R-1
Service Area: Rural
Existing Zoning: AR and PD (07-1903)
Request: Rezone to AR
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable
Planning Commission: Consistent with Plan

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 2/9/2021

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

D.1. Application Number: RZ-PD 20-0103
Applicant: Waterford Construction & Develop., Inc.
Location: 13512 Bay Lake Ln.
Folio Number: 018938.0000
Acreage (+/-): 4.8 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (06-0715)
Request: Rezone to Planned Development
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval, Subject to conditions
Planning Commission: Consistent with Plan

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 2/9/2021

D.2. Application Number: MM 20-0801 (Related to 20-1171)
Applicant: Stephens Farms, LLC
Location: 1045' West of Intersection: G7 Ranch Rd / Stephens Rd
Folio Number: 032817.0300 + Multiple
Acreage (+/-): 262.6 acres, more or less
Comprehensive Plan: A/R & R-1
Service Area: Rural
Existing Zoning: PD (07-1903)
Request: Major Modification to a Planned Development
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approval, Subject to conditions
Planning Commission: Consistent with Plan

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 2/9/2021

D.3. Application Number: RZ-PD 20-1148
Applicant: The Motor Enclave Tampa, LLC
Location: 7014 Williams Rd.
Folio Number: 062529.0000
Acreege (+/-): 191 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

Result: Heard

Motion: Heard.

D.4. Application Number: RZ-PD 20-1149
Applicant: Pittwood Assoc., LLC
Location: 155' Southeast of Intersection: Lithia Pinecrest Rd / Oaklane Rd
Folio Number: 087304.0000 & 087304.0100
Acreege (+/-): 2.36 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (97-0037) & ASC-1
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

D.5. Application Number: RZ-PD 20-1248
Applicant: Balm Grove, LLC
Location: 10005 Symmes Rd.
Folio Number: 077956.6404
Acreege (+/-): 1.22 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 1/19/2021

D.6. Application Number: MM 20-1260
Applicant: Sico, Inc. / Avila Golf and Country Club, Inc.
Location: 16950 Villalagos de Avila
Folio Number: 015787.0000
Acreage (+/-): 193 acres, more or less
Comprehensive Plan: R-1
Service Area: Urban
Existing Zoning: PD (01-0489)
Request: Major Modification to a Planned Development
RECOMMENDATION:
Zoning Hearing Master: Approval
Development Services: Approvable with Conditions
Planning Commission: Consistent with Plan

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 2/9/2021

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>