



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, October 18, 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 October 18, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on November 08, 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 December 14, 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-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 11/15/2021

**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 01/18/2022

**A.3. 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:** Withdrawn

**Motion:** Withdrawn.

**A.4. 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 11/15/2021

**A.5. 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 11/15/2021

**A.6. 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 11/15/2021

**A.7. 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 11/15/2021

**A.8. 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 11/15/2021

**A.9. 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 12/13/2021

**A.10. 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 11/15/2021

**A.11. 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 11/15/2021

**A.12. MM 21-0884 Build to Suit, Inc.**

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

**Attachments:** [21-0884](#)

**Result:** Continued

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

**A.13. 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 11/15/2021

**A.14. 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 11/15/2021

**A.15. RZ-PD 21-1042 Danva Real Estate, LLC.**

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

**Attachments:** [21-1042](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 12/13/2021

**A.16. RZ-PD 21-1076 Lark Ventures, LLC/KISS Properties, LLC/Royce Kroenke**

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

**Attachments:** [21-1076](#)

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.17. MM 21-1090 Boos Development / Jose Martinez**

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

**Attachments:** [21-1090](#)

**Result:** Continued

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

**A.18. RZ-PD 21-1092 PPF SS 1601 South Kingsway Road LLC.**

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

**Attachments:** [21-1092](#)

**Result:** Continued

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

**A.19. MM 21-1106 Cypress Creek Land Corp.**

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

**Attachments:** [21-1106](#)

**Result:** Continued

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

**A.20. Application Number: MM 21-1108**  
**Applicant: Home for Hillsborough, Inc/Michael Morina**  
**Location: SE corner of 12th St and Sea Treasure Ct**  
**Folio Number: 079390.0000**  
**Acreage (+/-): 7.19 acres, more or less**  
**Comprehensive Plan: R-6**  
**Service Area: Urban**  
**Existing Zoning: PD, 06-0103**  
**Request: Major Modification to a Planned Development**

**Attachments:** [21-1108](#)

**Result:** Continued

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

**A.21. RZ-STD 21-1193 Planning, Design, & Mgt., Solutions, Inc. / Travis Hills**

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

**Attachments:** [21-1193](#)

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.22. RZ-STD 21-1208 Graceland Real Estate Investment, Corp.**

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

**Attachments:** [21-1208](#)

**Result:** Continued

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

## B. REMANDS

**B.1. Application Number:** **RZ-PD 20-1266 ( Remanded)**  
**Applicant:** REVESTART LLC  
**Location:** 11841 Balm Riverview Rd.  
**Folio Number:** 77357.0007  
**Acreage:** 4.86 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Existing Zoning:** AS-0.4  
**Request:** Rezone to PD

**Attachments:** [20-1266](#)

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 12/14/2021

**B.2. Application Number:** **RZ-PD 21-0110**  
**Applicant:** GHASSAN S MOUSA  
**Location:** 11216 McMullen Rd.  
**Folio Number:** 76828.5382  
**Acreage:** 1 acre, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Existing Zoning:** RSC-2  
**Request:** Rezone to PD

**Attachments:** [21-0110](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 12/13/2021

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

**C.1. 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:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

- C.2. Application Number: RZ-STD 21-1085**  
**Applicant:** Jomarcell Nguyen  
**Location:** W side of N Himes Ave & 140' S of W Minnehaha St  
**Folio Number:** 029306.0050  
**Acreage (+/-):** 0.14 acres, more or less  
**Comprehensive Plan:** R-20  
**Service Area:** Urban  
**Existing Zoning:** BPO & RSC-9  
**Request:** Rezone to RSC-9

**Attachments:** [21-1085](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

- C.3. Application Number: RZ-STD 21-1099**  
**Applicant:** RU Project Management Group, LLC.  
**Location:** N side of Ann Ballard Rd & 520' W of Benjamin Rd  
**Folio Number:** 027419.0000  
**Acreage (+/-):** 0.97 acres, more or less  
**Comprehensive Plan:** LI  
**Service Area:** Urban  
**Existing Zoning:** AI  
**Request:** Rezone to M

**Attachments:** [21-1099](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

- C.4. Application Number: RZ-STD 21-1220**  
**Applicant:** Jacob Goldstein  
**Location:** SW corner of Causeway Blvd & S 70th St.  
**Folio Number:** 047283.0000  
**Acreage (+/-):** 3.66 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Existing Zoning:** CN  
**Request:** Rezone CI-R

**Attachments:** [21-1220](#)

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 12/14/2021

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

- D.1. 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:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

**D.2. Application Number: MM 21-0313**  
**Applicant:** Bullfrog MHC, LLC.  
**Location:** North Side of Symmes Rd and Messler Rd  
**Folio Number:** 050712.0100  
**Acreage (+/-):** 6.78 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** PD (85-0306)  
**Request:** Major Modification to a Planned Development

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

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

**D.3. Application Number: MM 21-0865**  
**Applicant:** D. Marguerite Estate/Lin You-Feng  
**Location:** SW corner of Big Bend Rd & Simmons Loop  
**Folio Number:** 077731.0000 & 077734.0000  
**Acreage (+/-):** 12.34 acres, more or less  
**Comprehensive Plan:** UMU-20  
**Service Area:** Urban  
**Existing Zoning:** PD (11-0415 & 16-0209)  
**Request:** Major Modification to a Planned Development

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

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

**D.4. Application Number: MM 21-0877**  
**Applicant:** Lennar Homes, LLC/Hill Ward Hendersen  
**Location:** NW corner of Geraci Rd & Crystal Lake Rd  
**Folio Number:** 013366.0000, 014519.0050, 014519.0100 & 014519.0500  
**Acreage (+/-):** 173.44 acres, more or less  
**Comprehensive Plan:** CMU-12, R-1, R-2 & R-9

**Service Area:** Rural & Urban  
**Existing Zoning:** PD, 98-0917  
**Request:** Major Modification to a Planned Development

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

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 11/9/2021

**D.5. Application Number:** RZ-PD 21-0961  
**Applicant:** Tampa Bay Community Church, Inc.  
**Location:** N side of W Fletcher Ave & 1000' E from Orange Grove Dr  
**Folio Number:** 019473.0000 & 019474.0100  
**Acreage (+/-):** 3.51 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** PD, 19-1037 & BPO-R  
**Request:** Rezone to Planned Development

**Attachments:** [21-0961](#)

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 12/14/2021

**D.6. Application Number:** RZ-PD 21-0962  
**Applicant:** James J. Porter / Akerman LLP  
**Location:** S side of Hoedt Rd & 345' W from Kings Pkwy  
**Folio Number:** 016388.0000  
**Acreage (+/-):** 2.67 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1 & RSC-3  
**Request:** Rezone to Planned Development

**Attachments:** [21-0962](#)

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 12/13/2021

## 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>