

Variance Application: VAR 25-0848

LUHO Hearing Date: 09/22/2025

Case Reviewer: Logan McKaig



**Hillsborough
County Florida**

Development Services Department

Applicant: Gerardo Mondragon

Zoning: CI

Location: 914 E 128th Ave., Tampa, FL 33612

Folio: 36093.0000

Request Summary:

The applicant is requesting a variance Schedule of Area, Height, Bulk, and Placement Regulations for the purpose of constructing a new recycling facility.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 30-foot front yard setback is required in the CI zoning district.	15 feet	15-foot front yard setback
6.01.01 6.01.01. Endnote 8	Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard. The proposed height of 34 feet 3 inches requires a total side yard setback of 28 feet 6 inches.	13 feet 2 inches	15-foot 4-inch side yard setback

Findings:

None.

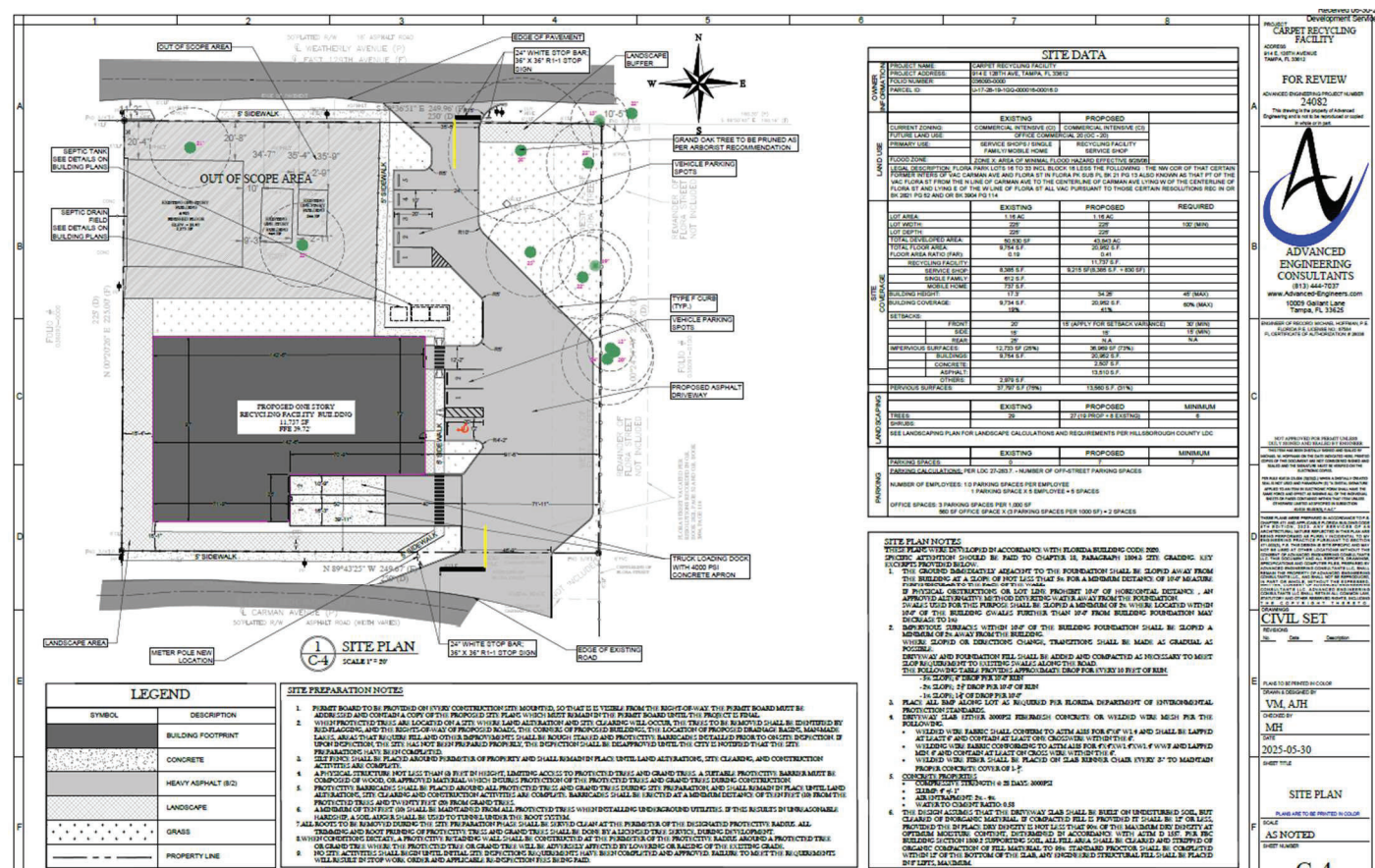
Zoning Administrator Sign Off:


Colleen Marshall
Wed Sep 3 2025 15:17:00

DISCLAIMER:

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR-25-0848

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR-25-0848 Applicant's Name: Gerardo Mondragon

Reviewing Planner's Name: _____ Date: _____

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☒ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 07/28/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Gerardo Mondragon
Signature

6/30/25
Date



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application VAR-25-0848

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Gerardo Mendez
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

A Demolition of old Structures took place in 2023 (copy attached) some of them where only
8' Front set back &
5' west Side set Back (You may can check Records of Previous Owner Encroachments)

Our Request:

15' Front set back &

15'4" west Side set Back

Reason:, Gain Parking Lot/Truck acces and salvage a 36" grand Oak between the existing metal building and the Propposed new metal Building as well as salvage 2 Grand Oaks on the East side of the property (see the attached proposed site Plan)

(See the attached written Statement to suport the request)

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

See Attached

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☐ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☐ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☐ Public Water ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☐ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

Gerardo Mondragon

932 E 124TH Ave Tampa FL 33612

Owner: Mondragon's Carpet & Rug Installers Corp

Re: Zoning Variance for 914 E 128TH Ave Tampa FL 33612
Continuation of Page 8 Variance Application

As you may can check the Records for the Subject Property; A Demolition of 7 old Structures took place in 2023
some of them where only 8' Front set back & 5' west Side set Back (You may can chck public Records of Previous Owner Encroachments)

We believe Our Request of : 15' Front set back & 15'4" west Side is significantly Fair as we solved previous Owner Encroachments on behalf of Hillsborough County.

We are confident and trust the good judgment of the meeting tem to approve our Request as would not cause any hardship to other neighbors as There are adjacent buildings with existing 13'6" set back already. instead a Better commercial neighborhood will take place if approved.

set Back Reason:, Gain Parking Lot/Truck access and salvage a 36" grand Oak between the existing metal building and the Proposed new metal Building as well as salvage 2 Grand Oaks on the East side of the property (see the attached proposed site Plan).

As Said we are well positive of your approval as a well planned site would be much better than Previous Owner encroachments. but in case not approved since the Proposed building is Over 20' height (see the Submitted Site Plan for reference) we would ask to gives us the max allowance to reduce the Set back per section 6.01.01 and 6.06.06 of the HC LDC despite that we would not be able to salvage at least 3 Grand Oaks and we would have to Re accommodate the Site Development Plan.

Thank You Very Much

Respectfully: Gerardo Mondragon Date 6/27/25
Gerardo Mondragon/ Member of Mondragons Cpt

25-0848

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

That would not cause any hardship to other neighbors as There are adjacents buildings with existing 13'6" set back already.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Commercial well planned site would be benneficial for all adjacent properties as some of then still in dirt roads to acces their properties.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

A Commercial Activity is on all adjacent properies and a new site in ours would actuali benefit tho them as Acess will take place from 128th to 129th ave as you see on the proposed site plan

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

Other Structures set back in the same street block are less that 14' structure set back.
Our 15' set bak would not harm them at all.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

its all commercial neighborhood... we are asking for a set back from our own property and it would not result in an encroachment to anyone ell's property

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

A Commercial Activity is on all adjacent properies and a new site in ours would actuali benefit tho them as Acess will take place from 128th to 129th ave as you see on the proposed site plan

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Prepared by and after recording should be returned to:

Frederick J. Mills, Esquire
Morrison & Mills, P.A.
1200 West Platt Street, Suite 100
Tampa, Florida 33606
Telephone: 813/258-3311

Space above this line for processing data

Space above this line for recording data

WARRANTY DEED

THIS WARRANTY DEED, made this 15th day of September, 2022, between FLORIDA MOTOR COACH AND REC-V SPECIALISTS, INC., a Florida corporation, whose address is 40316 River Road Dade City, Florida 33525 ("Grantor"), and MONDRAGON'S CARPET AND RUG INSTALLERS, CORP., a Florida corporation, whose address is 932 E 124th Avenue, Tampa, Florida 33612 ("Grantee").

WITNESSETH, the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, convey and confirm unto said Grantee and its successors and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough, State of Florida, more particularly described as follows:

Lots 16 through 33, inclusive, Block 16 of FLORA PARK, according to the map or plat thereof, as recorded in Plat Book 21, Page 13, of the Public Records of Hillsborough County, Florida, together with that portion of the West 1/2 of vacated Flora Street abutting on the East boundary of Lots 24 and 25, Block 16 of said FLORA PARK.

LESS

The Northwest corner of that certain former intersection of vacated Carman Avenue and Flora Street in FLORA PARK, Plat Book 21, Page 13, Public Records of Hillsborough County, Florida, also known as that portion of the vacated Flora Street from the North line of Carman Avenue to the Centerline of Carman Avenue lying West of the Centerline of Flora Street and lying East of the West line of Flora Street, all as vacated pursuant to those certain Resolutions recorded in Official Records Book 2821, Page 52 and Official Records Book 3904, Page 114, Hillsborough County, Florida.

FOLIO NO.: 036093.0000

Subject to ad valorem taxes for 2022 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

TO HAVE AND HOLD the same in fee simple forever.

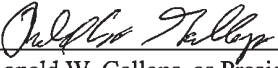
And Grantor hereby covenants with the Grantee that it is lawfully seized of the property in fee simple; that the property is free of all encumbrances; that it has good right and lawful authority to sell the same; and Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

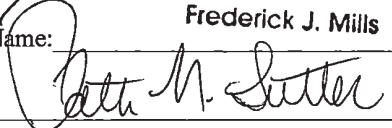
IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name the day and year first above written.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

FLORIDA MOTOR COACH AND REC-V
SPECIALISTS, INC.


Print Name: Frederick J. Mills

By: 
Ronald W. Gallops, as President


Print Name: Patti N. Sutter

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of September, 2022, by RONALD W. GALLOPS, as President of FLORIDA MOTOR COACH AND REC-V SPECIALISTS, INC., a Florida corporation, ☐ who is personally known to me or ☒ who produced FL driver's license as identification.




Signature of Notary Public

Frederick J. Mills

Notary Public's Name Printed
NOTARY PUBLIC, STATE OF FLORIDA



Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR-25-0848

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, the second page of this form must be included indicating the additional/revised documents being submitted with this form.

Application Number: VAR-25-0848 Applicant's Name: Gerardo Mondragon

Reviewing Planner's Name: _____ Date: _____

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☒ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 07/28/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcf.gov

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcf.gov.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Gerardo Mondragon

Signature

6/26/25

Date



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☒	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe): 914 E 128th Ave Tampa FL 33612

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application VAR-25-0848

☐ Includes sensitive and/or protected information.

Type of information included and location Revised Address
914 E 128th Ave Tampa FL 33612

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Gerardo Mondragon
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: **914 E 128TH Ave** City/State/Zip: **Tampa FL 33612**
TWN-RN-SEC: **07-28-19** Folio(s): **36093.0000** Zoning: **CI** Future Land Use: **OC-20** Property Size: **1.28 Acres**

Property Owner Information

Name: **Mondragon's Carpet & Rug Installers Corp** Daytime Phone **813 3739619**
Address: **932 E 124Th Ave** City/State/Zip: **Tampa FL 33612**
Email: **mondragon1@verizon.net** Fax Number **813 3156035**

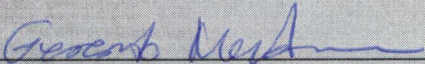
Applicant Information

Name: **Gerardo Mondragon** Daytime Phone **813 3769619**
Address: **932 E 124Th Ave** City/State/Zip: **Tampa FL 33612**
Email: **mondragon1@verizon.net** Fax Number **813 3156035**

Applicant's Representative (if different than above)

Name: **N/A** Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.


Signature of the Applicant

Gerardo Mondragon

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.


Signature of the Owner(s) - (All parties on the deed must sign)

Gerardo Mondragon

Type or print name