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. Special Uses (SU) – Rezonings (RZ) – 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.
HEARING AGENDA FOR
January 22, 2019

The following dates pertain only to applications heard at the January 22, 2019 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on February 12, 2019.

For Appeals of Administrative Decisions (APP), the decision of the Hearing Officer is final.

For Special Use (SU) applications, the decision of the Hearing Officer may be appealed to the Land Use Appeals Board. An appeal of the Hearing Officer’s decision must be filed with the Hillsborough County Development Services Department no later than 30 calendar days from the final decision date.

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 at 419 Pierce St., Room #140 no later than close of business on February 22, 2019. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the March 12, 2019 Land Use Meeting.

The participants at the LUHO 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 LUHO may grant additional time provided that good cause is shown.

The order of presentation for each petition is as follows:

- Applicant and witnesses; proposal: 15 minutes**
- Administrator, summary of the applicant, County Staff and department findings: 5 minutes**
- Planning Commission Staff; statement of compliance or non-compliance: 5 minutes
- Proponents; argument for the application: 15 minutes
- Opponents; argument against the application: 15 minutes
- Staff; amended recommendations, if any: 5 minutes
- Applicant; rebuttal and summation: 5 minutes

**For Variance (VAR) applications, County Staff presents its findings before Applicant testimony.

To the maximum extent practicable, the public hearing shall be informal. The LUHO’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.
STANDING TO APPEAL AND ADDITIONAL EVIDENCE FOR SPECIAL USE PERMIT REQUESTS, VARIANCE REQUESTS AND APPEALS OF ADMINISTRATIVE DECISIONS

The Land Use Hearing Officer Public Hearing for Special Use Permit Requests, Variance Requests and Appeals of Administrative Decisions is the time for all interested citizens to present evidence and testimony. This evidence and testimony will be the only evidence subject to review by the appeal board if an appeal is filed. This means that, at the end of today’s Public Hearing, the record closes and no new evidence may be submitted as part of the record. Any decision of the Land Use Hearing Officer may be appealed to the Land Use Appeals Board, except Appeals of Administrative Decisions.

The Appeals Board will only consider the Land Use Hearing Officer’s decision and the record of the public hearing in making a final decision on petitions. The hearing shall be limited to the record on appeal and shall consist of oral argument by the Administrator, the party appealing the decision, and any interveners, each of whom may be represented by legal counsel.

The following shall have standing to appeal a decision of the Land Use Hearing Officer or to intervene in an appeal:

1. The Applicant
2. Any person or entity which appeared before the Land Use Hearing Officer, presented testimony or other evidence, and is adversely affected by the decision of the Land Use Hearing Officer.

It is the County Attorney Office’s role to assure that no new evidence or testimony is allowed before the Appeals Board or the Land Use Hearing Officer. The County Attorney will recommend that the Appeals Board or the Land Use Hearing Officer disregard evidence or testimony which is not contained in the record. Any evidence presented which is outside the record made at today’s public hearing could jeopardize the legality of the Appeals Board’s decision and the presenter of that evidence could hurt his/her own cause. The requirements and limitations listed above shall apply to all appeals of Administrative Decisions being reviewed by the Land Use Hearing Officer during today’s hearing.

The safest course of action is for you to write down your comments today and repeat those to the Appeals Board. Therefore, please be sure that all information which you wish to be heard by the Appeals Board is contained in the record today.
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.
ZONING HEARING MASTER (ZHM)
6:00 P.M. Tuesday, January 22, 2019

WITHDRAWALS AND CONTINUANCES

A.1. RZ-STD 18-1152 BR LRG Investments
This application is being withdrawn from the ZHM process.

A.2. RZ-STD 18-1221 KO Mustafa Jaber Et Al
This application is being withdrawn from the ZHM process.

A.3. SU-GEN 18-1517 CPV Citrus Park Christian School of Hillsborough County, Inc.
This application is being withdrawn from the ZHM process.

A.4. MM 19-0063 LU DANVA Development LLC
This application is being withdrawn from the ZHM process.

A.5. SU-AB 19-0161 BR Theresa Smith-Sharkey
This application is being withdrawn from the ZHM process.

A.6. RZ-PD 18-1153 SM Richard L. & Teresa A. Gonzalez
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.

A.7. RZ-STD 18-1349 GB Bobby Ramey
This application is out-of-order to be heard and is being continued to the February 19, 2019 Zoning Hearing Master Hearing.

A.8. RZ-PD 18-1366 RV Innovative Design Properties
This application is out-of-order to be heard and is being continued to the February 19, 2019 Zoning Hearing Master Hearing.

A.9. SU-GEN 18-1438 GCN Steve Michelini
This application is being continued by Staff to the February 19, 2019 Zoning Hearing Master Hearing.

A.10. RZ-PD 18-1488 RV Timothy H. Powell
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.

A.11. MM 18-1493 APB Lee T. Kim
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.
A.12. MM 18-1494 APB  Lee T. Kim
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.

A.13. RZ-PD 19-0062 EGL  DANVA Real Estate LLC
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.

A.14. RZ-PD 19-0067 RU  Artesian Farms, Inc/ Dickman Investments LLC
This application is being continued by Staff to the February 19, 2019 Zoning Hearing Master Hearing.

A.15. SU-LE 19-0077 APB  Tim Plate
This application is out-of-order to be heard and is being continued to the February 19, 2019 Zoning Hearing Master Hearing.

A.16. RZ-PD 19-0083 LU  Jono Legacy Livingston LLC
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.

A.17. RZ-PD 19-0092 GPR  David M. Mechanik
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.

A.18. RZ-PD 19-0093 WM  Eisenhower Property Group LLC
This application is being continued by Staff to the February 19, 2019 Zoning Hearing Master Hearing.

A.19. SU-LE 19-0095 SR  Razorback Ranch II LLC
This application is out-of-order to be heard and is being continued to the February 19, 2019 Zoning Hearing Master Hearing.

A.20. RZ-PD 19-0102 WM  Eisenhower Property Group
This application is out-of-order to be heard and is being continued to the February 19, 2019 Zoning Hearing Master Hearing.

A.21. SU-AB 19-0173 GCN  Francisco J. Otero-Cossio
This application is being continued by Staff to the February 19, 2019 Zoning Hearing Master Hearing.

A.22. SU-AB 19-0203 GB  Alafia Brewing Company LLC
This application is being continued by Staff to the February 19, 2019 Zoning Hearing Master Hearing.

A.23. RZ-PD 19-0205 BR  Eva D. Weathers
This application is being continued by the Applicant to the February 19, 2019 Zoning Hearing Master Hearing.
A.24. RZ-PD 19-0017 BR William Sullivan  
This application is out-of-order to be heard and is being continued to the March 18, 2019 Zoning Hearing Master Hearing.

A.25. RZ-STD 18-1515 TH 301 Holding, LLC  
This application is out-of-order to be heard and is being continued to the April 22, 2019 Zoning Hearing Master Hearing.

**HEARING**

**REMANDS:**

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<tr>
<th>Application Number:</th>
<th>RZ-PD 18-0404 ELP (Remand)</th>
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<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Mark Bentley, Esq.</td>
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<tr>
<td><strong>Location:</strong></td>
<td>S/S of E. Hillsborough Ave., 506 +/- W/O Orient Rd.</td>
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<td><strong>Folio Number:</strong></td>
<td>41191.0000 &amp; 41188.0000</td>
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<td>02/29/19</td>
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<td><strong>Acreage:</strong></td>
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<td><strong>Comprehensive Plan:</strong></td>
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<td><strong>Community Plan Area:</strong></td>
<td>East Lake Orient Park</td>
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<td><strong>Service Area:</strong></td>
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<td><strong>Existing Zoning:</strong></td>
<td>CG &amp; CI (R)</td>
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<td><strong>Request:</strong></td>
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<td><strong>Applicant:</strong></td>
<td>Johnson Pope Bokor Ruppel &amp; Burns, LLP</td>
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<td><strong>Location:</strong></td>
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<td><strong>Service Area:</strong></td>
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<td>RTC-1</td>
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<td><strong>Request:</strong></td>
<td>Rezone to Planned Development</td>
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SPECIAL USES (SU):

C.1. Application Number: SU-GEN 18-0937 TNC
    Applicant: Patricia Ortiz, AICP
    Location: 7509 Canal Blvd.
    Folio Number: 9964.0000
    Sec/Twn/Rng: 01/29/17
    Acreage: 0.35 acres, more or less
    Comprehensive Plan: RES- 6
    Community Plan Area: Town N Country
    Service Area: Urban
    Existing Zoning: RSC-9
    Request: Special Use for Child Care Center and Variance to buffering/screening requirements, fence regulations, and accessory structure requirements

C.2. Application Number: SU-GEN 18-1477 TH
    Applicant: Timothy H. Powell
    Location: 6912 Williams Rd.
    Folio Number: 62530.0000
    Sec/Twn/Rng: 29/28/20
    Acreage: 25.42 acres, more or less
    Comprehensive Plan: RES- 1
    Community Plan Area: Thonotosassa
    Service Area: Rural
    Existing Zoning: AR
    Request: Special Use for Private School

REZONING STANDARD (RZ-STD):

D.1. Application Number: RZ-STD 18-1439 ER
    Applicant: Patricia Diane Conrad
    Location: 9334 Carey Rd.
    Folio Number(s): 93437.0610
    Sec Twn Rng: 13/30/22
    Acreage: 7.93 acres, more or less
    Comprehensive Plan: RES- 1
    Community Plan Area: None
    Service Area: Rural
    Existing Zoning: AR
    Request: Rezone to AS-1
D.2. Application Number: RZ-STD 19-0084 ELP
   Applicant: Bristol Direct LLC
   Location: 5613 E. Chelsea St.
   Folio Number(s): 41765.0000
   Sec Twn Rng: 03/29/19
   Acreage: 2.14 acres, more or less
   Comprehensive Plan: RES-12
   Community Plan Area: East Lake Orient Park
   Service Area: Urban
   Existing Zoning: RDC-12
   Request: Rezone to RMC-12

D.3. Application Number: RZ-STD 19-0206 TNC
   Applicant: Polimetales & Associates USA Corp
   Location: 8317 Northbridge Blvd.
   Folio Number(s): 4634.0000
   Sec Twn Rng: 26/28/17
   Acreage: .66 acres, more or less
   Comprehensive Plan: RES-4
   Community Plan Area: Town N Country
   Service Area: Urban
   Existing Zoning: PD (96-0155)
   Request: Rezone to RSC-6

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

E.1. Application Number: MM 18-1045 ELP
   Applicant: Penske Truck Leasing CO., L.P.
   Location: 29' S/O intersection of E. Chelsea St. & N. 72nd St.
   Folio Number: 41098.0000, 41099.0000, & 41100.0000
   Sec/Twn/Rng: 02/29/19
   Acreage: 11.33 acres, more or less
   Comprehensive Plan: RCP / LI-P
   Community Plan Area: East Lake Orient Park
   Service Area: Urban
   Existing Zoning: PD (16-0556)
   Request: Major Modification to Planned Development
E.2. Application Number: RZ-PD 18-1048 WM
Applicant: Indian Ridge Ranch, Inc.
Location: 38' SE/O intersection of Bonita Dr. & Glendale Dr.
Folio Number: 79672.0200, 79372.0325, 79672.0500, & 79672.0600
Sec/Twn/Rng: 16, 20, 21/32/20
Acreage: 528.74 acres, more or less
Comprehensive Plan: WVR-2
Community Plan Area: Wimauma
Service Area: Rural
Existing Zoning: AR & AS-1
Request: Rezone to Planned Development

E.3. Application Number: RZ-PD 18-1054 BR
Applicant: Genesis Group
Location: 28' W/O intersection of Brandon Pkwy. & Pauls Dr.
Folio Number: 71848.0000 & 71848.5010
Sec/Twn/Rng: 28/29/20
Acreage: 56.65 acres, more or less
Comprehensive Plan: CMU-12
Community Plan Area: Brandon Main Street
Service Area: Urban
Existing Zoning: BMS-TC1
Request: Rezone to Planned Development

E.4. Application Number: RZ-PD 18-1163 TNC
Applicant: Michael D. Horner, AICP
Location: 6111 Johns Rd.
Folio Number: 27582.0000
Sec/Twn/Rng: 31/28/18
Acreage: 14.51 acres, more or less
Comprehensive Plan: SMU-6
Community Plan Area: Town N Country
Service Area: Urban
Existing Zoning: M
Request: Rezone to Planned Development
E.5.  
**Application Number:** RZ-PD 18-1363 RV  
**Applicant:** Timothy H. Powell  
**Location:** 75' W/O intersection of S. U.S. Hwy. 301 & Rice Creek Dr.  
**Folio Number:** 77146.0000, 77146.0100, & 77155.0000  
**Sec/Twn/Rng:** 29/30/20  
**Acreage:** 3.46 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Community Plan Area:** Riverview & SouthShore Areawide Systems Plan  
**Service Area:** Urban  
**Existing Zoning:** AR, RSC-2 (MH), RSC-6 (MH), BPO, & CN  
**Request:** Rezone to Planned Development

E.6.  
**Application Number:** RZ-PD 18-1471 BR  
**Applicant:** Charles D. Edwards 2nd  
**Location:** 1909 Williams Blvd.  
**Folio Number:** 87949.0000  
**Sec/Twn/Rng:** 17/30/21  
**Acreage:** .65 acres, more or less  
**Comprehensive Plan:** RES-2  
**Community Plan Area:** Brandon  
**Service Area:** Urban  
**Existing Zoning:** RSC-2 (MH)  
**Request:** Rezone to Planned Development

E.7.  
**Application Number:** MM 18-1480 VR  
**Applicant:** Patricia P. Montecki  
**Location:** 140' NW/O intersection of E. State Rd. 60/Church St.  
**Folio Number:** 85566.0000 & 85582.0000  
**Sec/Twn/Rng:** 19/29/21  
**Acreage:** 2.8 acres, more or less  
**Comprehensive Plan:** RES-9  
**Community Plan Area:** None  
**Service Area:** Urban  
**Existing Zoning:** PD (00-0451)  
**Request:** Major Modification to Planned Development
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<th>E.8.</th>
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<th>RZ-PD 19-0081 RV</th>
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<td>George A. &amp; Kathleen L. Vilches</td>
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**ADJOURNMENT**

**PLEASE 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