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.
The following dates pertain only to applications heard at the September 14, 2020 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on October 05, 2020.

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 October 15, 2020. You can file oral arguments with the Clerk via email at BOCCRec@HillsClerk.Org, 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 November 10, 2020 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.
A. WITHDRAWALS AND CONTINUANCES

A.1. RZ-STD 20-0144  Maria C. & Luz H. Lopez
This application is out of order to be heard and is being Continued to the October 19, 2020 ZHM Hearing.

A.2. RZ-PD 20-0154  W.C. Smith
This application is being Continued by the Applicant to the October 19, 2020 ZHM Hearing.

A.3. RZ-PD 20-0286  Stephen J. Dibbs
This application is out of order to be heard and is being Continued to the October 19, 2020 ZHM Hearing.

A.4. RZ-STD 20-0312  Sanora Tampa Bay LLC
This application is out of order to be heard and is being Continued to the October 19, 2020 ZHM Hearing.

A.5. RZ-PD 20-0389  Ellel Ministries USA, Inc.
This application is being Continued by the Applicant to the October 19, 2020 ZHM Hearing.

A.6. RZ-PD 20-0392  Paresh Joshi / Build Well, LLC.
This application is being Continued by the Applicant to the October 19, 2020 ZHM Hearing.

A.7. RZ-PD 20-0394  GLH Enterprises, LLLP / Jazele, LLC
This application is out of order to be heard and is being Continued to the October 19, 2020 ZHM Hearing.

A.8. RZ-PD 20-0475  Bay Bayou Florida RV Resort LLC
This application is being Continued by the Applicant to the October 19, 2020 ZHM Hearing.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. Application Number: RZ-STD 20-0343
Applicant: Slatton Lois M Trustee
Location: 11201 Knights Griffin Rd
Folio Number: 059807.0200
Acreage (+/-): 39 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: RSC-2, (79-0178) & AR
Request: Rezone to CI-R

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):
D.1. Application Number: RZ-PD 20-0103  
Applicant: Waterford Construction & Development, Inc.  
Location: 13512 Bay Lake Ln  
Folio Number: 018938.0000  
Acreage (+/-): 4.7 acres, more or less  
Comprehensive Plan: R-4  
Service Area: Urban  
Existing Zoning: PD (06-0715)  
Request: Rezone to Planned Development

D.2. Application Number: RZ-PD 20-0356  
Applicant: Daily Saez  
Location: 8512 Radio Ln  
Folio Number: 042898.0000  
Acreage (+/-): 0.4 acres, more or less  
Comprehensive Plan: CMU-12  
Service Area: Urban  
Existing Zoning: AS-1  
Request: Rezone to Planned Development

D.3. Application Number: RZ-PD 20-0396  
Applicant: Thompson Family  
Location: 5701 S County Road 39  
Folio Number: 093044.0100  
Acreage (+/-): 22.04 acres, more or less  
Comprehensive Plan: A/R  
Service Area: Rural  
Existing Zoning: AR  
Request: Rezone to Planned Development

D.4. Application Number: MM 20-0808  
Applicant: Wendover Housing Partners, LLC  
Location: 60’ Southeast of Intersection: Towncenter River Ln / Mathog Rd  
Folio Number: 076621.2048  
Acreage (+/-): 6.11 acres, more or less  
Comprehensive Plan: SMU-6  
Service Area: Urban  
Existing Zoning: PD (02-0060)  
Request: Major Modification to a Planned Development

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