



LAND USE HEARING OFFICER AGENDA - FINAL

10:00 A.M. MONDAY, July 31, 2023

County Center 2nd Floor

WELCOME AND THANK YOU FOR YOUR PARTICIPATION IN COUNTY GOVERNMENT.

HEARING SCHEDULE:

The LUHO Hearing will Starts at 10:00 A.M., The Following Items on the Morning Agenda Will Be Heard Beginning at 10:00 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 31,2023

The following dates pertain only to applications heard at the July 31, 2023 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on August 21, 2023.

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. SU-GEN 22-1563 Carina Maris Okeke**

This application has been **WITHDRAWN** by the **PETITIONER**.

Attachments: 22-1563
[22-1563](#)

A.2. SU-GEN 22-1657 Todd Scime

This application is being **CONTINUED** by **STAFF** to the **August 28, 2023** LUHO.

Attachments: [22-1657](#)

A.3. VAR 23-0005 Jon Grisar

This application is out of order to be heard and is being **CONTINUED** to the **August 28, 2023** LUHO.

Attachments: [23-0005](#)

A.4. SU-CFW 23-0308 Gulfstream Towers LLC

This application is being **CONTINUED** by **STAFF** to the **August 28, 2023** LUHO.

Attachments: [23-0308](#)

A.5. SU-GEN 23-0343 5 Star Cares, Inc. c/o William Holland

This application has been **WITHDRAWN** by the **PETITIONER**.

Attachments: [23-0343](#)

A.6. VAR 23-0471 Melba Merced

This application is out of order to be heard and is being **CONTINUED** to the **August 28, 2023** LUHO.

Attachments: [23-0471](#)

- A.7. SU-GEN 23-0481 David Wright/TSP Companies, Inc.**
This application is being **CONTINUED** by the **APPLICANT** to the **August 28, 2023** LUHO.

Attachments: [23-0481](#)

- A.8. VAR 23-0525 Shadd Reed**
This application has been **WITHDRAWN** by the **PETITIONER**.

Attachments: [23-0525](#)

- A.9. VAR-WS 23-0560 RU Project Management Group, LLC (Ruth Londono)**
This application is out of order to be heard and is being **CONTINUED** to the **September 26, 2023** LUHO.

Attachments: [23-0560](#)

- A.10. VAR 23-0590 Yeney Giralt Perello**
This application is out of order to be heard and is being **CONTINUED** to the **August 28, 2023** LUHO.

Attachments: [23-0590](#)

- A.11. VAR 23-0594 Plato Academy Tampa**
This application is being **CONTINUED** by **STAFF** to the **September 26, 2023** LUHO.

Attachments: [23-0594](#)

- B. VESTED RIGHTS**
- C. FEE WAIVER**
- D. REMANDS**
- E. RECONSIDERATION REQUESTS**

- E.1. Application Number:** VAR 22-1422
Applicant: Mike and Nicole Mezrah
Location: 700 Ft NE of S. 52nd St. and Palm River Rd Intersection
Folio Number: 043505.0000 & 043508.0000
Acreage (+/-): 3.8 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RDC-12
Request: Requesting a Variance to Fence Requirements.

Attachments: 22-1422

F. SITE DEVELOPMENT VARIANCE REQUESTS

- F.1. Application Number:** VAR-WS 23-0543
Applicant: Michael Adel Mahrous Aziz
Location: 6803 Spencer Cir.
Folio Number: 041361.0000
Acreage (+/-): 0.34 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Encroach into the Wetland Setback.

Attachments: [23-0543](#)

- F.2. Application Number:** VAR-WS 23-0589
Applicant: Eddie Suarez
Location: 350 Ft SW of N Hubert Ave and W Idell St Intersection
Folio Number: 027281.0200
Acreage (+/-): 0.46 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6
Request: Wetland Setback Encroachment Variance to Include Septic Drainfield.

Attachments: [23-0589](#)

- F.3.** **Application Number:** **VAR-WS 23-0592**
 Applicant: VDL Lots LLC
 Location: 299,301,307 and 309 Villa Corte Dr
 Folio Number: 015780.0316,015780.0318,015780.0320, 015780.0322
 Acreage (+/-): 0.49 acres, more or less
 Comprehensive Plan: R-4
 Service Area: Urban
 Existing Zoning: PD (17-0156)
 Request: Requesting a Variance to Encroach into the Wetland Setback

Attachments: [23-0592](#)

G. SIGN VARIANCE REQUESTS

- G.1.** **Application Number:** **VAR 23-0454**
 Applicant: Robert Franklin
 Location: 3020 Cove Bend Dr
 Folio Number: 034886.0000
 Acreage (+/-): 1.53 acres, more or less
 Comprehensive Plan: R-20
 Service Area: Urban
 Existing Zoning: PD (89-0117)
 Request: Requesting a Sign Variance

Attachments: [23-0454](#)

H. VARIANCE (VAR) REQUESTS

H.1. Application Number: VAR 23-0378
Applicant: Jose H Ramirez
Location: 4550 Ft East of Pless Rd & W Dormany Rd Intersection, South Side of Street
Folio Number: 080527.0020
Acreage (+/-): 4.07 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AS-0.4
Request: Requesting a Variance to Lot Development Standards

Attachments: [23-0378](#)

H.2. Application Number: VAR 23-0462
Applicant: Donald C. Wolfer & Patti J. Isaacs
Location: 460 Ft North of Lovegren Ln & Inglewood Dr Intersection, West Side of Street
Folio Number: 050641.0030 & 050641.0050
Acreage (+/-): 0.74 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSB
Request: Requesting a Variance Minimum Lot Sizes by Available Utilities

Attachments: [23-0462](#)

H.3. Application Number: VAR 23-0529
Applicant: Angel Gonzalez
Location: 16405 Oakmanor Dr.
Folio Number: 015929.0296
Acreage (+/-): 0.169 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (76-0166)
Request: Requesting a Variance to Fence Requirements.

Attachments: [23-0529](#)

H.4. Application Number: VAR 23-0530
Applicant: Zoharah Bee Peters
Location: 16403 Oakmanor Dr.
Folio Number: 015929.0150
Acreage (+/-): 0.174 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (76-0166)
Request: Requesting a Variance to Fence Requirements.

Attachments: [23-0530](#)

H.5. Application Number: VAR 23-0531
Applicant: Carol A Crosbie
Location: 16401 Oakmanor Dr.
Folio Number: 015929.0148
Acreage (+/-): 0.176 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (76-0166)
Request: Requesting a Variance to Fence Requirements

Attachments: [23-0531](#)

H.6. Application Number: VAR 23-0532
Applicant: RU Project Management Group, LLC(Ruth Londono)
Location: 3002 W. Jean St.
Folio Number: 030794.0000
Acreage (+/-): 0.19 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Accessory Dwelling Requirements, Lot Development Standards and to Fence Requirements.

Attachments: [23-0532](#)

H.7. Application Number: VAR 23-0551
Applicant: Victoria Rowe
Location: 11013 Hannaway Dr.
Folio Number: 07583103072
Acreege (+/-): 0.255 acres more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Fence Requirements.

Attachments: [23-0551](#)

H.8. Application Number: VAR 23-0564
Applicant: Brandon & Jennifer Stephenson
Location: 5126 Point Harbor Ln.
Folio Number: 054208.0026
Acreege (+/-): 0.23 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD (98-1513)
Request: Requesting a Variance to Lot Development Standards

Attachments: [23-0564](#)

H.9. Application Number: VAR 23-0601
Applicant: McNeal Engineering Inc./c/o Christopher S. McNeal
Location: 500 Ft East of Sunset Ln and Sunward Lake Pl Intersection, North side of Street
Folio Number: Portion of 013693.0200
Acreege (+/-): 44.33 acres, more or less
Comprehensive Plan: R-2, R-6
Service Area: Rural
Existing Zoning: ASC-1, RSC-6
Request: Requesting a Variance to Subdivision Requirements of LDC Section 3.09.05.2

Attachments: [23-0601](#)

H.10. Application Number: VAR 23-0602
Applicant: Rafael Randon
Location: 18430 Wayne Rd
Folio Number: 000581.0000
Acreage (+/-): 1.25 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Requesting a Variance to Fence Requirements

Attachments: [23-0602](#)

I. SPECIAL USES

I.1. Application Number: SU-GEN 23-0350
Applicant: Clayton Bricklemyer/Hill Ward Henderson
Location: 202 W. College Ave
Folio Number: 055262.0000
Acreage (+/-): 14.46 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: RSC-6, CG, CI
Request: Requesting a Special Use for a School

Attachments: [23-0350](#)

I.2. Application Number: SU-CFW 23-0365
Applicant: VB BTS II, LLC c/o Mattaniah S. Jahn
Location: 10937 Skewlee Rd
Folio Number: 060797.3324
Acreage (+/-): 15.39 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1, AR
Request: Requesting a Special Use for Wireless Communication Facility and Waiver From the residential setback requirement.

Attachments: [23-0365](#)

- I.3. Application Number:** SU-AB 23-0572
Applicant: Drury Development Corporation
Location: 10277 E. Adamo Dr.
Folio Number: 068042.1400
Acreege (+/-): 2.01 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Existing Zoning: PD (22-1226)
Request: Requesting a Special Use 4-COP-SX Alcoholic Beverage Permit with Separation Waiver(s).

Attachments: [23-0572](#)

- I.4. Application Number:** SU-AB 23-0599
Applicant: Main Street Market, LLC
Location: 10802 Main St. Ste D
Folio Number: 060544.0000
Acreege (+/-): 0.025 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: CG
Request: Requesting a Special Use 2-APS Alcoholic Beverage Permit with Separation Waiver(s)

Attachments: [23-0599](#)

J. APPEAL (APP) REQUESTS

- J.1. APP 23-0644 Toni Sullivan**
Appeal to an administrative decision, ZI 23-0370

Attachments: [23-0644](#)