



HILLSBOROUGH COUNTY Zoning Hearing Master

ZHM RESULTS - FINAL

6:00 P.M. MONDAY, August 15, 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.: 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 15, 2022 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on September 06, 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 October 11, 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 22-0181 Ryan Meyer**

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-0181](#)

Result: Withdrawn

Motion: Withdrawn

A.2. RZ-PD 22-0207 Franco J. Otero-Cossio

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-0207](#)

Result: Withdrawn

Motion: Withdrawn

A.3. MM 22-0221 Public School Property Development LLC

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-0221](#)

Result: Withdrawn

Motion: Withdrawn

A.4. MM 22-0313 Fletcher Shoppes, Inc.

This application is being **Continued** by **Staff** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0313](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.5. RZ-PD 22-0433 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0433](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.6. RZ-STD 22-0453 Todd Pressman

This application is being **Withdrawn** from the ZHM process.

Attachments: [22-0453](#)

Result: Withdrawn

Motion: Withdrawn

A.7. RZ-PD 22-0461 T. Truett Gardner / Gardner Brewer Hudson

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0461](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.8. RZ-PD 22-0567 Landmark Engineering & Surveying Corp.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0567](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.9. RZ-PD 22-0648 David Wright / TSP Companies, Inc.

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0648](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.10. MM 22-0671 Symmes East Bay, LLC. / SEB2, LLC.

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0671](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.11. RZ-PD 22-0684 Raymond G. Savoie

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0684](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.12. MM 22-0686 Ryan Plate / 2022 Balm Riverview, LLC.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0686](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.13. RZ-PD 22-0692 Arrow Capital, LLC.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0692](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.14. RZ-PD 22-0696 Gary Miller / David Weekley Homes

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0696](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.15. RZ-PD 22-0853 Danya Investment, LLC.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0853](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.16. MM 22-0860 Sunfield Homes, Inc. & Amberglen Dev., Inc.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0860](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.17. RZ-22-0864 Barry Lawrance

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0864](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.18. RZ-PD 22-0865 Onicx, LLC.

This application is being **Continued** by the **Applicant** to the **October 17, 2022** ZHM Hearing.

Attachments: [22-0865](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.19. RZ-PD 22-0866 Circle K / Schaffer Construction

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0866](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.20. MM 22-0867 CWH Management, Inc.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0867](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.21. RZ-PD 22-0877 Rick Olson

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0877](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.22. MM 22-0884 Francisco J. Otero-Cossio

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0884](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.23. RZ-STD 22-0927 Harjani, Jayant, K, Trustee, Veenu Trustee & Juliana / JH & MP Properties

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0927](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.24. RZ-PD 22-0943 Beauchamp Properties, LLC.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0943](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.25. RZ-STD 22-0945 Danny Hernandez / Freedom Sky Construction, Inc.

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0945](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.26. RZ-PD 22-0948 Omar Chaudry

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0948](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.27. RZ-PD 22-0949 Grace Contracting & Development, LLC.

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-0949](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.28. RZ-PD 22-0950 DR Horton

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

Attachments: [22-0950](#)

Result: Withdrawn

Motion: Withdrawn

A.29. RZ-STD 22-1027 Hugh MacDonald, Jr.

This application is being **Continued** by the **Applicant** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-1027](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.30. RZ-STD 22-1039 Montague Holdings, LLC.

This application is being **Continued** by **Staff** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-1039](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

A.31. RZ-STD 22-1070 Bremalie Homes, LLC.

This application is out of order to be heard and is being **Continued** to the **September 19, 2022** ZHM Hearing.

Attachments: [22-1070](#)

Result: Continued

Motion: Continued to the Zoning Hearing Master due back on 09/19/2022

B. REMANDS

C. REZONING STANDARD (RZ-STD):

- C.1. Application Number: RZ-STD 22-0802**
Applicant: Wagner Property Group, LLC
Location: 14802 N. Dale Mabry Hwy
Folio Number: 018899.0000
Acreage (+/-): 1.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 80-0221
Request: Rezone to CG

Attachments: [22-0802](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

- C.2. Application Number: RZ-STD 22-0944**
Applicant: PFRH Lutz Office, LLC.
Location: NE corner of N US Hwy 41 & Newberger Rd
Folio Number: 012409.0244, 012409.0246, 012409.0248 & 012409.0250
Acreage (+/-): 6.93 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Rezone to BPO-R

Attachments: [22-0944](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

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

- D.1. Application Number:** RZ-PD 20-1142
- Applicant:** Rigoberto Reyes, Jr.
- Location:** 700' SW of S 70th St & Chattin Rd Intersection
- Folio Number:** 048851.0000, 048852.0000 & 048858.0000
- Acreage (+/-):** 14.53 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Existing Zoning:** RSC-6 (MH) & AR
- Request:** Rezone to Planned Development

Attachments: [20-1142](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

- D.2. Application Number:** MM 21-0963
- Applicant:** Scannell Properties, LLC / Noam Neuman
- Location:** NW corner of N 62nd St & E 21st Ave
- Folio Number:** 041791.0000 + Multiple
- Acreage (+/-):** 116.82 acres, more or less
- Comprehensive Plan:** UMU-20 & RES-12
- Service Area:** Urban
- Existing Zoning:** PD, 05-1916
- Request:** Major Modification to a Planned Development

Attachments: [21-0963](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

- D.3. Application Number:** RZ-PD 21-1321
- Applicant:** Juan C. Montesino
- Location:** S side of 24th Ave S and 400' W of S 58th St
- Folio Number:** 046404.0100
- Acreage (+/-):** 2.93 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Existing Zoning:** ASC-1
- Request:** Rezone to Planned Development

Attachments: [21-1321](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

- D.4. Application Number:** MM 22-0109
Applicant: The Graydon Group / Sean Murphy
Location: 200' SW of S US Hwy 301 & Wes Kearney Way Intersection
Folio Number: 072269.0300
Acreage (+/-): 6.35 acres, more or less
Comprehensive Plan: UMU-20, CMU-12
Service Area: Urban
Existing Zoning: PD, 88-0084
Request: Major Modification to a Planned Development

Attachments: [22-0109](#)

Result: Withdrawn

Motion: Withdrawn

- D.5. Application Number:** RZ-PD 22-0369
Applicant: The Docobo Corporation
Location: 13850 W. Hillsborough Ave.
Folio Number: 004101.0000
Acreage (+/-): 5.33 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG 98-0740
Request: Rezone to Planned Development

Attachments: [22-0369](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

- D.6. Application Number:** RZ-PD 22-0559
Applicant: Progressive Capital Group, LLC.
Location: 8702 Morris Bridge Rd.
Folio Number: 037376.0008
Acreage (+/-): 39.59 acres, more or less
Comprehensive Plan: Residential - 20 & Natural Preservation
Service Area: TSA
Existing Zoning: AS-1 & PD 06-0223
Request: Rezone to Planned Development

Attachments: [22-0559](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

- D.7. Application Number:** RZ-PD 22-0565
Applicant: Martin Arias
Location: 1511 SE 3rd Ave.
Folio Number: 055510.0000

Acreege (+/-): 2.5 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

Attachments: [22-0565](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

D.8. Application Number: **RZ-PD 22-0685**
Applicant: HBWB Development Services, LLC.
Location: 530' N of Bloomingdale Ave. and W side of Little Rd.
Folio Number: 087229.0200, 087229.5000 and 087229.6000
Acreege (+/-): 12.1 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to Planned Development

Attachments: [22-0685](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

D.9. Application Number: **RZ-PD 22-0859**
Applicant: Flournoy Partners
Location: 4502 N Falkenburg Rd
Folio Number: 065308.0000
Acreege (+/-): 20.23 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: RSC-6, CN & PD, 05-1099
Request: Rezone to Planned Development

Attachments: [22-0859](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

D.10. Application Number: **MM 22-0863**
Applicant: Craig Stern
Location: 5241 Lithia Springs Rd.
Folio Number: 087689.0000
Acreege (+/-): 14.72 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: PD, 16-0913
Request: Major Modification to a Planned Development

Attachments: [22-0863](#)

Result: Heard and Pending Recommendation

Motion: Heard and Pending Recommendation to the BOCC Land Use due back on 10/11/2022

E. ZHM SPECIAL USE

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>