



LAND USE HEARING OFFICER AGENDA - FINAL

9:00 A.M. MONDAY, June 24, 2024

County Center, 2nd Floor

WELCOME AND THANK YOU FOR YOUR PARTICIPATION IN COUNTY GOVERNMENT.

HEARING SCHEDULE:

The LUHO Hearing will Starts at 9:00 A.M., The Following Items on the Morning Agenda Will Be Heard Beginning at 9:00 A.M. With No New Petitions Starting After 5:00 P.M.: Special Uses (SU), Vested Rights (VR), Fee Waivers (FW), Reconsideration Requests, Appeals, Variances (VAR).

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.

LUHO Hearing Agenda For June 24 ,2024

The following dates pertain only to applications heard at the June 24, 2024 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on July 16, 2024.

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

For Variance (VAR) 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.

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 VARIANCE REQUESTS
AND APPEALS OF ADMINISTRATIVE DECISIONS**

The Land Use Hearing Officer Public Hearing for 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.

A. LUHO WITHDRAWALS AND CONTINUANCES**A.1. VAR 24-0575 Veterans Construction LLC**

This application is out of order to be heard and is being **CONTINUED** to the **July 29, 2024** LUHO.

Attachments: [24-0575](#)

A.2. SU-SCH 24-0622 Sisters of Jesus the High Priest Corporation

This application is being **CONTINUED** by the **APPLICANT** to the **July 29, 2024** LUHO.

Attachments: [24-0622](#)

A.3. SU-GEN 24-0625 Harvest Time of Tampa Inc.

This application is out of order to be heard and is being **CONTINUED** to the **July 29, 2024** LUHO.

Attachments: [24-0625](#)

A.4. VAR 24-0703 Thaddeus P. Bowen

This application is out of order to be heard and is being **CONTINUED** to the **July 29, 2024** LUHO.

Attachments: [24-0703](#)

A.5. FW 24-0776 Jerry Hoffman

This application is being **CONTINUED** by the applicant to the **July 29, 2024** LUHO.

Attachments: [24-0776](#)

B. VESTED RIGHTS**C. FEE WAIVER**

- C.1. **FW 24-0684 John Keener**
LUHO Exception for Fee Waiver.

Attachments: [24-0684](#)

D. REMANDS

E. RECONSIDERATION REQUESTS

F. SITE DEVELOPMENT VARIANCE REQUESTS

G. SIGN VARIANCE REQUESTS

H. VARIANCE (VAR) REQUESTS

- H.1. **Application Number:** VAR 24-0528
Applicant: Mario Caro
Location: 7326 Swindon Rd
Folio Number: 010032.0000
Acreage (+/-): 0.14 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-9
Request: Requesting a Variance to Lot Development Standards, Accessory Dwelling Requirements and Accessory Structure Requirements.

Attachments: [24-0528](#)

- H.2. **Application Number:** VAR 24-0611
Applicant: Mark Bentley
Location: 16901 Boy Scout Rd
Folio Number: 001750.0000, 002588.0100 & 002560.0200
Acreage (+/-): 80.53 acres, more or less
Comprehensive Plan: AR, R-1
Service Area: Rural
Existing Zoning: ASC-1, AR
Request: Requesting Variance to Keystone-Odessa Rural Development Standards.

Attachments: [24-0611](#)

H.3. Application Number: VAR 24-0619
Applicant: John Cook -JTC Consulting Services LLC
Location: 7335 Dormany Loop
Folio Number: 080318.0000
Acreage (+/-): 5.01 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AS-0.4
Request: Requesting a Variance to Lot Development Standards and Variance To Accessory Structure Requirements.

Attachments: [24-0619](#)

H.4. Application Number: VAR 24-0642
Applicant: Todd Pressman
Location: 10014 Simmons Ranch Ct.
Folio Number: 077771.9106
Acreage (+/-): 1.81 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1
Request: Requesting a Variance to Sidewalk Requirements.

Attachments: [24-0642](#)

H.5. Application Number: VAR 24-0650
Applicant: Neighborhood Pest Control Lawn and Shrub Care, Inc.
Location: 16210 N. Florida Ave.
Folio Number: 015670.0000
Acreage (+/-): 0.44 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: CG
Request: Requesting Variance to Freestanding Flagpole Standards.

Attachments: [24-0650](#)

H.6. Application Number: VAR 24-0658
Applicant: Cynthia Santamaria Angeles
Location: 4102 Stonewood Dr
Folio Number: 074610.0000
Acreage (+/-): 0.14 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards.

Attachments: [24-0658](#)

H.7. Application Number: VAR 24-0682
Applicant: Keener Architecture
Location: 7720 North Mobley Rd
Folio Number: 002183.0625
Acreage (+/-): 7.71 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Requesting a Variance to Accessory Structure Requirements and Variance to Fence and Wall Requirements.

Attachments: [24-0682](#)

H.8. Application Number: VAR 24-0692
Applicant: Todd Pressman
Location: 460 Ft North of Alamar St and Amelia Cir Intersection, West side of street
Folio Number: 012813.0040
Acreage (+/-): 0.78 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards and Variance to Flag Lot Requirements.

Attachments: [24-0692](#)

H.9. Application Number: VAR 24-0698
Applicant: Rafael and Meilie Oliva
Location: 6769 Ralston Beach Cir
Folio Number: 031249.0000
Acreege (+/-): 0.23 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards and Variance To Accessory Structure Requirements.

Attachments: [24-0698](#)

H.10. Application Number: VAR 24-0739
Applicant: Alberto Portela Jr.
Location: 13628 Diamond Head Dr
Folio Number: 019000.6006
Acreege (+/-): 0.34 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (74-0004)
Request: Requesting a Variance to Lot Development Standards.

Attachments: [24-0739](#)

H.11. Application Number: VAR 24-0740
Applicant: Leslie Van Trump
Location: 7901 Spring Vallley Dr
Folio Number: 004824.0000
Acreege (+/-): 0.61 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: RSC-3
Request: Requesting a Variance to Accessory Dwelling Requirements and To Lot Development Standards.

Attachments: [24-0740](#)

H.12. Application Number: VAR 24-0741
Applicant: Samantha leigh Houle
Location: 3317 Clyde Roach Pl
Folio Number: 087338.0000
Acreage (+/-): 1.44, acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Requesting a Variance to Fence Requirements.

Attachments: [24-0741](#)

I. SPECIAL USES

I.1. Application Number: SU-SCH 24-0306
Applicant: Cambridge Christian School, Inc.
Location: 6101 N. Habana Ave
Folio Number: 030558.0000
Acreage (+/-): 13.44 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Special Use for a school.

Attachments: [24-0306](#)

I.2. Application Number: SU-SCH 24-0484
Applicant: Charter School Associates
Location: 13221 Boyette Rd
Folio Number: 076788.0000
Acreage (+/-): 10.2 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AR
Request: Requesting Special Use for a School and Variance to Lot Development Standards.

Attachments: [24-0484](#)

- I.3.** **Application Number:** **SU-AB 24-0746**
 Applicant: Fords Garage Riverview/c/o Keith Long
 Location: Southwest Corner of Alder Green Dr and S US Highway 301 Intersection
 Folio Number: 077771.9439
 Acreage (+/-): 0.194 acres, more or less
 Comprehensive Plan: SMU-6
 Service Area: Urban
 Existing Zoning: PD (04-1476)
 Request: Requesting a Special Use 4-COP-RX Alcoholic Beverage
 Permit with Separation Waiver(s).

Attachments: [24-0746](#)

J. **APPEAL (APP) REQUESTS**