



LAND USE HEARING OFFICER AGENDA - FINAL

9:00 A.M. MONDAY, April 13, 2026

County Center, 2nd Floor

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 April 13, 2026

The following dates pertain only to applications heard at the April 13, 2026 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on May 04, 2026.

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 being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [24-1128](#)

A.2. SU-SCH 24-1335 DAVID WRIGHT / TSP COMPANIES, INC.

This Application is out of order to be heard and is being **CONTINUED** to the **May 11, 2026** LUHO.

Attachments: [24-1335](#)

A.3. SU-OPF 25-1192 DANIEL MCKNIGHT

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [25-1192](#)

A.4. VAR 25-1238 MARIA AND ROJELIO MIRELES

This application is being **Withdrawn** by the **Zoning Administrator** in accordance with **LDC Sec 10.03.02.C.2**

Attachments: [25-1238](#)

A.5. VAR 26-0111 FAKIR HOSSAIN

This application has been withdrawn from the hearing process.

Attachments: [26-0111](#)

A.6. VAR 26-0119 MELANIE DAWN & WILLIAM E. CARR

This application has been withdrawn from the hearing process.

Attachments: [26-0119](#)

- A.7. **SU-AB 26-0430 NAIDIP FOUNDATION INC.**
This application has been **CONTINUED** by **STAFF** to **the May 11, 2026 LUHO**.

Attachments: [26-0430](#)

- A.8. **SU-CFW 26-0438 CROWN CASTLE USA**
This application has been **Withdrawn** from the hearing process.

Attachments: [26-0438](#)

B. VESTED RIGHTS

C. FEE WAIVER

D. REMANDS

E. RECONSIDERATION REQUESTS

F. SITE DEVELOPMENT VARIANCE REQUESTS

G. SIGN VARIANCE REQUESTS

- G.1. **Application Number:** VAR 26-0531
Applicant: LORI SMITH-FLORIDA CERTIFIED SIGN ERECTORS
Location: 16235 Lake Magdalene Blvd.
Folio Number: 16986.0000
Acreage (+/-): 3.08 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Variance to Sign Requirements

Attachments: [26-0531](#)

H. VARIANCE (VAR) REQUESTS

H.1. Application Number: VAR 25-1340
Applicant: LARITZA LOPEZ
Location: 4525 Tarpon Dr
Folio Number: 39079.0000
Acreege (+/-): 0.21 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Accessory Structure Requirements

Attachments: [25-1340](#)

H.2. Application Number: VAR 26-0227
Applicant: MATTHEW REMSON
Location: 9809 Harold Bedford Rd.
Folio Number: 77208.0300
Acreege (+/-): 1.29 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AR
Request: Variance to Lot Development Standards

Attachments: [26-0227](#)

H.3. Application Number: VAR 26-0381
Applicant: BERNADETTE RODGERS REVOCABLE TRUST
Location: 5317 Orange Ave.
Folio Number: 64384.0000
Acreege (+/-): 0.15 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RDC-6
Request: Variance to Lot Development Standards

Attachments: [26-0381](#)

H.4. Application Number: VAR 26-0421
Applicant: YAIMARA GUAL
Location: 7910 N Saint Vincent St.
Folio Number: 25564.0000
Acreege (+/-): 0.17 acres, more or less
Comprehensive Plan: RES-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Lot Development Standards

Attachments: [26-0421](#)

H.5. Application Number: VAR 26-0467
Applicant: TODD SCIME
Location: 9107 Memorial Hwy.
Folio Number: 5934.0050
Acreege (+/-): 0.21 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Minimum Lot Size By Available Utilities and
Variance to Lot Development Standards

Attachments: [26-0467](#)

H.6. Application Number: VAR 26-0479
Applicant: AMBISHKUMAR PATEL
Location: 12430 Horseshoe Bend Dr.
Folio Number: 88496.0106
Acreege (+/-): 0.18 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD (17-1399)
Request: Variance to Lot Development Standards

Attachments: [26-0479](#)

H.7. Application Number: VAR 26-0493
Applicant: CHARQUEZ CLAYTON
Location: 4604 N. 72nd St.
Folio Number: 41598.0000
Acreege (+/-): 0.14 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Accessory Dwelling Requirements and
Variance to Lot Development Standards

Attachments: [26-0493](#)

H.8. Application Number: VAR 26-0539
Applicant: JASON FAUSETTE
Location: 1014 Eckles Dr.
Folio Number: 20213.0000
Acreege (+/-): 0.28 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Lot Development Standards

Attachments: [26-0539](#)

H.9. Application Number: VAR 26-0567
Applicant: AFFORDABLE BULDING PRODUCTS OF FL
Location: 8011 Hancock St.
Folio Number: 76020.7156
Acreege (+/-): 0.76 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Accessory Structure Requirements

Attachments: [26-0567](#)

I. SPECIAL USES

- I.1. **Application Number:** **SU-AB 26-0420**
 - Applicant:** 11202 DEWHURST LLC
 - Location:** 11202 Dewhurst Dr.
 - Folio Number:** 73703.0010
 - Acreage (+/-):** 8.82 acres, more or less
 - Comprehensive Plan:** R-12 & R-6
 - Service Area:** Urban
 - Existing Zoning:** PD (04-0459)
 - Request:** Special Use 4-COP Alcoholic Beverage Permit with
 Distance Separation Waivers

Attachments: [26-0420](#)

J. APPEAL (APP) REQUESTS