



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, August 16, 2021**

**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 August 16, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on September 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. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the October 12, 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**

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](http://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](mailto: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-STD 20-0868 Todd Pressman**

This application is being **Withdrawn** from the ZHM process.

**Attachments:** [A-A.1-20-0868](#)

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.2. MM 21-0169 Todd Pressman**

This application is being **Continued** by the **Applicant** to the **February 14, 2022** ZHM Hearing. .

**Attachments:** [21-0169](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.3. RZ-PD 21-0220 Rhodine Development, LLC.**

This application is being **Continued** by the **Applicant** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0220](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.4. RZ-PD 21-0221 Dublin 2483 LLC / Dave Masi**

This application is being **Continued** by the **Applicant** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0221](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.5. MM 21-0310 French Quarter, LLC.**

This application is being **Withdrawn** from the ZHM process.

**Attachments:** [21-0310](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.6. MM 21-0313 BULLFROG MHC LLC**

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

**Attachments:** [21-0313](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

- A.7. **MM 21-0316 University Community Hospital, Inc. / Dima Didenko**  
This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

**Attachments:** [21-0316](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

- A.8. **MM 21-0556 Chestnut Hill Investments Five, LLC**  
This application is being **Continued** by the **Applicant** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0556](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

- A.9. **RZ-PD 21-0560 AMQ International Corporation**  
This application is being **Continued** by the **Applicant** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0560](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

- A.10. **RZ-PD 21-0592 Tom Matter**  
This application is out of order to be heard and is being **Continued** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0592](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

- A.11. **RZ-PD 21-0626 Francisco J. Otero-Cossio**  
This application is out of order to be heard and is being **Continued** to the **December 13, 2021** ZHM Hearing.

**Attachments:** [21-0626](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

- A.12. **RZ-PD 21-0647 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:** [21-0647](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.13. RZ-PD 21-0650 David Wright / TSP Companies, Inc.**

This application is out of order to be heard and is being **Continued** to the **December 13, 2021** ZHM Hearing.

**Attachments:** [21-0650](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.14. RZ-PD 21-0701 Soney FM LLC / Ram A. Goel**

This application is being **Continued** by the **Applicant** to the **January 18, 2022** ZHM Hearing. .

**Attachments:** [21-0701](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.15. Application Number: RZ-PD 21-0745**

**Applicant:** Bricklmyer Law Group

**Location:** E side of N US Highway 41 & 360' S of Flagship Dr

**Folio Number:** 013992.0000, 013994.0000 & 013999.0100

**Acreage (+/-):** 6.26 acres, more or less

**Comprehensive Plan:** NMU-4

**Service Area:** Rural

**Existing Zoning:** CN, PD, 88-0229

**Request:** Rezone to Planned Development

**Attachments:** [21-0745](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.16. RZ-PD 21-0746 William Sullivan / Potomac Land Company**

This application is being **Continued** by the **Applicant** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0746](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.17. RZ-PD 21-0748 Northstar Tampa Medical LLP**

This application is being **Continued** by **Staff** to the **November 15, 2021** ZHM Hearing

**Attachments:** [21-0748](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.18. RZ-PD 21-0863 BDG Sheldon, LLC**

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

**Attachments:** [21-0863](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.19. Application Number: RZ-PD 21-0864**

**Applicant:** Belleair Development, LLC.

**Location:** N side of Gunn Hwy & 400' E of Gunn Hwy/Sheldon Rd Intersection

**Folio Number:** 003141.0020

**Acreage (+/-):** 0.59 acres, more or less

**Comprehensive Plan:** CPV

**Service Area:** Urban

**Existing Zoning:** CPV-G-6, 04-0315

**Request:** Rezone to Planned Development

**Attachments:** [21-0864](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.20. MM 21-0865 D. Marguerite Estate/Lin You-Feng**

This application is being **Continued** by the **Applicant** to the **October 18, 2021** ZHM Hearing.

**Attachments:** [21-0865](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.21. RZ-PD 21-0867 Hutton Real Estate Holdings, LLC**

This application is being **Continued** by the **Applicant** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0867](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.22. RZ-STD 21-0870 John Mccary**

This application is out of order to be heard and is being **Continued** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0870](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.23. MM 21-0877 Lennar, LLC/Hill Ward Hendersen**

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

**Attachments:** [F-07\\_21-0877\\_MM\\_Q](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.24. MM 21-0944 Habitat for Humanity of Hillsborough County Florida, Inc.**

This application is out of order to be heard and is being **Continued** to the **September 13, 2021** ZHM Hearing.

**Attachments:** [21-0944](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.25. Application Number: RZ-STD 21-0951**

**Applicant:** Chris Ares  
**Location:** E side of N Falkenburg Rd & 450' S of E Broadway Ave  
**Folio Number:** 065619.0000  
**Acreage (+/-):** 0.68 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Existing Zoning:** M & AS-1  
**Request:** Rezone to M

**Attachments:** [21-0951](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.26. Application Number: RZ-STD 21-0985**

**Applicant:** Carlos A. Fuentes  
**Location:** 500' SE of E Martin Luther King Blvd & Orient Rd Intersection  
**Folio Number:** 0419993.0000  
**Acreage (+/-):** 4.75 acres, more or less  
**Comprehensive Plan:** OC-20 & R-12  
**Service Area:** Urban  
**Existing Zoning:** PD, 92-0056, RMC-12 & RDC-12  
**Request:** Rezone to CI-R

**Attachments:** [21-0985](#)

**Result:** Continued



**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**A.27. RZ-STD 21-0986 Calvin Lyons Lloyd**

This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

**Attachments:** [21-0986](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 9/13/2021

**B. REMANDS**

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

**C.1. Application Number: RZ-STD 21-0942**

**Applicant:** Michael G. & Dennis M. Taylor  
**Location:** NW corner of N Wilder Rd & Dan Kendrick Rd  
**Folio Number:** 089867.0000  
**Acreeage (+/-):** 6.45 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to ASC-1

**Attachments:** [21-0942](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**C.2. Application Number: RZ-STD 21-0970**

**Applicant:** Chase Clark  
**Location:** S side of Lewis Gallagher Rd & 470' E of Ohara Pl  
**Folio Number:** 082777.0000  
**Acreeage (+/-):** 4.85 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to ASC-1

**Attachments:** [21-0970](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

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

**D.1. 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

**Attachments:** [20-1253](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.2. Application Number:** **MM 21-0116**  
**Applicant:** 7720 VAN DYKE HOLDINGS LLC  
**Location:** 7720 Van Dyke Rd.  
**Folio Number:** 2100.0000  
**Acreage:** 2.72 acres, more or less  
**Comprehensive Plan:** RES-1  
**Service Area:** Rural  
**Community Plan:** Keystone Odessa  
**Existing Zoning:** PD (92-0009) & PD (93-0196)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval in Part  
**Development Services:** Approvable in Part, Subject Conditions  
**Planning Commission:** Consistent with Plan in Part

**Attachments:** [21-0116](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.3. Application Number:** **RZ- PD 21-0222**  
**Applicant:** RRGG LLC / FIRST RATE PROPERTIES, LLC  
**Location:** 430ft E of Intersection: Bloomingdale Ave. / Watson Rd.  
**Folio Number:** 73713.0000 + Multiple  
**Acreage (+/-):** 14.45 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** AS-1, AS-1 & PD 17-0068  
**Request:** Rezone to Planned Development

**Attachments:** [21-0222](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.4. Application Number:** **MM 21-0227**  
**Applicant:** K. Clayton Brickleyer, Brickleyer Law Group  
**Location:** 8705 North Mobley Rd.

**Folio Number:** 001916.0100  
**Acreage (+/-):** 34.12 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** PD (98-0503) & KCAC  
**Request:** Major Modification to a Planned Development

**Attachments:** [21-0227](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.5. Application Number:** **MM 21-0417**  
**Applicant:** Dune FL Land I Sub, LLC and Southshore Bay Club, LLC.  
**Location:** Approx. 1550' Southeast of Lagoon Shore and Jackel Chase Dr intersection  
**Folio Number:** 078878.0000 and 078878.0010  
**Acreage (+/-):** 56.87 acres, more or less  
**Comprehensive Plan:** R-6 and R-4  
**Service Area:** Urban  
**Existing Zoning:** PD (05-0210)  
**Request:** Major Modification to a Planned Development

**Attachments:** [21-0417](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.6. Application Number:** **RZ-PD 21-0420**  
**Applicant:** 2nd Wave Development, LLC.  
**Location:** North of Bloomingdale Ave and Old Twig Ln.  
**Folio Number:** 073807.5000 + Multiple  
**Acreage (+/-):** 27.08 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** RSC-6, 70-0055, RSC-3, PD, 05-1577, ASC-1, MH, BPO, 06-1386, AS-1, 97-0253  
**Request:** Rezone to Planned Development

**Attachments:** [D-D.6-21-0420](#)

**Result:** Continued (Other)

**Motion:** Continued (Other). Recommended for Approval.to the BOCC CPA due back on 09/30/2021

**D.7. Application Number:** **RZ-PD 21-0557**  
**Applicant:** AMQ Intersectional Corporation  
**Location:** SW side of Clay Pit Rd / Lakewood Dr  
**Folio Number:** 064813.0000  
**Acreage (+/-):** 4.3 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** AS-1

**Request:** Rezone to Planned Development

**Attachments:** [21-0557 RZ-PD Q](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**D.8. Application Number: RZ-PD 21-0558**  
**Applicant:** AMQ International Corp.  
**Location:** W side of S Parsons Ave & Laws Ln Intersection  
**Folio Number:** 066042.0000 & 066044.0000  
**Acreage (+/-):** 5.5 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to Planned Development

**Attachments:** [21-0558](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.9. Application Number: RZ-PD 21-0742**  
**Applicant:** IPS Enterprises, Inc.  
**Location:** SW corner of Skewlee Rd & Hart Pond Rd  
**Folio Number:** 060819.0000 & 060821.0000  
**Acreage (+/-):** 15.1 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AS-1 & AR  
**Request:** Rezone to Planned Development

**Attachments:** [21-0742](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.10. Application Number: MM 21-0747**  
**Applicant:** Ellis National Bank of W. Hillsborough c/o Bank of America NC 1  
**Location:** SW corner of W Hillsborough Ave & Webb Rd  
**Folio Number:** 010237.0000  
**Acreage (+/-):** 2.27 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Existing Zoning:** PD, 78-0249 & HAOD  
**Request:** Major Modification to a Planned Development

**Attachments:** [21-0747](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 10/12/2021

**D.11. Application Number:** RZ-PD 21-0749  
**Applicant:** Cheryl Currie Kilcoyne  
**Location:** SE corner of N Dale Mabry Hwy & W Idlewild Ave  
**Folio Number:** 029247.0000 & 029248.0000  
**Acreage (+/-):** 6.5 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Existing Zoning:** CG  
**Request:** Rezone to Planned Development

**Attachments:** [21-0749](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 09/13/2021

**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>