



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, March 15, 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 March 15, 2021 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 05, 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 April 15, 2021. You can file oral arguments with the Clerk via email at [BOCCRec@HillsClerk.Com](mailto:BOCCRec@HillsClerk.Com), 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 May 11, 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 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.

**Present**          Hearing Officer Susan Finch

**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 **June 14, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 6/14/2021

**A.2. MM 19-0521 Bosra Development LLC**

This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.3. RZ-PD 19-1458 Council Growers, Inc.**

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 4/19/2021

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

This application is being **Withdrawn** from the ZHM process.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.5. MM 20-0377 Bruce W. Landis**

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.6. RZ-PD 20-1071 David M. Mechanik / Mechanik Nuccio Hearne & Wester**

This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 5/17/2021

**A.7. MM 20-1138 Circle K Stores, Inc.**

This application is being **Withdrawn** from the ZHM process.

**Result:** Withdrawn

**Motion:** Withdrawn.

**A.8. RZ-PD 20-1198 Francisco J. Otero-Cossio**

This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.9. RZ-PD 20-1256 Sisu Lutz, LLC.**

This application is being **Continued** by the **Applicant** to the **April 19, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.10. MM 21-0038 DDKR, LLC.**

This application is being **Continued** by **Staff** to the **April 19, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.11. RZ-PD 21-0110 Ghassan S. Mousa**

This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 5/17/2021

**A.12. MM 21-0116 7720 Van Dyke Holdings, LLC.**

This application is being **Continued** by the **Applicant** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 5/17/2021

**A.13. RZ-PD 21-0123 BG Ventures, LLC.**

This application is being **Continued** by **Staff** to the **April 19, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.14. MM 21-0169 Todd Pressman**

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 4/19/2021

**A.15. RZ-PD 21-0212 Build to Suit, Inc.**

This application is being **Continued** by the **Applicant** to the **July 26, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.16. RZ-PD 21-0220 Rhodine Development, LLC.**

This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.17. RZ-PD 21-0221 Dublin 2483 LLC / Dave Masi**

This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.18. RZ-PD 21-0222 RRRG LLC / First Rate Properties, LLC.**

This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.19. MM 21-0227 Malhi Family Business, LLC.**

This application is out of order to be heard and is being **Continued** to the **May 17, 2021** ZHM Hearing.

**Result:** Continued

**Motion:** Continued.to the Zoning Hearing Master due back on 4/19/2021

**A.20. RZ-STD 21-0300 Peter Dovas**

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

**Result:** Withdrawn

**Motion:** Withdrawn.

**B. REMANDS**

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

- C.1. Application Number: RZ-STD 20-0374**  
**Applicant:** John E. Grygiel  
**Location:** 110' Southeast of Intersection: E. Martin Luther King Blvd. / Thomas St.  
**Folio Number:** 065840.0000 & 065843.0000  
**Acreege (+/-):** 0.58 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** RDC-12  
**Request:** Rezone to CG

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 5/11/2021

- C.2. Application Number: RZ-STD 21-0129**  
**Applicant:** Cherie Howington  
**Location:** 3538 Lindsey St.  
**Folio Number:** 083369.0000  
**Acreege (+/-):** 0.88 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Rural  
**Existing Zoning:** RSC-6  
**Request:** Rezone to RSC-6 MH

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

- C.3. Application Number: RZ-STD 21-0242**  
**Applicant:** Thomas & Emily Mang  
**Location:** 70' North of Intersection: W. Waters Ave. / Pat Blvd.  
**Folio Number:** 004379.0600  
**Acreege (+/-):** 0.91 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to CG

**Result:** Opened and Continued

**Motion:** Opened and Continued.to the Zoning Hearing Master due back on 4/19/2021



**C.4. Application Number: RZ-STD 21-0267**  
**Applicant:** Lonny & Carol Fox  
**Location:** 2880 N. Valrico Rd.  
**Folio Number:** 063708.5100  
**Acreage (+/-):** 2.4 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** ASC-1 & 78-0071  
**Request:** Rezone to AS-1

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**C.5. Application Number: RZ-STD 21-0302**  
**Applicant:** Josephine Morgana Pittman  
**Location:** 2112 S. US Highway 41 Ste A  
**Folio Number:** 057816.0000  
**Acreage (+/-):** 0.55 acres, more or less  
**Comprehensive Plan:** R-12  
**Service Area:** Urban  
**Existing Zoning:** RSC-6 & CG  
**Request:** Rezone to CG

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**C.6. Application Number: RZ-STD 21-0303**  
**Applicant:** Sizemore Properties, LLC.  
**Location:** 915' East of Intersection: W. Keysville Rd. / Swilley Rd.  
**Folio Number:** 093259.0100  
**Acreage (+/-):** 15.86 acres, more or less  
**Comprehensive Plan:** A/R & R-1  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to ASC-1

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

- C.7. Application Number: RZ-STD 21-0304**
- Applicant:** Simmons Loop OMV, LLC.
- Location:** 6613 Simmons Loop
- Folio Number:** 077760.0001
- Acreage (+/-):** 1.03 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Existing Zoning:** AS-1
- Request:** Rezone to BPO-R

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

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

- D.1. 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:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

Meeting went into Recess

Meeting Reconvened

- D.2. Application Number: RZ-PD 20-1252**
- Applicant:** Lily's Pad, LLC
- Location:** 45' East of Intersection: S. Kings Ave. / Westwood Ln.
- Folio Number:** 071512.0000 & 071513.0000
- Acreage (+/-):** 0.77 acres, more or less
- Comprehensive Plan:** R-12
- Service Area:** Urban
- Existing Zoning:** SPI-HC, 05-1228, BPO, 18-0713
- Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**D.3. Application Number: RZ-PD 20-1255**  
**Applicant:** New Hope Farms Florida, LLC  
**Location:** 8583 Richmond St.  
**Folio Number:** 050486.0000  
**Acreage (+/-):** 11.7 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**D.4. 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:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**D.5. Application Number: RZ-PD 20-1266**  
**Applicant:** Revestart, LLC  
**Location:** 11841 Balm Riverview Rd.  
**Folio Number:** 077357.0007  
**Acreage (+/-):** 4.86 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AS-0.4  
**Request:** Rezone to Planned Development

**Result:** Recommended for Denial

**Motion:** Recommended for Denial.to the BOCC Land Use due back on 5/11/2021

**D.6. Application Number: RZ-PD 20-1270**  
**Applicant:** Jose Martinez / Boos Development  
**Location:** 110' Northeast of Intersection: US Highway 301 S / Paseo Al Mar Blvd.  
**Folio Number:** 077779.0100, 077779.0300 & 077779.0400  
**Acreege (+/-):** 15 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** PD (87-0210 & 92-0361) & AR  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**D.7. Application Number: RZ-PD 21-0034**  
**Applicant:** Central Site Development, LLC.  
**Location:** 213 Providence Rd.  
**Folio Number:** 071863.0000  
**Acreege (+/-):** 1.44 acres, more or less  
**Comprehensive Plan:** R-20  
**Service Area:** Urban  
**Existing Zoning:** CN  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**D.8. Application Number: RZ-PD 21-0121**  
**Applicant:** Lee Te Kim  
**Location:** 520' West of Intersection: 1st St SW / 16th Ave SW  
**Folio Number:** 057602.0000  
**Acreege (+/-):** 12.76 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** ASC-1  
**Request:** Rezone to Planned Development

**Result:** Recommended for Approval

**Motion:** Recommended for Approval.to the BOCC Land Use due back on 5/11/2021

**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>