



LAND USE HEARING OFFICER AGENDA - FINAL

9:00 A.M. MONDAY, July 28, 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 July 28, 2025

The following dates pertain only to applications heard at the July 28, 2025 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on August 18, 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 the **August 25, 2025** LUHO.

Attachments: [24-1128](#)

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

This application is out of order to be heard and is being **CONTINUED** to the **August 25, 2025** LUHO.

Attachments: [24-1335](#)

A.3. VAR 25-0563 Manuel A. Aliaga

This application is out of order to be heard and is being **CONTINUED** to the **August 25, 2025** LUHO.

Attachments: [25-0563](#)

A.4. VAR 25-0848 Gerardo Mondragon

This application is out of order to be heard and is being **CONTINUED** to the **August 25, 2025** LUHO.

Attachments: [25-0848](#)

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

G.1. Application Number: VAR 25-0889
Applicant: Rob Johnson
Location: 8021 Citrus Park Town Center Mall
Folio Number: 003484.8164
Acreage (+/-): 95.87 acres, more or less
Comprehensive Plan: UMU-20, CPV
Service Area: Urban
Existing Zoning: CPV-P-3, 04-0315, PD 90-0018
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0889](#)

G.2. Application Number: VAR 25-0901
Applicant: Addie Mentry
Location: Northeast Corner of the intersection of N Falkenburg Rd and E Dr. Martin Luther King Jr Blvd
Folio Number: 065208.0252
Acreage (+/-): 35.6 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: PD 96-0097
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0901](#)

G.3. Application Number: VAR 25-0912
Applicant: Burlington Stores, Inc
Location: 13121 N. Dale Mabry Hwy
Folio Number: 019381.0000
Acreage (+/-): 15.37 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 89-0177
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0912](#)

- G.4. Application Number:** VAR 25-0915
Applicant: Wawa Florida LLC
Location: NW corner of the intersection of US Hwy 301 and Paseo Al Mar Blvd
Folio Number: 077774.0114
Acreage (+/-): 2.95 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD 04-0558
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0915](#)

H. VARIANCE (VAR) REQUESTS

- H.1. Application Number:** VAR 25-0800
Applicant: Mohammed Abukhdeir
Location: 10711 Cape Hatteras Dr
Folio Number: 005755.6048
Acreage (+/-): 0.11 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 73-0078
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-0800](#)

- H.2. Application Number:** VAR 25-0860
Applicant: Philip Bresnahan
Location: 2020 Lee Dr
Folio Number: 071333.0000
Acreage (+/-): 0.55 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-3
Request: Requesting Variance to Lot Development Standards, to Accessory Dwelling Requirements, to Accessory Structure Requirements and Fence Requirements.

Attachments: [25-0860](#)

H.3. Application Number: VAR 25-0906
Applicant: Jarriid Maccarone
Location: 11408 Memorial Hwy
Folio Number: 005472.0000
Acreage (+/-): 0.17 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-0906](#)

H.4. Application Number: VAR 25-0910
Applicant: Raymond W. Flanagan
Location: 8751 Pitt Rd
Folio Number: 087573.0070
Acreage (+/-): 4.28 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1, RS
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-0910](#)

H.5. Application Number: VAR 25-0917
Applicant: Roger Abreu
Location: 114 Lake Dr
Folio Number: 015522.0000
Acreage (+/-): 0.51 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-0917](#)

- H.6. Application Number:** VAR 25-0928
Applicant: Hunter Harrison, Ashton Gray Real Estate
Location: US Hwy.301, 1,700 Ft S. of US Hwy 301 and Boyette Rd Intersection
East side of the street
Folio Number: 076621.3074
Acreage (+/-): 0.99 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: PD 18-1049
Request: Requesting a Variance to Landscaping and Buffering Requirements.

Attachments: [25-0928](#)

I. SPECIAL USES

- I.1. Application Number:** SU-SCH 24-1238
Applicant: Todd Pressman
Location: 1330 Ft East of S US Highway 301 and Bishop Rd Intersection, 300 Ft North
Side of Bishop Rd
Folio Number: 079546.1500
Acreage (+/-): 15.73 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: AR
Request: Requesting Special Use for a School and Waiver to allow access on local road.

Attachments: [24-1238](#)

- I.2. Application Number:** SU-SCH 25-0787
Applicant: Academy of Montessori International Inc
Location: 12945 Morris Bridge Rd
Folio Number: 059953.0000
Acreage (+/-): 3.11 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: AS-1
Request: Requesting Special Use for a School.

Attachments: [25-0787](#)

- I.3. Application Number:** SU-AK 25-0789
Applicant: Sonya & David Love
Location: Trumpeter Ct, 750 Ft N of Tarpon Springs Rd & Trumpeter Ct intersection. E side of the street
Folio Number: 000518.5322
Acreage (+/-): 1.91 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: PD 93-0414
Request: Requesting Special Use for an Accessory Kitchen.

Attachments: [25-0789](#)

- I.4. Application Number:** SU-AB 25-0840
Applicant: Olumuyiwa Adegbesan
Location: 11130 S US Hwy 41
Folio Number: 050609.0000
Acreage (+/-): 5.39 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG
Request: Requesting a Special Use 2-COP Alcoholic Beverage Permit with Separation Waiver(s).

Attachments: [25-0840](#)

- I.5. Application Number:** SU-AB 25-0922
Applicant: Blasys LLC
Location: 7018 W. Hillsborough Ave
Folio Number: 009095.0000
Acreage (+/-): 1.25 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG
Request: Requesting a Special Use 4-COP-RX Alcoholic Beverage Permit With Separation Waiver(s)

Attachments: [25-0922](#)

- I.6.** **Application Number:** **SU-AB 25-0926**
 Applicant: Winthrop Town Builders LLC
 Location: 200 Ft E of Winthrop Pk St and Prospect Pk Pl intersection
 Folio Number: 074147.0040
 Acreage (+/-): 0.35 acres, more or less
 Comprehensive Plan: R-6
 Service Area: Urban
 Existing Zoning: PD 97-0113
 Request: Requesting a Special Use 2-COP-X Alcoholic Beverage Permit
 With Separation Waiver(s)

Attachments: [25-0926](#)

J. APPEAL (APP) REQUESTS