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
March 16, 2020

The following dates pertain only to applications heard at the March 16, 2020 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 06, 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.
LAND USE HEARING OFFICER HEARING (LUHO)
10:00 A.M. Monday March 16, 2020

LUHO WITHDRAWALS AND CONTINUANCES

A.1. **SU-GEN 19-1174**  
Danice Donaldson  
The application is out of order to be heard and is being **CONTINUED** to the **May 18, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.2. **VAR 19-1470**  
RU Project Management Group, LLC  
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.3. **VAR 20-0061**  
Roland D. Alfonso II  
The application is being **CONTINUED** by **STAFF** to the **April 13, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.4. **SU-AB 20-0073**  
O Tooles Irish Pub & Restaurant  
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.5. **SU-AB 20-0074**  
Lazy Gator  
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.6. **SU-LE 20-0179**  
Bullfrog Creek Mitigation Bank, LLC  
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.7. **VAR 20-0317**  
John R. Schumann  
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. **SU-AB 20-0336**  
Mynt Coffee Shop  
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.9. **VAR 20-0369**  
Hindu Temple of Florida  
This application has been **WITHDRAWN** by the **APPLICANT**.

A.10. **VAR 20-0380**  
Brian E. Ruddeforth  
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.11. **VAR 20-0398**
Eloy Martinez
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.12. **VAR 20-0400**
Yamel Ruiz Vielza
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.13. **VAR 20-0474**
Bay Bayou Florida RV Resort LLC
The application is being **CONTINUED** by Staff to the **April 13, 2020** Land Use Hearing Officer Hearing at 10:00 a.m.

A.14. **VAR 20-0494**
Korwin and Nikki Wills
The application is being **CONTINUED** to the **April 13, 2020** Land Use Hearing Officer Hearing at 10:00 a.m. as a matter of right.

A.15. **VAR 20-0496**
Abbye Feeley
The application is being **CONTINUED** by **STAFF** to the **April 13, 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 19-1302
Applicant: Taylor Morrison of Florida, Inc.
Location: 180 ft. West of intersection: Boyette Rd./Paddock Oaks Dr.
Folio Number: 076784.0000 & 076832.0000
Sec/Twn/Rng: 23 & 26/30/20
Acreage: 23.42 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (00-0622 & 19-0081)
Request: Variance to encroach into the wetland conservation area setback.

E.2. Application Number: VAR 20-0446
Applicant: Steven Jackson
Location: 4843 Sky Blue Dr.
Folio Number: 014536.0684
Sec/Twn/Rng: 17/27/18
Acreage: 0.2 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: PD (00-0247)
Request: Variance to lot development standards and variance to encroach into the 30’ wetland conservation area setback.

SIGN VARIANCE REQUESTS

F.1. None
VARIANCE (VAR) REQUESTS

G.1. Application Number: VAR 20-0147
Applicant: Francisco J. Otero-Cossio
Location: 7915 Pat Blvd.
Folio Number: 004777.0000
Sec/Twn/Rng: 26/28/17
Acreage: 0.62 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: RSC-3
Request: Variance to accessory dwelling requirements.

G.2. Application Number: VAR 20-0257
Applicant: Mobley Homes Tampa, LLC
Location: 13611 Liana Rose Way
Folio Number: 018884.7162
Sec/Twn/Rng: 03/28/18
Acreage: 0.4 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-4
Request: Variance to lot development standards.

G.3. Application Number: VAR 20-0272
Applicant: Jason Kendall
Location: 1610 S. Miller Rd.
Folio Number: 086540.0100
Sec/Twn/Rng: 31/29/21
Acreage: 6.52 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Variance to buffering and screening requirements.
G.4. Application Number: VAR 20-0324
    Applicant: Raul German Rodriguez Rodriguez
    Location: 108 W. 131st Ave.
    Folio Number: 018051.0000
    Sec/Twn/Rng: 12/28/18
    Acreage: 0.22 acres, more or less
    Comprehensive Plan: R-4
    Service Area: Urban
    Existing Zoning: RSC-6
    Request: Variance to lot development standards and variance to accessory dwelling requirements.

G.5. Application Number: VAR 20-0351
    Applicant: Joshua and Kaitlyn Lovely
    Location: 265 ft. North of Intersection: Alfred St./E. Windhorst Rd.
    Folio Number: 067212.0100 & 067212.0000
    Sec/Twn/Rng: 14/29/20
    Acreage: 1.32 acres, more or less
    Comprehensive Plan: R-6
    Service Area: Urban
    Existing Zoning: RDC-6
    Request: Variance to minimum lot size by available utilities and to allow a third lot on septic.

G.6. Application Number: VAR 20-0352
    Applicant: Michael Cimilluca and Cynthia Fernandez
    Location: 188214th St. SE.
    Folio Number: 013927.0000
    Sec/Twn/Rng: 12/27/18
    Acreage: 1.19 acres, more or less
    Comprehensive Plan: R-6
    Service Area: Rural
    Existing Zoning: RSC-6
    Request: Variance to subdivision requirements and variance to minimum lot size by available utilities.
G.7. Application Number: VAR 20-0372
Applicant: Martinez Yanay and Mujica Elisabeth Maria
Location: 102 Magnolia Ave.
Folio Number: 064210.5034
Sec/Twn/Rng: 02/29/20
Acreage: 0.39 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to lot development standards and variance to fence requirements.

G.8. Application Number: VAR 20-0422
Applicant: Juan Chirrino
Location: 4506 W. Idlewild Ave.
Folio Number: 028251.0000
Sec/Twn/Rng: 32/28/18
Acreage: 0.4 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-9
Request: Variance to accessory structure requirements.

G.9. Application Number: VAR 20-0513
Applicant: Willie and Carolyn Pace
Location: 9702 Tom Folsom Rd.
Folio Number: 061541.0100
Sec/Twn/Rng: 20/28/20
Acreage: 0.73 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Variance to fence requirements.
# SPECIAL USES (SU)

## H.1
- **Application Number:** SU-LE 19-1026  
- **Applicant:** Balm Grove, LLC  
- **Location:** 15110 Balm Wimauma Rd.  
- **Folio Number:** 077848.0000  
- **Sec/Twn/Rng:** 25/31/20  
- **Acreage:** 177.62 acres, more or less  
- **Comprehensive Plan:** RP-2  
- **Service Area:** Rural  
- **Existing Zoning:** PD (18-0304)  
- **Request:** Special use for land excavation and variance to fence requirements.

## H.2
- **Application Number:** SU-AB 20-0213  
- **Applicant:** New York New York Pizza  
- **Location:** 11367 & 11369 Big Bend Rd.  
- **Folio Number:** 077719.2100  
- **Sec/Twn/Rng:** 16/31/20  
- **Acreage:** 0.08 acres, more or less  
- **Comprehensive Plan:** R-4  
- **Service Area:** Urban  
- **Existing Zoning:** PD (81-0339A)  
- **Request:** Special use permit for a distance separation waiver for an alcoholic beverage 4-COP-RX development permit.

## H.3
- **Application Number:** SU-GEN 20-0219  
- **Applicant:** APC Towers III, LLC  
- **Location:** 5513 S. 78th St.  
- **Folio Number:** 048873.0100  
- **Sec/Twn/Rng:** 02/30/19  
- **Acreage:** 6.25 acres, more or less  
- **Comprehensive Plan:** R-6  
- **Service Area:** Urban  
- **Existing Zoning:** CG (92-0300)  
- **Request:** Special use for wireless communication facility.
H.4  Application Number: SU-AB 20-0353
Applicant: S. Elise Batsel
Location: 16910 Scuba Crest St.
Folio Number: 078932.1722
Sec/Twn/Rng: 17/32/20
Acreage: 1.13 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD (05-0210)
Request Special use permit for a distance separation waiver for an alcoholic beverage 4-COP-X development permit.

APPEAL (APP) REQUESTS

I.1. None

5.30 P.M. BREAK