



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, September 13, 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 September 13, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on October 04, 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 November 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

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 18-0798 Johnson Pope Bokor Ruppel & Bums, LLP**

This application is out of order to be heard and is being **Continued** to the **April 18, 2022** ZHM Hearing.

Attachments: [18-0798](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/18/2021

A.2. RZ-PD 20-1142 Rigoberto Reyes, Jr.

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

Attachments: [20-1142](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/18/2021

A.3. Application Number: RZ-PD 21-0113

Applicant: WRH Valrico Station, LLLP.

Location: 45' N of Intersection: Silver Ln / Pullman Car Dr

Folio Number: 086164.0000, 086165.0000 & 086188.0250

Acreage (+/-): 15.61 acres, more or less

Comprehensive Plan: R-4 & R-9

Service Area: Urban

Existing Zoning: RSC-6 (MH), PD, 14-1098

Request: Rezone to Planned Development

Attachments: [21-0113](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 10/18/2021

A.4. MM 21-0310 French Quarter, LLC.

This application is being **Withdrawn** from the ZHM process.

Attachments: [21-0310](#)

Result: Withdrawn

Motion: Withdrawn.

A.5. 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 10/18/2021

A.6. 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 10/18/2021

A.7. 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 10/18/2021

A.8. 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 10/18/2021

A.9. 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 10/18/2021

A.10. 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 10/18/2021

A.11. RZ-PD 21-0744 William Sullivan / Potomac Land Company

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

Attachments: [21-0744](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 11/15/2021

A.12. RZ-PD 21-0745 Bricklemyer Law Group

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

Attachments: [21-0745](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

A.13. 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 10/18/2021

A.14. 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 10/18/2021

A.15. 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 10/18/2021

A.16. 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 10/18/2021

A.17. 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 10/18/2021

A.18. RZ-PD 21-0959 Lennar Homes, LLC

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

Attachments: [21-0959](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

A.19. RZ-PD 21-0961 Tampa Bay Community Church, Inc.

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

Attachments: [21-0961](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

A.20. RZ-PD 21-0962 Stephen J. Dibbs

This application is out of order to be heard and is being **Continued** to the **February 14, 2022** ZHM Hearing.

Attachments: [21-0962](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

A.21. MM 21-0963 Scannell Properties, LLC / Noam Neuman

This application is out of order to be heard and is being **Continued** to the **March 14, 2022** ZHM Hearing.

Attachments: [21-0963](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 11/15/2021

A.22. RZ-PD 21-0969 2nd Wave Development, LLC

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

Attachments: [21-0969](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

- A.23. 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
Acreeage (+/-): 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 10/18/2021

- A.24. RZ-STD 21-1085 Jomarcell Nguyen**
This application is out of order to be heard and is being **Continued** to the **October 18, 2021** ZHM Hearing.

Attachments: [21-1085](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

B. REMANDS

- B.1. Application Number: RZ-PD 21-0318**
Applicant: KB Home Tampa, LLC.
Location: 30' S of Intersection: Symmes Rd / Ventana Groves Blvd
Folio Number: 077195.0000 & 077196.0100
Acreeage (+/-): 50.31 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD, 84-0166 & AR
Request: Rezone to Planned Development

Attachments: [B-02_21-0318_RZ_PD_Q](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 21-0870**
Applicant: John McCary/Five Star Roofing & Construction, Inc.
Location: N side of E Fowler Ave & 430' E of Walker Rd
Folio Number: 060063.0000 & 060065.0000
Acreeage (+/-): 1.96 acres, more or less
Comprehensive Plan: SMU-6

Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to CI-R

Attachments: [21-0870](#)

Result: Recommended for Denial

Motion: Recommended for Denial.to the BOCC Land Use due back on 11/09/2021

C.2. 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
Acreege (+/-): 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: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

C.3. Application Number: **RZ-STD 21-0986**
Applicant: Calvin Lyons Lloyd
Location: E side of S County Rd 39 & 920' S of Lithia Pinecrest Rd
Folio Number: 093940.0000
Acreege (+/-): 9.73 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

Attachments: [21-0986](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

C.4. Application Number: **RZ-STD 21-1050**
Applicant: Kristan Pate Tricarico
Location: SE corner of Taylor Rd & Serenity Oaks Ln
Folio Number: 060797.0512
Acreege (+/-): 5 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

Attachments: [21-1050](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

- C.5. Application Number: RZ-STD 21-1091**
Applicant: Alvaro A. Rodriguez
Location: NE corner of E Ellicott St & N Falkenburg Rd
Folio Number: 065126.0000
Acreage (+/-): 0.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: RDC-12 & AR
Request: Rezone to RDC-12

Attachments: [21-1091](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

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

- D.1. 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: Recommended for Approval

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

- D.2. Application Number: MM 21-0169**
Applicant: Todd Pressman
Location: 5326 Williams Rd.
Folio Number: 065027.0000
Acreage (+/-): 21.82 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: PD (00-0171), RSC-6 & MH
Request: Major Modification to a Planned Development

Attachments: [21-0169](#)

Result: Recommended for Denial

Motion: Recommended for Denial.to the BOCC Land Use due back on 11/09/2021

- D.3. Application Number: RZ-PD 21-0220**
- Applicant:** Rhodine Development, LLC.
- Location:** 450' East of Intersection: Rhodine Rd. / Greenland Dr.
- Folio Number:** 077363.1000 & Multiple
- Acreage (+/-):** 226 acres, more or less
- Comprehensive Plan:** RP-2 & R-4
- Service Area:** Rural
- Existing Zoning:** PD, AR & AS-1
- Request:** Rezone to Planned Development

Attachments: [21-0220](#)

Result: Withdrawn

Motion: Withdrawn.

- D.4. Application Number: RZ-PD 21-0221**
- Applicant:** Dublin 2483 LLC c/o Dave Masi
- Location:** 6119 W. Linebaugh Ave.
- Folio Number:** 023767.0000
- Acreage (+/-):** 3.3 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Existing Zoning:** AS-1
- Request:** Rezone to Planned Development

Attachments: [21-0221](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

- D.5. Application Number: MM 21-0556**
- Applicant:** Chestnut Hill Investments Five, LLC
- Location:** Approx. 820' N of Johns Rd & George Rd Intersection on Right Side
- Folio Number:** 027582.0000
- Acreage (+/-):** 14.51 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Existing Zoning:** PD (18-1163)
- Request:** Major Modification to a Planned Development

Attachments: [21-0556](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

- D.6. 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: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

D.7. Application Number: RZ-PD 21-0560
Applicant: AMQ International Corp.
Location: N side of Bryan Rd / Ellen Ave
Folio Number: 065140.0000
Acreage (+/-): 4.91 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [21-0560](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

D.8. Application Number: RZ-PD 21-0592
Applicant: Tom Matter
Location: Approx. 260' SW of N Dale Mabry Hwy & Fountain Mist Dr Intersection
Folio Number: 029253.0000
Acreage (+/-): 0.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG
Request: Rezone to Planned Development

Attachments: [21-0592](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

D.9. Application Number: RZ-PD 21-0746
Applicant: William Sullivan, Potomac Land Company
Location: Approx. 825' W of Carr Rd & Raiden Lan Intersection
Folio Number: 076722.0000 & 076722.0200
Acreage (+/-): 10.79 acres, more or less
Comprehensive Plan: R-4

Service Area: Urban
Existing Zoning: ASC-1, AR & RSC-3
Request: Rezone to Planned Development

Attachments: [21-0746](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

D.10. Application Number: **RZ-PD 21-0867**
Applicant: Hutton Real Estate Holdings, LLC
Location: E side of S Gornto Lake Rd & 835' N of Bloomingdale Ave
Folio Number: 073788.0000
Acreege (+/-): 4.69 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: IPD-2, 89-0146
Request: Rezone to Planned Development

Attachments: [21-0867](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

D.11. Application Number: **MM 21-0884**
Applicant: Build to Suit, Inc.
Location: NE corner of W Waters Ave & Firecracker Dr
Folio Number: 004528.0100
Acreege (+/-): 3.08 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 04-0404
Request: Major Modification to a Planned Development

Attachments: [21-0884](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 10/18/2021

D.12. Application Number: **MM 21-0944**
Applicant: Habitat for Humanity of Hillsborough County Florida, Inc.
Location: S side of W Windhorst Rd & 200' E of Windhorst Ridge Dr
Folio Number: 067361.0000
Acreege (+/-): 4.34 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD (08-0270)
Request: Major Modification to a Planned Development

Attachments: [21-0944](#)

Result: Recommended for Approval

Motion: Recommended for Approval.to the BOCC Land Use due back on 11/09/2021

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>