

Variance Application: VAR 26-1099**LUHO Hearing Date:** July 13, 2026**Case Reviewer:** Sam Ball**Hillsborough
County Florida****Development Services Department****Applicant:** Housh Ghovae, CEO ~ Northside Engineering, Inc.**Zoning:** CVP-A-1**Address/Location:** North side of Ehrlich Road, East side of Upper Tampa Bay Trail; Folio: 3405.0000**Request Summary**

The applicants is requesting a variance to the requirement for a perimeter buffer adjacent to a road right-of-way.

Requested Variance

LDC Section	LDC Requirement	Variance	Result
3.10.10(C)	Off-street vehicular use areas shall be buffered and screened in accordance with Section 6.06.03 of this Code, except that required trees in perimeter buffers shall have a minimum height of 10 feet and minimum caliper of three inches at time of planting and shall be installed no more than 30 feet apart on centers.	Relief from Section 6.06.06(C)	Site development with zero vehicular use buffer along the southern portion of the western property boundary.
6.06.04(C)	On any parcel of land providing an off-street vehicular use area, where such area is not entirely screened from an abutting right-of-way by an intervening building or other structure, a landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the right-of-way, unless the buffer or screening requirements of 6.06.06 and 6.06.06 C are more stringent, in which case the more stringent requirements shall apply.	8 feet	Site development with zero vehicular use buffer along the southern portion of the western property boundary.

Findings

The Upper Tampa Bay Trail is considered a road right-of-way.

Because the Upper Tampa Bay Trail Right-of-Way adjoins the subject property's western boundary and is at least 50 feet in width, incompatible use buffering along the western property boundary is not required.

Variance 25-0277 was approved to reduce the eastern vehicular use buffer requirement from six to zero feet along the eastern property boundary.

Zoning Administrator Sign Off:Colleen Marshall
Tue Jun 23 2026 12:31:04

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.

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Additional/Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitting 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: Variance 26-1099 Applicant's Name: Housh Ghovae, CEO ~ Northside Engineering, Inc.

Reviewing Planner's Name: Sam Ball (ballf@hcfl.gov) Date: 06.15.2026

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): 07/13/2026 @ 9:00 a.m.

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

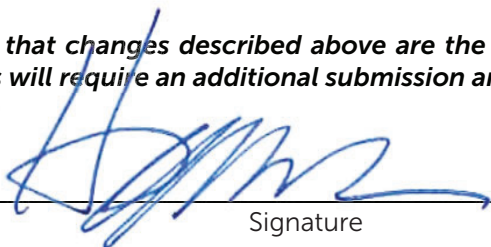
Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcfl.gov

Files must be in pdf format and a 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) 272-5600, option 3, option 3 or email ZoningIntake-DSD@hcfl.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.



Signature

Jun. 16, '26

Date



**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 this application

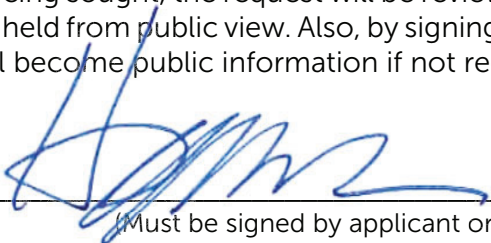
☐ Includes sensitive and/or protected information.

Type of information included and location N/A

☒ 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 application 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: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional/Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form. Please ensure that each item is submitted as a separate PDF.

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 N/A
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☒	Design Exception and Administrative Variance requests/approvals
15 ☒	Variance Criteria Response Please see variance application.
16 ☐	Copy of Code Enforcement or Building Violation N/A
17 ☐	Transportation Analysis None at this time.
18 ☐	Sign-off form
19 ☐	Written Sufficiency Review Response None at this time.
20 ☐	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.

+Revised 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

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.

The property is a narrow parcel with limited space for development. Due to its size and shape, there is
insufficient room to accommodate vehicular turn-around from drive-thru and the landscape buffer and
vehicular use. We are requesting a variance to eliminate a portion of the required setback along the west side
Along west side of the property, to allow us to utilize the available space more efficiently.

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

Request is relief from Section 3.10.10(c) & 6.06.04(C).

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): PID #6168 - Jallo Express Carwash - abutting property to the East.
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



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?

The property is narrow, leaving limited space for the building, driveway, and parking. This is a unique challenge specific to this parcel due to its size and shape, which isn't a hardship experienced by other properties in the area.

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.

The Land Development Code's setback requirements would prevent the development of an ice cream shop with a drive-through and parking, which is a right typically granted to other commercial properties in the area. The variance is necessary to make efficient use of the limited space.

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.

The variance will not interfere with or harm neighboring properties. The proposed ice cream shop with a drive-through will complement nearby businesses, including the car wash, and will not cause any negative impact on the surrounding area.

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).

The variance aligns with the intent of the LDC and Comprehensive Plan by promoting commercial development in the area, enhancing local amenities like food services. The proposed ice cream shop will serve the public by offering a new retail option and improving local business diversity.

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.

The need for a variance arises from the property's physical limitations, not from any actions taken by the applicant. The narrow nature of the property makes it challenging to meet standard setback requirements without a variance.

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.

Granting the variance will allow for the development of a community-oriented ice cream shop, benefiting local commerce. Denying it would limit the use of the property and prevent a positive addition to the area.

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Prepared By:
Kate Crews
Nirvana Title
5121 Ehrlich Road, Suite 107A & 106B, Tampa, FL 33624

After Recording Return To:
Kings Dairy Queen, LLC
16055 State Road 52, Land O' Lakes, FL 34638

File Number 24-2519
Parcel ID: U-02-28-17-03V-000054-00011.0
Consideration Amount: 150,000.00

Warranty Deed

This Indenture made this 1 day of February, 2024 between Dipvtel, LLC, a Wyoming Limited Liability Company, whose post office address is 5230 Land O' Lakes Boulevard, #491, Land O' Lakes, FL 34639 henceforth referred to as ("Grantor") and Kings Dairy Queen, LLC, a Florida Limited Liability Company, whose post office address is 16055 State Road 52, Land O' Lakes, FL 34638, grantee*

Witnesseth that said grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, to-wit:

LOTS 11, 12, 13 AND 14, BLOCK 54, MAP OF THE TOWN OF CITRUS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 130, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 14.5 FEET, MORE OR LESS OF LOTS 13 AND 14 FOR EHRLICH ROAD.

a/k/a: 7513 Ehrlich Road Tampa, FL 33625

TOGETHER with all tenants, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

The property described above is NOT the homestead of the grantor who in fact resides at:
5230 Land O' Lakes Boulevard, #491, Land O' Lakes, FL 34639

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dipvtel, LLC, a Wyoming Limited Liability Company

By: [Signature]
Ricky Keele, Member

By: [Signature]
Esra Keele, Member

[Signature]
1st Witness Signature

Kaitlyn Zimmerman
1st Witness Printed Name

5121 Ehrlich Rd Suite 107A
(Witness Address Line 1) (Street Address)

Tampa, FL 33624
(Witness Address Line 2 – City, State Zip)

[Signature]
2nd Witness Signature

Aaron Collins
2nd Witness Printed Name

5121 Ehrlich Rd, Ste 107A
(Witness Address Line 1) (Street Address)

Tampa, FL 33624
(Witness Address Line 2 – City, State Zip)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 1 day of February, 2024 by Ricky Keele and Esra Keele, Members of Dipvtel, LLC, a WY Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



KAITLYN ZIMMERMAN
Notary Public
State of Florida
Comm# HH241686
Expires 3/16/2026

Personally known: _____ x
OR Produced Identification: _____

Type of Identification Produced: FL DL



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-1099

Intake Date: 06/09/2026

Hearing(s) and type: Date: 07/13/2026

Type: LUHO

Receipt Number: 601067

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 0 Ehrlich Road

City/State/Zip: Tampa, Florida 33625

TWN-RN-SEC: 02/28/17

Folio(s): 003405-0000

Zoning: CPV-A-1

Future Land Use: CPV

Property Size: 0.234Acres/10,189sf

Property Owner Information

Name: Kings Dairy Queen LLC

Daytime Phone 813-406-4813

Address: 16055 State Road 52

City/State/Zip: Land O'Lakes, Florida 34638

Email: Paul Jallo ~ pjallo@gmail.com

Fax Number 813-406-4818

Applicant Information

Name: Housh Ghovae, CEO ~ Northside Engineering, Inc.

Daytime Phone 727-443-2869

Address: 300 South Belcher Road

City/State/Zip: Clearwater, Florida 33765

Email: housh@northsideengineering.net

Fax Number 727-446-8036

Applicant's Representative (if different than above)

Name: Same as Above

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

Housh Ghovae, CEO ~ Northside Engineering, Inc.

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)

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

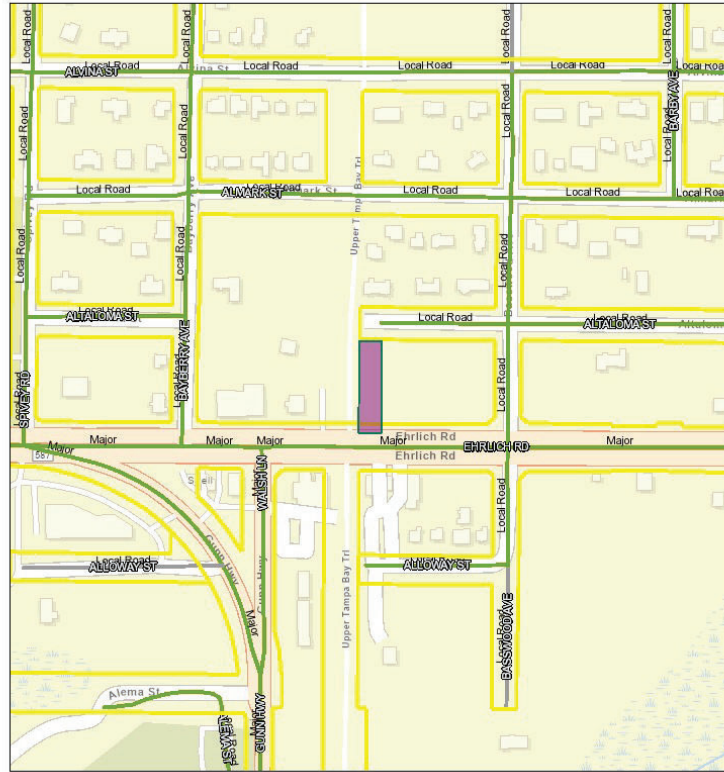
Paul Jallo, President & Michelle Jallo, Vice President

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 3405.0000



June 9, 2026

1:3,009
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

RD, EdGIS, Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDEP, OpenStreetMap, Microsoft, Esri, TerraFirm, Garmin, Satefy, GeoTechnologies, Inc, METI/USA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 3405.0000
PIN: U-02-28-17-03V-000054-00011.0

Kings Dairy Queen Llc

Mailing Address:

16055 State Rd 52

null

Land O Lakes, FL 34638

Site Address:

0

Tampa, FL 33625

SEC-TWN-RNG: 02-28-17

Acreage: 0.25

Market Value: \$103,752.00

Landuse Code: 0000 VACANT RESIDENT

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- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.