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
August 19, 2019

The following dates pertain only to applications heard at the August 19, 2019 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on September 10, 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 September 20, 2019. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the October 8, 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:
   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

**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.
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 on 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. Monday, August 19, 2019

WITHDRAWALS AND CONTINUANCES

A.1. RZ-PD 18-1037 LMS (Remand)  Cove Communities
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.2. RZ-PD 19-0282 GPR  Zark, LLC
This application is being continued by the Applicant to the September 16, 2019 Zoning Hearing Master Hearing.

A.3. RZ-PD 19-0284 ELP  Musa Simreen & USA Slaughterhouse LLC
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.4. RZ-PD 19-0404 EGL  Bali Properties, LLC
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.5. RZ-STD 19-0409 BR  Carlos & Estrella Fuentes Hernandez
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.6. MM 19-0521 ELP  BOSRA Development LLC
This application is being continued by the Applicant to the September 16, 2019 Zoning Hearing Master Hearing.

A.7. RZ-STD 19-0748 RU  Todd G. Scime
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.8. RZ-PD 19-0812 USF  HR Tampa Bay LLC
This application is being continued by the Applicant to the September 16, 2019 Zoning Hearing Master Hearing.

A.9. RZ-PD 19-0816 BA  Timothy H. Powell
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.10. MM 19-0830 BYT  KMDGR Investments, LLC
This application is being continued by the Staff to the September 16, 2019 Zoning Hearing Master Hearing.

This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.
A.12. **SU-GEN 19-0833 GPR**  
Prince Private Academy  
This application is being continued by Staff to the September 16, 2019 Zoning Hearing Master Hearing.

A.13. **SU-GEN 19-0834 GCN**  
Hindu Temple Of Florida, Inc.  
This application is being continued by the Applicant to the September 16, 2019 Zoning Hearing Master Hearing.

A.14. **RZ-PD 19-0929 RV**  
Pulte Home Company, LLC.  
This application is being continued by the Applicant to the September 16, 2019 Zoning Hearing Master Hearing.

A.15. **RZ-PD 19-0935 WM**  
Eisenhower Property Group, LLC.  
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.16. **SU-AB 19-0957 GCN**  
Mark Bentley  
This application is out-of-order to be heard and is being continued to the September 16, 2019 Zoning Hearing Master Hearing.

A.17. **SU-AB 19-1063 TNC**  
The Event Factory, Home of the Castle Ballroom, Inc.  
This application is being continued by Staff to the September 16, 2019 Zoning Hearing Master Hearing.

A.18. **RZ-STD 19-0793 ER**  
John D. Hooker  
This application is out-of-order to be heard and is being continued to the October 14, 2019 Zoning Hearing Master Hearing.

A.19. **RZ-PD 19-0835 EGL**  
Jennifer Currie Bellomo  
This application is being continued by the Applicant to the October 14, 2019 Zoning Hearing Master Hearing.

**REMANDS:**

B.1. **Application Number:** RZ-PD 19-0450 SM (Remand)  
** Applicant:** Hwy 92 & Pine St, LLC  
** Location:** 6015 Pine St.  
** Folio Number:** 63274.0000  
** Sec/Twn/Rng:** 34/28/20  
** Acreage:** 6.54 acres, more or less  
** Comprehensive Plan:** SMU-6  
** Community Plan Area:** Seffner - Mango  
** Service Area:** Urban  
** Existing Zoning:** AI & CG  
** Request:** Rezone to Planned Development
HEARING

SPECIAL USES (SU):

C.1. Application Number: SU-AB 19-1007 RV
    Applicant: Pholthanakorn Srichareon
    Location: 10471 Gibsonton Dr.
    Folio Number: 76621.0118
    Sec/Twn/Rng: 20/30/20
    Acreage: 1,778 sq. ft., more or less
    Comprehensive Plan: OC-20
    Community Plan Area: Riverview & SouthShore Areawide Systems Plan
    Service Area: Urban
    Existing Zoning: PD (03-0424)
    Request: Special Use Permit for a distance separation waiver for an Alcoholic Beverage 2-COP Development Permit

REZONING STANDARD (RZ-STD):

D.1. Application Number: RZ-STD 19-0884 NWH
    Applicant: Claudio Varbaro
    Location: 5948 Mohr Lp.
    Folio Number(s): 5917.0000
    Sec Twn Rng: 34/28/17
    Acreage: .23 acres, more or less
    Comprehensive Plan: RES-9
    Community Plan Area: Town N Country & Northwest Hillsborough
    Service Area: Urban
    Existing Zoning: RSC-6
    Request: Rezone to RSC-9

D.2. Application Number: RZ-STD 19-0897 BR
    Applicant: Timothy H. Powell
    Location: 30' NE/O intersection of Bell Shoals Rd. & Homewood Dr.
    Folio Number(s): 71140.0000
    Sec Twn Rng: 36/29/20
    Acreage: 1.13 acres, more or less
    Comprehensive Plan: RES-4
    Community Plan Area: Brandon
    Service Area: Urban
    Existing Zoning: ASC-1
    Request: Rezone to RSC-3
D.3. Application Number: RZ-STD 19-0941 BR
Applicant: Dahl Investments
Location: 120' W/O intersection of S. Falkenburg Rd. & Tuscany Ridge Dr.
Folio Number(s): 72210.1212 & 72210.1214
Sec Twn Rng: 30/29/20
Acreage: 2.55 acres, more or less
Comprehensive Plan: UMU-20
Community Plan Area: Brandon
Service Area: Urban
Existing Zoning: M
Request: Rezone to CI

D.4. Application Number: RZ-STD 19-0949 BR
Applicant: Timothy H. Powell
Location: 401 Faithway Dr.
Folio Number(s): 66350.0000
Sec Twn Rng: 11/29/20
Acreage: 1.05 acres, more or less
Comprehensive Plan: RES- 4
Community Plan Area: Brandon
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RSC-2

D.5. Application Number: RZ-STD 19-0956 GPR
Applicant: JMF Property LLC
Location: 8201 Causeway Blvd.
Folio Number(s): 47566.0000
Sec Twn Rng: 36/29/19
Acreage: 3.36 acres, more or less
Comprehensive Plan: OC-20
Community Plan Area: Greater Palm River
Service Area: Urban
Existing Zoning: CG
Request: Rezone to CI (R)
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<tr>
<td>Applicant:</td>
<td>Alvaro A. Rodriguez</td>
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<tr>
<td>Location:</td>
<td>6915 Delano St.</td>
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<td>Folio Number(s):</td>
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<td>RDC-12</td>
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<td>Request:</td>
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<td>Applicant:</td>
<td>Matthew Brown</td>
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<td>Location:</td>
<td>4730 Normandy Dr.</td>
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<td>Sec Twn Rng:</td>
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<td>Acreage:</td>
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<td>Comprehensive Plan:</td>
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<td>Service Area:</td>
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<td>Existing Zoning:</td>
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<td>Request:</td>
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<th>Application Number:</th>
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<td>Applicant:</td>
<td>Kevin Cordon</td>
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<td>Location:</td>
<td>10809 McMullen Rd.</td>
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<td>Folio Number(s):</td>
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<td>Service Area:</td>
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<td>Request:</td>
<td>Rezone to RSC-4 (MH)</td>
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REZONING-PLANNED DEVELOPMENT (RZ-PD) &
MAJOR MODIFICATION (MM):

E.1. Application Number: RZ-PD 19-0310 RV
Applicant: Vincent A. Marchetti
Location: 80' SW/O intersection of Rhodine Rd. & Bikers Trl.
Folio Number: 77426.0000 & multiple
Sec/Twn/Rng: 1 & 2/31/20, 35 & 36/30/20
Acreage: 188.51 acres, more or less
Comprehensive Plan: RP-2 & RES- 4
Community Plan Area: Riverview & SouthShore Areawide Systems Plan
Service Area: Urban & Rural
Existing Zoning: AR, AS-1, & ASC-1
Request: Rezone to Planned Development

E.2. Application Number: RZ-PD 19-0435 SM
Applicant: Jessica Tempfer
Location: 201 S. Lenna Ave.
Folio Number: 63775.0002
Sec/Twn/Rng: 02/29/20
Acreage: 1.15 acres, more or less
Comprehensive Plan: RES- 4
Community Plan Area: Seffner - Mango
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to Planned Development

E.3. Application Number: RZ-PD 19-0745 TNC
Applicant: Abbye Feeley - Stearns Weaver Miller
Location: 185' N/O intersection of Patterson Rd. & W. Sitka St.
Folio Number: 27370.0000, 27363.0050, 27371.0000
Sec/Twn/Rng: 30/28/18
Acreage: 4.26 acres, more or less
Comprehensive Plan: CMU-12
Community Plan Area: Town N Country
Service Area: Urban
Existing Zoning: PD (16-0989) & AS-1
Request: Rezone to Planned Development
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<td>E.4. MM 19-0790 ELP</td>
<td>Major Modification to Planned Development</td>
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<td>E.5. RZ-PD 19-0826 RV</td>
<td>Rezone to Planned Development</td>
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<td>E.6. RZ-PD 19-0838 BR</td>
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E.7.  
Application Number:  RZ-PD 19-0932 NWH  
Applicant:  OmDev LLC  
Location:  6904 Sheldon Rd.  
Folio Number:  5113.0000  
Sec/Twn/Rng:  27/28/17  
Acreage:  2.52 acres, more or less  
Comprehensive Plan:  RES-4  
Community Plan Area:  Town N Country  
Service Area:  Urban  
Existing Zoning:  RSC-6 & CN  
Request:  Rezone to Planned Development  

E.8.  
Application Number:  RZ-PD 19-0934 BR  
Applicant:  Roy Mazur P.E. AICP of WRA  
Location:  90’ NW/O intersection of Bloomingdale Ave. & Crickethollow Dr.  
Folio Number:  73785.0000, 73804.0100, 73804.0500, 73804.0000, 73796.0000, & 73801.0000  
Sec/Twn/Rng:  05/30/20  
Acreage:  21.32 acres, more or less  
Comprehensive Plan:  SMU-6 (RES-16 pending)  
Community Plan Area:  Brandon  
Service Area:  Urban  
Existing Zoning:  RSC-3, ASC-1, & AS-1  
Request:  Rezone to Planned Development  

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