



LAND USE HEARING OFFICER AGENDA - FINAL

9:00 A.M. MONDAY, August 25, 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 August 25, 2025

The following dates pertain only to applications heard at the August 25, 2025 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on September 16, 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. SU-CFW 24-0828 APC Towers IV, LLC**

This application has been **WITHDRAWN** by the **APPLICANT**.

Attachments: [25-0848](#)

A.2. VAR 24-1128 Rolando Santiago

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

Attachments: [24-1128](#)

A.3. SU-SCH 24-1335 David Wright / TSP Companies, Inc.

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

Attachments: [24-1335](#)

A.4. VAR 25-0848 Gerardo Mondragon

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

Attachments: [25-0848](#)

A.5. VAR 25-0987 Hamilton Engineering and Survey, LLC

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

Attachments: [25-0987](#)

A.6. VAR 25-1035 Addie Mentry

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

Attachments: [25-1035](#)

A.7. SU-AB 25-1053 Ngeun Thongsirimonghoun

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

Attachments: [25-1053](#)

B. VESTED RIGHTS**C. FEE WAIVER****D. REMANDS****E. RECONSIDERATION REQUESTS****F. SITE DEVELOPMENT VARIANCE REQUESTS****F.1. Application Number: VAR-WS 25-1034**

Applicant: Dennis G. Mason

Location: 2007 Sparkman Rd

Folio Number: 091942.0000

Acreage (+/-): 5.56 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.

Attachments: [25-1034](#)

G. SIGN VARIANCE REQUESTS

- G.1. Application Number: VAR 25-1010**
Applicant: David Oates
Location: 202 Flamingo Rd
Folio Number: 053941.0000
Acreage (+/-): 1.08 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-1010](#)

- G.2. Application Number: VAR 25-1123**
Applicant: Samantha Phillips/Hillsborough County
Location: 3602 N US Hwy 301
Folio Number: 042915.0000
Acreage (+/-): 4.73 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: AS-1, CG
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-1123](#)

H. VARIANCE (VAR) REQUESTS

- H.1. Application Number: VAR 25-0563**
Applicant: Manuel A. Aliaga
Location: 102 Goldenwood Ave
Folio Number: 72950.0000
Acreage (+/-): 0.43 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a variance to Accessory Dwelling Requirements,

Attachments: [25-0563](#)

H.2. Application Number: VAR 25-0972
Applicant: Steve Antinori
Location: 18204 Keystone Grove Blvd
Folio Number: 001441.0302
Acreage (+/-): 0.84 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Requesting a Variance to Accessory Structure Requirements.

Attachments: [25-0972](#)

H.3. Application Number: VAR 25-0989
Applicant: Kevin Arber
Location: 1216 Acappella Ln
Folio Number: 052846.3210
Acreage (+/-): 0.28 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD 77-0123
Request: Requesting a Variance to Permitted Projections into Required Yards.

Attachments: [25-0989](#)

H.4. Application Number: VAR 25-1030
Applicant: RU Project Management
Location: 6717 N. Clearview Ave
Folio Number: 029315.0500
Acreage (+/-): 0.09 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: RSC-9
Request: Requesting a Variance to Lot Development Standards and to Accessory Structure Requirements.

Attachments: [25-1030](#)

- H.5. Application Number: VAR 25-1042**
Applicant: David Lee Frye
Location: 204 Lentz Rd
Folio Number: 066094.0700
Acreage (+/-): 0.68 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-4
Request: Variance to Lot Development Standards and Variance to Accessory Structure Requirements.

Attachments: [25-1042](#)

- H.6. Application Number: VAR 25-1043**
Applicant: Gregory Hoelzer
Location: 114 Locust Dr
Folio Number: 074819.0402
Acreage (+/-): 0.53 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-3
Request: Requesting a Variance to Fence Requirements.

Attachments: [25-1043](#)

- H.7. Application Number: VAR 25-1045**
Applicant: Shumaker, Loop & Kendrick
Location: 4040 W Waters Ave, Unit ½
Folio Number: 027125.0020
Acreage (+/-): 0.18 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: CN
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-1045](#)

I. SPECIAL USES

- I.1. Application Number:** **SU-AB 25-0981**
Applicant: Sarpa Enterprises LLC
Location: 12913 N. Dale Mabry Hwy
Folio Number: 019431.0608
Acreage (+/-): 2.13 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 74-0004
Request: Requesting a Special Use 4-COP Alcoholic Beverage Permit with Separation Waiver(s).

Attachments: [25-0981](#)

- I.2. Application Number:** **SU-AB 25-1038**
Applicant: Kays Kitchen
Location: 2808 E. Bearss Ave
Folio Number: 034916.0050
Acreage (+/-): 2.95 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: PD 85-0355
Request: Requesting a 2-COP-X Alcoholic Beverage Permit With Separation Waiver(s).

Attachments: [25-1038](#)

- I.3. Application Number:** **SU-AB 25-1055**
Applicant: Cheers7 Inc
Location: 12302 Balm Riverview
Folio Number: 077426.2152
Acreage (+/-): 0.63 acres, more or less
Comprehensive Plan: RP-2
Service Area: Rural
Existing Zoning: CN
Request: Requesting a Special Use 3-PS Alcoholic Beverage Permit With Distance Waiver(s)

Attachments: [25-1055](#)

J. APPEAL (APP) REQUESTS

- J.1. APP 25-0666 Regency Center, L.P.
Appeal to an administrative decision, DNC 25-0350

Attachments: [25-0666](#)