

Hillsborough County

*601 E. Kennedy Blvd.
Tampa, FL 33602*



**Hillsborough
County Florida**

Results

Monday, March 31, 2025

9:00 AM

County Center, 2nd Floor

Land Use Hearing Officer

LUHO RESULTS

Land Use Hearing Officer

Results

March 31, 2025

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 March 31,2025

The following dates pertain only to applications heard at the March 31, 2025 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 21, 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 **April 21, 2025** LUHO.

Attachments: [24-1128](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 04/21/2025

A.2. SU-SCH 24-1238 Todd Pressman

This application is out of order to be heard and is being **CONTINUED** to the **April 21, 2025** LUHO.

Attachments: [24-1238](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 04/21/2025

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 **April 21, 2025** LUHO.

Attachments: [24-1335](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 04/21/2025

A.4. SU-AB 25-0384 Thomson Fuel, Inc.

This application is out of order to be heard and is being **CONTINUED** to the **April 21, 2025** LUHO.

Attachments: [25-0384](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 04/21/2025

A.5. VAR 25-0446 Francisco and Dana Gonzalez

This application is being **Continued** by the **Applicant** to the **April 21, 2025** LUHO.

Attachments: [25-0446](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 04/21/2025

A.6. APP 25-0475 Greystone at Lake Pretty LLC

This application is being **Continued** by the **Applicant** to the **April 21, 2025** LUHO.

Attachments: [25-0475](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 04/21/2025

B. VESTED RIGHTS

C. FEE WAIVER

D. REMANDS

E. RECONSIDERATION REQUESTS

F. SITE DEVELOPMENT VARIANCE REQUESTS

F.1. Application Number: VAR-WS 25-0341
Applicant: Raul Hernandez Pineyro and Marleydis Corvo Rodriguez
Location: 1112 Lake Charles Cir
Folio Number: 015233.0000
Acreage (+/-): 2.86 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: RSC-2
Request: Requesting a Variance to Encroach into the Wetland Setback.

Attachments: [25-0341](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

G. SIGN VARIANCE REQUESTS

G.1. Application Number: VAR 25-0409
Applicant: Chelsea Court Community Association
Location: 6336 E. Chelsea St.
Folio Number: 041782.0230
Acreage (+/-): 1.96 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: RMC-12, 05-2162
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0409](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

G.2. Application Number: VAR 25-0439
Applicant: Zach Davis
Location: 7348 Montague St
Folio Number: 005461.0242
Acreage (+/-): 37.5 acres, more or less

Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (20-0365)
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0439](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

G.3. Application Number: **VAR 25-0443**
Applicant: Wal-Mart Stores East Ip
Location: SE Corner of N US Hwy 41 and Bandermill Rd Intersection
Folio Number: 054191.0115
Acreage (+/-): 21.92 acres, more or less
Comprehensive Plan: OC-20, SMU-6
Service Area: Urban
Existing Zoning: PD (06-1035)
Request: Requesting a Variance to Sign Requirements

Attachments: [25-0443](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

G.4. Application Number: **VAR 25-0444**
Applicant: Casto-Leisey, LLC
Location: East of N US Hwy 41, 300 ft from N US Hwy 41 and Leisey Rd Intersection, and also, S of Brandermill Rd
Folio Number: 054191.0110
Acreage (+/-): 4.49 acres, more or less
Comprehensive Plan: OC-20, SMU-6
Service Area: Urban
Existing Zoning: PD (06-1035)
Request: Requesting a Variance to Sign Requirements.

Attachments: [25-0444](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H. VARIANCE (VAR) REQUESTS

H.1. Application Number: **VAR 25-0257**
Applicant: William Ryan Homes Florida Inc
Location: 3658 Nandina Cir
Folio Number: 054953.0868
Acreage (+/-): 0.1 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban

Existing Zoning: PD (73-0186)
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-0257](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.2. Application Number: **VAR 25-0277**
Applicant: Housh Ghovae, Northside Engineering, Inc.
Location: 0 Ft N of Ehrlich Rd and 40 Ft S of Altaloma St
Folio Number: 003405.0000
Acreage (+/-): 0.25 acres, more or less
Comprehensive Plan: CPV
Service Area: Urban
Existing Zoning: CPV-A-1, 04-0315
Request: Variance to the Citrus Park Village Development Standards
And Variance to Landscaping and Buffering Requirements.

Attachments: [25-0277](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.3. Application Number: **VAR 25-0307**
Applicant: Bruce E. Duncan
Location: 306 S Taylor Rd
Folio Number: 064216.5000
Acreage (+/-): 2.14 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-0.4
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-0307](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.4. Application Number: **VAR 25-0342**
Applicant: Silber Corner LLC
Location: 7719 Gunn Hwy
Folio Number: 003390.0000
Acreage (+/-): 0.59 acres, more or less
Comprehensive Plan: CPV
Service Area: Urban
Existing Zoning: CPV-A-1, 04-0315
Request: Requesting a Variance to Citrus Park Village Development Standards.

Attachments: [25-0342](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

- H.5. Application Number:** **VAR 25-0361**
Applicant: Charles Socci
Location: 6419 Eureka Springs Rd
Folio Number: 062683.0012
Acreage (+/-): 1 acre, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1, 82-0082
Request: Requesting a Variance to lot Development Standards and Accessory Structure Standards.

Attachments: [25-0361](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

- H.6. Application Number:** **VAR 25-0484**
Applicant: Wilbert Malphus
Location: 17724 Royal Eagle Ln
Folio Number: 014084.0184
Acreage (+/-): 1.95 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Requesting a Variance to Accessory Dwelling Requirements.

Attachments: [25-0484](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

I. SPECIAL USES

- I.1. Application Number:** **SU-AB 25-0364**
Applicant: Jayson Lu
Location: 11901 Sheldon Rd
Folio Number: 003558.5500
Acreage (+/-): 8.19 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: PD (16-1079)
Request: Requesting a Special Use 4-COP-RX Alcoholic Beverage Permit with Distance Separation Waiver(s).

Attachments: [25-0364](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

- I.2. Application Number:** **SU-SCH 25-0386**
Applicant: Nal-Southern LLC
Location: SE corner of S US Hwy 301 and Bishop Rd
Folio Number: 079561.0000
Acreage (+/-): 18.48 acres, more or less
Comprehensive Plan: WVR-2
Service Area: Rural
Existing Zoning: AS-1
Request: Requesting a Special Use for a School.

Attachments: [25-0386](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

- I.3. Application Number:** **SU-GEN 25-0408**
Applicant: Harvest Time of Tampa Inc.
Location: 1511 S 301 Hwy
Folio Number: 044586.0000
Acreage (+/-): 2.1 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: RSC-6,74-0231,PD,06-1136, CN,70-0122,AR,MH,MH
Request: Request a Special Use for Child Care and School

Attachments: [25-0408](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 05/27/2025

- I.4. Application Number:** **SU-AB 25-0471**
Applicant: John Weissfisch (Rock N Roll Sushi)
Location: 5637 Circa Fishhawk Blvd
Folio Number: 076828.0175
Acreage (+/-): 7.3 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (15-1149)
Request: Requesting a Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s).

Attachments: [25-0471](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

J. APPEAL (APP) REQUESTS