



# **LAND USE HEARING OFFICER AGENDA - FINAL**

**9:00 A.M. MONDAY, September 22, 2025**

**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 September 22, 2025**

The following dates pertain only to applications heard at the September 22, 2025 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on October 13, 2025.

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 24-1128 Rolando Santiago**

This application is out of order to be heard and is being **CONTINUED** to **October 27, 2025** LUHO.

**Attachments:** [24-1128](#)

**A.2. SU-SCH 24-1335 David Wright / TSP Companies, Inc.**

This application is being **CONTINUED** by the **APPLICANT** to **October 27, 2025** LUHO.

**Attachments:** [24-1335](#)

**A.3. SU-AB 25-1115 Damia Investments LLC**

This application has been **CONTINUED** by STAFF to the **November 17, 2025** LUHO.

**Attachments:** [25-1115](#)

**A.4. VAR 25-1206 Nick Monti**

This application is out of order to be heard and is being **CONTINUED** to the **September 22, 2025** LUHO.

**Attachments:** [25-1206](#)

**A.5. VAR 25-1258 Adam Powell**

This application is out of order to be heard and is being **CONTINUED** to **October 27, 2025** LUHO.

**Attachments:** [25-1258](#)

**B. VESTED RIGHTS****C. FEE WAIVER****D. REMANDS****E. RECONSIDERATION REQUESTS****F. SITE DEVELOPMENT VARIANCE REQUESTS**

- F.1. Application Number:** VAR-WS 25-1228  
**Applicant:** Francisco Rojas  
**Location:** 600 Ft N of Morris Bridge Rd & Apache Dr Intersection, And 400 Ft W of Apache Dr along an easement  
**Folio Number:** 059380.2000  
**Acreage (+/-):** 1.0 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AS-1  
**Request:** Requesting a Variance to Encroach into the Wetland Setback And Variance to Lot Development Standards.

**Attachments:** [25-1228](#)

## **G. SIGN VARIANCE REQUESTS**

- G.1. Application Number:** VAR 25-1035  
**Applicant:** Addie Mentry  
**Location:** 8902 Hannigan Ct  
**Folio Number:** 003544.2812  
**Acreage (+/-):** 0.38 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** PD 84-0399  
**Request:** Requesting a Variance to Sign Requirements.

**Attachments:** [25-1035](#)

## **H. VARIANCE (VAR) REQUESTS**

**H.1. Application Number: VAR 25-0848**  
**Applicant:** Gerardo Mondragon  
**Location:** 914 E. 128th Ave  
**Folio Number:** 036093.0000  
**Acreage (+/-):** 1.28 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Existing Zoning:** CI  
**Request:** Requesting a Variance to Lot Development Standards.

**Attachments:** [25-0848](#)

**H.2. Application Number: VAR 25-0987**  
**Applicant:** Hamilton Engineering and Survey, LLC  
**Location:** SW corner of Williams Rd & Sligh Ave Intersection  
**Folio Number:** 062689.0000  
**Acreage (+/-):** 54.83 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Requesting a Variance to Lot Development Standards.

**Attachments:** [25-0987](#)

**H.3. Application Number: VAR 25-1099**  
**Applicant:** Todd Pressman  
**Location:** 1406 S. Taylor Rd  
**Folio Number:** 064279.0500  
**Acreage (+/-):** 5.53 acres, more or less  
**Comprehensive Plan:** R-9  
**Service Area:** Urban  
**Existing Zoning:** RMC-9, 23-0035 (R)  
**Request:** Requesting a Variance to Lot Development Standards.

**Attachments:** [25-1099](#)

- H.4. Application Number:** VAR 25-1137  
**Applicant:** Richard & Suzanne Zak  
**Location:** 1052 Emerald Dunes Dr  
**Folio Number:** 079546.7502  
**Acreage (+/-):** 0.14 acres, more or less  
**Comprehensive Plan:** R-6  
**Service Area:** Urban  
**Existing Zoning:** PD-MU 73-0186  
**Request:** Requesting a Variance to Lot Development Standards and Variance to Permitted Projections into Required Yards.

Attachments: [25-1137](#)

- H.5. Application Number:** VAR 25-1163  
**Applicant:** Melva Rodriguez  
**Location:** 511 Julie Ln  
**Folio Number:** 072678.0000  
**Acreage (+/-):** 0.27 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 Accessory Structure Standards.

Attachments: [25-1163](#)

## **I. SPECIAL USES**

- I.1. Application Number:** SU-AB 25-1053  
**Applicant:** Ngeun Thongsirimonghoun  
**Location:** 3825 Northdale Blvd  
**Folio Number:** 016353.0700  
**Acreage (+/-):** 21.46 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Urban  
**Existing Zoning:** PD 76-0166, PD 82-0055  
**Request:** Requesting a Special Use 4-COP Alcoholic Beverage Permit With Separation Waiver(s).

Attachments: [25-1053](#)

**I.2.**     **Application Number:**   **SU-AB 25-1194**  
          **Applicant:**            E & J Promotions, LLC of Florida  
          **Location:**            4802 Gunn Hwy  
          **Folio Number:**       023739.0200  
          **Acreage (+/-):**       8.78 acres, more or less  
          **Comprehensive Plan:** R-6  
          **Service Area:**       Urban  
          **Existing Zoning:**     PD 75-0059, PD 88-0048  
          **Request:**            Requesting a Special Use 4-COP Alcoholic Beverage Permit  
                                      With Separation Waiver(s)

**Attachments:**   [25-1194](#)

**J.           APPEAL (APP) REQUESTS**