



LAND USE HEARING OFFICER AGENDA - FINAL

9:00 A.M. MONDAY, June 15, 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 June 15, 2026

The following dates pertain only to applications heard at the June 15, 2026 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on July 08, 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. SU-SCH 24-1238 Todd Pressman**

This application has been **WITHDRAWN** by the **APPLICANT**.

Attachments: [24-1238](#)

A.2. SU-SCH 24-1335 David Wright / TSP Companies, Inc.

This Application has been **WITHDRAWN** by the **ZONING ADMINISTRATOR**.

Attachments: [24-1335](#)

A.3. SU-SCH 26-0219 Pressman Todd, Pressman & Assoc, Inc

This application is being **CONTINUED** by the **APPLICANT** to the **July 13, 2026** LUHO Hearing.

Attachments: [26-0219](#)

A.4. VAR 26-0493 Charquez Clayton

This application has been **WITHDRAWN** by the **APPLICANT**.

Attachments: [26-0493](#)

A.5. VAR 26-0707 Vulcan Industries

This application has been **WITHDRAWN** by the **APPLICANT**.

Attachments: [26-0707](#)

A.6. VAR 26-0832 Housh Ghovaei/Northside Engineering

This application has been **WITHDRAWN** by the **APPLICANT**.

Attachments: [26-0832](#)

A.7. VAR 26-0833 Pablo & Ever M. Lam

This application is out of order to be heard and is being **CONTINUED** to the **July 13, 2026** LUHO.

Attachments: [26-0833](#)

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 26-0856
Applicant: Addie Mentry
Location: 15403 N Dale Mabry Hwy
Folio Number: 016391.0000
Acreage (+/-): 8.77 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: ASC-1, PD 90-0119
Request: Variance to Sign Requirements.

Attachments: [26-0856](#)

H. VARIANCE (VAR) REQUESTS

H.1. Application Number: VAR 26-0584
Applicant: Eric Langston
Location: 13315 Glen Harwell Rd
Folio Number: 082649.0000
Acreage (+/-): 0.87 acres, more or less
Comprehensive Plan: R-2
Service Area: Rural
Existing Zoning: RSC-2
Request: Variance to Fence and Wall Requirements.

Attachments: [26-0584](#)

H.2. Application Number: VAR 26-0704
Applicant: Angelos Florida Properties
Location: E.148th Ave, SW corner of the E. 148th Ave And Bearss Ave intersection
Folio Number: 035196.0160
Acreage (+/-): 10.86 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: M
Request: Variance to Landscape Buffering and Screening Requirements.

Attachments: [26-0704](#)

H.3. Application Number: VAR 26-0710
Applicant: Jon S. and Susana M. Mueller
Location: 2506 Oak Landing Dr
Folio Number: 072978.6112
Acreage (+/-): 0.34 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-4
Request: Variance to Fence Requirements.

Attachments: [26-0710](#)

H.4. Application Number: VAR 26-0724
Applicant: Ice Dreammm Shop LLC
Location: 18849 N US Hwy 41
Folio Number: 013894.0000
Acreage (+/-): 0.35 acres, more or less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: CG
Request: Variance to Lutz Rural Area Development Standards, Lot Development Standards, Sign Requirements, Dumpster and Recycling Collection Space Requirements, Accessory Structure Standards and Landscaping and Buffering Requirements.

Attachments: [26-0724](#)

H.5. Application Number: VAR 26-0763
Applicant: Oscar Romero Amat
Location: 12321 Pittsfield Ave
Folio Number: 019104.5050
Acreage (+/-): 0.51 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-9
Request: Variance to Minimum Lot Size by Available Utilities.

Attachments: [26-0763](#)

H.6. Application Number: VAR 26-0770
Applicant: David Wright/TSP Companies, Inc
Location: 12015 N. Oregon Ave
Folio Number: 020286.0000
Acreage (+/-): 0.33 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Accessory Structure Requirements and Variance to Lot Development Standards.

Attachments: [26-0770](#)

H.7. Application Number: VAR 26-0774
Applicant: Glen Ottley
Location: 13318 Jaudon Ranch Rd
Folio Number: 084867.3014
Acreege (+/-): 1.2 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1
Request: Variance to Lot Development Standards.

Attachments: [26-0774](#)

H.8. Application Number: VAR 26-0793
Applicant: Susan Chandra
Location: 16116 Lake Magdalene Blvd
Folio Number: 017008.0000
Acreege (+/-): 1.58 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Variance to Fence and Wall Requirements.

Attachments: [26-0793](#)

H.9. Application Number: VAR 26-0809
Applicant: Mayra Lira
Location: 12222 Begin Dr
Folio Number: 077690.5158
Acreege (+/-): 0.99 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: AS-1
Request: Variance to Accessory Dwelling Requirements.

Attachments: [26-0809](#)

H.10. Application Number: VAR 26-0845
Applicant: Miladys Guevara Lorente
Location: 7227 Donald Ave
Folio Number: 027098.0000
Acreage (+/-): 0.2 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: RSC-9
Request: Variance to Lot Development Standards.

Attachments: [26-0845](#)

I. SPECIAL USES

I.1. Application Number: SU-SCH 26-0430
Applicant: Naidip Foundation Inc
Location: Holly Ln SE Corner of Holly Ln & N Dale Mabry Hwy, Intersection.
Folio Number: 12523.0005
Acreage (+/-): 24.52 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: ASC-1
Request: Special Use for a School

Attachments: [26-0430](#)

I.2. Application Number: SU-SCH 26-0538
Applicant: Templo Filadelfia, Inc
Location: SR 674 Hwy., in between 5th St. and 4th St. N. side of SR 674 Hwy.
Folio Number: 79211.0000, 79213.0000, 79213.1000
Acreage (+/-): 2.25 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: RSC-6
Request: Special Use for Church, Variance to Wimauma Downtown Overlay District Requirements.

Attachments: [26-0538](#)

- I.3. Application Number:** SU-AB 26-0699
Applicant: Juan Camilo Mejia
Location: 14614 N. Dale Mabry Hwy
Folio Number: 018899.0300
Acreage (+/-): 3.18 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG, PD 78-0310
Request: Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s)

Attachments: [26-0699](#)

- I.4. Application Number:** SU-AB 26-0859
Applicant: La Cecilia Restaurant LLC
Location: 210 E. Fowler Ave
Folio Number: 021377.0000
Acreage (+/-): 1.79 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: CG
Request: Special Use 4-COP-RX Alcoholic Beverage Permit With Distance Separation Waiver(s).

Attachments: [26-0859](#)

- I.5. Application Number:** SU-AB 26-0863
Applicant: Cristobal Pimentel
Location: 702 Railroad St
Folio Number: 079226.0000
Acreage (+/-): 0.41 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CN
Request: Special Use 2-COP Alcoholic Beverage Permit With Distance Separation Waiver(s).

Attachments: [26-0863](#)

J. APPEAL (APP) REQUESTS