



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, February 14, 2022

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.: Rezoning (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 February 14, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on March 07, 2022.

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 April 12, 2022 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 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 04/18/2022

A.2. RZ-PD 20-1253 RKM Development Corp / William Lloyd

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

Attachments: [20-1253](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.3. RZ-PD 21-0863 BDG Sheldon, LLC

This application is being **Withdrawn** from the ZHM process.

Attachments: [21-0863](#)

Result: Withdrawn

Motion: Withdrawn.

A.4. 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 03/14/2022

A.5. RZ-PD 21-0962 Stephen J. Dibbs

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

Attachments: [21-0962](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.6. MM 21-0963 Scannell Properties, LLC / Noam Neuman

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

Attachments: [21-0963](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.7. MM 21-1106 Cypress Creek Land Corp.

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

Attachments: [21-1106](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.8. RZ-PD 21-1231 Triple M Tube, LLC.

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

Attachments: [21-1231](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.9. MM 21-1270 Perfection Partners Limited Partnership

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

Attachments: [21-1270](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.10. RZ-PD 21-1321 Juan C. Montesino

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

Attachments: [21-1321](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.11. RZ-PD 21-1330 Mark Bentley

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

Attachments: [21-1330](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 05/16/2022

A.12. RZ-PD 21-1332 Mark Bentley

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

Attachments: [21-1332](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.13. MM 21-1334 Landside Investment, LLC.

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

Attachments: [21-1334](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.14. RZ-PD 21-1337 RV Retailer Florida Real Estate, LLC. and Tampa Electric Co.

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

Attachments: [21-1337](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.15. RZ-PD 21-1338 David Wright / TSP Co., Inc.

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

Attachments: [21-1338](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.16. MM 21-1342 Hillsborough County School Board

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

Attachments: [21-1342](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.17. RZ-PD 22-0075 MatMattamy Tampa/Sarasota, LLC.

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

Attachments: [22-0075](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.18. RZ-STD 22-0076 The Parman Group LLC / Jeff Sizemore

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

Attachments: [22-0076](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.19. RZ-PD 22-0083 Sarah Combs

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

Attachments: [22-0083](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.20. MM 22-0089 Tampa Electric Company

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

Attachments: [22-0089](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.21. MM 22-0090 Dobbs Equipment, LLC / Chris Kent

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

Attachments: [22-0090](#)

Result: Withdrawn

Motion: Withdrawn.

A.22. MM 22-0103 Nick Pullaro / Heitage Station Capital Group, LLC.

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

Attachments: [22-0103](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.23. RZ-PD 22-0107 C. Reed Haydon & Kevin Menendez / RK Development Partners LLC.

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

Attachments: [22-0107](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.24. MM 22-0109 The Graydon Group / Sean Murphy

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

Attachments: [22-0109](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.25. RZ-PD 22-0152 Mark Bentley

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

Attachments: [22-0152](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 04/18/2022

A.26. RZ-PD 22-0181 Ryan Meyer

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

Attachments: [22-0181](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.27. RZ-PD 22-0207 Franco J. Otero-Cossio

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

Attachments: [22-0207](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 04/18/2022

A.28. MM 22-0208 Steve Luce

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

Attachments: [22-0208](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.29. RZ-PD 22-0209 Trucks & Parts Real Estate Partnership, LLP.

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

Attachments: [22-0209](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.30. MM 22-0221 Public School Property Development LLC

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

Attachments: [22-0221](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.31. MM 22-0223 LIV Development

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

Attachments: [22-0223](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

A.32. RZ-STD 22-0295 Francis Murray, IV

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

Attachments: [22-0295](#)

Result: Continued

Motion: Continued.to the Zoning Hearing Master due back on 03/14/2022

B. REMANDS

B.1. 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: Heard and Pending Recommendation

Motion: Heard.

C. REZONING STANDARD (RZ-STD):

C.1. Application Number: RZ-STD 22-0077
Applicant: Sizemore Properties LLC / Jay Sizemore
Location: SE side of S County Road 39 and Swilley Rd
Folio Number: 093184.0000, 093213.0000, 093214.0000 & 093215.0000
Acreage (+/-): 77.75 acres, more or less
Comprehensive Plan: R-1

Service Area: Rural
Existing Zoning: SPI-HC, 05-0901 & AR
Request: Rezone to ASC-1

Attachments: [22-0077](#)

Result: Heard and Pending Recommendation

Motion: Heard.

C.2. Application Number: RZ-STD 22-0330
Applicant: John Stephen Harvey
Location: 11308 Walter Hunter Rd
Folio Number: 094051.0000
Acreeage (+/-): 3.67 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to AS-1

Attachments: [22-0330](#)

Result: Heard and Pending Recommendation

Motion: Heard.

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

D.1. 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
Acreeage (+/-): 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: Heard and Pending Recommendation

Motion: Heard.

D.2. Application Number: RZ-PD 21-1329
Applicant: Nick Brackin / Brackin Renovations & Development, LLC.
Location: 10941 Clay Pit Rd.
Folio Number: 064828.0000
Acreeage (+/-): 1.9 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: AS-1

Request: Rezone to Planned Development

Attachments: [21-1329](#)

Result: Heard and Pending Recommendation

Motion: Heard.

D.3. Application Number: RZ-PD 21-1335
Applicant: Taylor Morrison of Florida, Inc.,
Location: 910 NE 19th Ave.
Folio Number: 054234.0000
Acreage (+/-): 82.5 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

Attachments: [21-1335](#)

Motion: Heard.

D.4. Application Number: MM 21-1339
Applicant: Liberty Property Limited Partnership
Location: 650' SE of S US Highway 301 and Causeway Blvd Intersection
Folio Number: 072303.0204, 072303.0206 and 072303.0210
Acreage (+/-): 27.42 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Existing Zoning: PD, 98-1462
Request: Major Modification to a Planned Development

Attachments: [21-1339](#)

Result: Heard and Pending Recommendation

Motion: Heard.

D.5. Application Number: RZ-PD 21-1340
Applicant: Rhodine Development, LLC.
Location: 900' E of Rhodine Rd & Greenland Dr., Intersection
Folio Number: 077363.1000 + Multiple
Acreage (+/-): 194 acres more or less
Comprehensive Plan: RP-2, R-4 & RP-2
Service Area: Urban & Rural
Existing Zoning: PD, 20-0969 & AS-1
Request: Rezone to Planned Development

Attachments: [21-1340](#)

Result: Heard and Pending Recommendation

Motion: Heard.

- D.6. Application Number:** MM 22-0102
- Applicant:** CP Seffner MHC, LLC.
- Location:** 700 N Kingsway Rd
- Folio Number:** 063530.0000
- Acreage (+/-):** 20.17 acres, more or less
- Comprehensive Plan:** R-4
- Service Area:** Urban
- Existing Zoning:** PD, 80-0180
- Request:** Major Modification to a Planned Development

Attachments: [22-0102](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 04/18/2022

- D.7. Application Number:** RZ-PD 22-0222
- Applicant:** Adam C. Roza
- Location:** NW corner of Adams St & S US Hwy 41
- Folio Number:** 051338.0000, 051352.0000, 051353.0000, 051354.0500 & 051355.0000
- Acreage (+/-):** 4.53 acres, more or less
- Comprehensive Plan:** R-6
- Service Area:** Urban
- Existing Zoning:** RSC-6, MH & CN
- Request:** Rezone to Planned Development

Attachments: [22-0222](#)

Result: Heard and Pending Recommendation

Motion: Heard.

- D.8. Application Number:** MM 22-0224
- Applicant:** TM Crowley & Associates
- Location:** 11501 Boyette Rd
- Folio Number:** 076683.0000
- Acreage (+/-):** 1.24 acres, more or less
- Comprehensive Plan:** R-4
- Service Area:** Urban
- Existing Zoning:** PD, 15-0694
- Request:** Major Modification to a Planned Development

Attachments: [22-0224](#)

Result: Heard and Pending Recommendation

Motion: Heard.

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>