WELCOME AND THANK YOU FOR YOUR PARTICIPATION IN COUNTY GOVERNMENT.

HEARING SCHEDULE:

- LUHO 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.:
  - Vested Rights (VR) - Fee Waivers (FW) - Reconsideration Requests – Appeals (APP) – Variances (VAR) – Special Uses (SU)

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.
LUHO HEARING AGENDA FOR
February 18, 2020

The following dates pertain only to applications heard at the February 18, 2020 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on March 10, 2020.

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.1. SU-LE 19-1026 Balm Grove, LLC
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.2. SU-LE 19-1302 Taylor Morrison of Florida, Inc
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.3. SU-AB 20-0073 O Tooles Irish Pub & Restaurant
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.4. SU-AB 20-0074 Lazy Gator
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.5. SU-LE 20-0179 Bullfrog Creek Mitigation Bank, LLC
This application is being CONTINUED by the STAFF to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.7. VAR 20-0244 Russell Caple
The application is out of order to be heard and is being CONTINUED to the April 13, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.8. VAR 20-0257 Mobley Homes Tampa, LLC
This application is being CONTINUED by the APPLICANT to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.9. VAR 20-0272 Jason Kendall
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.10. VAR 20-0317 John R. Schumann
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.

A.11. VAR 20-0324 Raul German Rodriguez
The application is out of order to be heard and is being CONTINUED to the March 16, 2020 Land Use Hearing Officer Hearing at 10:00 a.m.
A.12. **SU-AB 20-0336**  
**Mynt Coffee Shop**  
The application is out of order to be heard and is being **CONTINUED** to the **March 16, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.13. **VAR 20-0345**  
**Ocynthia and Hyacinth Hansel**  
The application is out of order to be heard and is being **CONTINUED** to the **April 13, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.14. **VAR 20-0351**  
**Joshua and Kaitlyn Lovely**  
The application is out of order to be heard and is being **CONTINUED** to the **March 16, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.15. **VAR 20-0352**  
**Michael Cimilluca and Cynthia Fernandez**  
The application is out of order to be heard and is being **CONTINUED** to the **March 16, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.16. **SU-AB 20-00353**  
**S. Elise Batsel**  
The application is out of order to be heard and is being **CONTINUED** to the **March 16, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

### VESTED RIGHTS

**B.1.**  
None

### FEE WAIVER

**C.1.**  
None

### RECONSIDERATION REQUESTS

**D.1.**  
None
SITE DEVELOPMENT VARIANCE REQUESTS

E.1. Application Number: VAR 20-0235
Applicant: Norrell Properties LLC
Location: 10320 N. Dale Mabry Hwy
Folio Number: 023642.0000
Sec/Twn/Rng: 16/28/18
Acreage: 0.78 ac +/-
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CN
Request: Variance to Encroach into the Wetland Conservation Area Setback

SIGN VARIANCE REQUESTS

F.1. None

VARIANCE (VAR) REQUESTS

G.1. Application Number: VAR 20-0091
Applicant: Narcedalia Bravo-Barrios
Location: 3301 Maple Mex St
Folio Number: 059207.0000
Sec/Twn/Rng: 36/32/19
Acreage: 0.2 ac +/-
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1
Request: Variance to Lot Development Standards, Variance to Minimum Lot Size by Utilities and Variance to Fence Requirements
### G.2.

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>VAR 20-0146</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Sandy Sousa</td>
</tr>
<tr>
<td>Location:</td>
<td>9604 Elgin Ct</td>
</tr>
<tr>
<td>Folio Number:</td>
<td>005231.7232</td>
</tr>
<tr>
<td>Sec/Twn/Rng:</td>
<td>27/28/17</td>
</tr>
<tr>
<td>Acreage:</td>
<td>0.09 ac +/-</td>
</tr>
<tr>
<td>Comprehensive Plan:</td>
<td>R-6</td>
</tr>
<tr>
<td>Service Area:</td>
<td>Urban</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>PD (83-0200)</td>
</tr>
<tr>
<td>Request:</td>
<td>Variance to Lot Development Standards</td>
</tr>
</tbody>
</table>

### G.3.

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>VAR 20-0267</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Valerie Scharff</td>
</tr>
<tr>
<td>Location:</td>
<td>1221 Callista Ave</td>
</tr>
<tr>
<td>Folio Number:</td>
<td>074748.6014</td>
</tr>
<tr>
<td>Sec/Twn/Rng:</td>
<td>12/30/20</td>
</tr>
<tr>
<td>Acreage:</td>
<td>0.19 ac +/-</td>
</tr>
<tr>
<td>Comprehensive Plan:</td>
<td>R-4</td>
</tr>
<tr>
<td>Service Area:</td>
<td>Urban</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>PD (92-0382), ZC</td>
</tr>
<tr>
<td>Request:</td>
<td>Variance to Recreational Vehicle Parking Requirements</td>
</tr>
</tbody>
</table>

### G.4.

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>VAR 20-0269</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Todd Pressman</td>
</tr>
<tr>
<td>Location:</td>
<td>16324 Rock Lake Dr</td>
</tr>
<tr>
<td>Folio Number:</td>
<td>002274.1000</td>
</tr>
<tr>
<td>Sec/Twn/Rng:</td>
<td>25/27/17</td>
</tr>
<tr>
<td>Acreage:</td>
<td>2.27 ac +/-</td>
</tr>
<tr>
<td>Comprehensive Plan:</td>
<td>R-1</td>
</tr>
<tr>
<td>Service Area:</td>
<td>Rural</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>ASC-1</td>
</tr>
<tr>
<td>Request:</td>
<td>Variance to allow a 0’ Setback for a fence/gate structure where a 50’ building setback is required &amp; Variance to allow a fence/gate structure at 14’ high in some parts where 6’ height is the maximum</td>
</tr>
</tbody>
</table>

Page 7 of 9
G.5.  
Application Number: VAR 20-0291  
Applicant: Angie Pickren and Kendall Duncan  
Location: 9706 Carr Rd  
Folio Number: 076758.0000  
Sec/Twn/Rng: 23/30/20  
Acreage: 2.03 ac +/-  
Comprehensive Plan: R-4  
Service Area: Urban  
Existing Zoning: AS-1  
Request: Variance to Buffering and Screening Requirements

G.6.  
Application Number: VAR 20-0326  
Applicant: Steven & Hilary Konigsberg  
Location: 12006 Fawn Dale Dr  
Folio Number: 077361.0656  
Sec/Twn/Rng: 34/30/20  
Acreage: 1.07 ac +/-  
Comprehensive Plan: R-1  
Service Area: Urban  
Existing Zoning: AS-1  
Request: Variance to Accessory Dwelling Requirements

G.7.  
Application Number: VAR 20-0339  
Applicant: Russell Marcotrigiano  
Location: 1325 Cowart Rd  
Folio Number: 092168.6100  
Sec/Twn/Rng: 15/29/22  
Acreage: 2.96 ac +/-  
Comprehensive Plan: R-1  
Service Area: Rural  
Existing Zoning: AS-1  
Request: Variance to Subdivision Requirements
G.8. Application Number: VAR 20-0344
Applicant: Sean D. Miller
Location: 528 Maydell Dr
Folio Number: 043893.0555
Sec/Twn/Rng: 23/29/19
Acreage: 1.02 ac +/-
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: BPO & PD (83-0362)
Request Variance to Fence Requirements

SPECIAL USES (SU)

H.1 Application Number: SU-AB 20-0251
Applicant: Play Ball FL Riverview OPCO LLC
Location: 10248 Big Bend Rd
Folio Number: 077552.1020 & 077552.1050
Sec/Twn/Rng: 07/31/20
Acreage: 0.15 ac +/-
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: PD (16-1339)
Request Special Use Permit for a distance separation waiver for an Alcoholic Beverage 4-COP-RX Development Permit

APPEAL (APP) REQUESTS

I.1. None

5.30 P.M. BREAK