



LAND USE HEARING OFFICER AGENDA - FINAL

9:00 A.M. MONDAY, May 11, 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 May 11, 2026

The following dates pertain only to applications heard at the May 11, 2026 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on June 02, 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 24-1335 David Wright / TSP Companies, Inc.**

This Application is out of order to be heard and is being **CONTINUED** to the **June 15, 2026** LUHO.

Attachments: [24-1335](#)

A.2. SU-SCH 26-0219 Pressman Todd, Pressman & Assoc, Inc

This application is being **CONTINUED** by the **STAFF** to the **June 15, 2026** LUHO Hearing.

Attachments: [26-0219](#)

A.3. SU-AB 26-0430 Naidip Foundation Inc.

This application has been **CONTINUED** by the **APPLICANT** to the **June 15, 2026** LUHO.

Attachments: [26-0430](#)

A.4. SU-CH 26-0538 Templo Filadelfia, Inc.

This application has been **CONTINUED** by **STAFF** to the **June 15, 2026** LUHO.

Attachments: [26-0538](#)

A.5. VAR 26-0584 Eric Langsohn

This application is out of order to be **HEARD** and is being **CONTINUED** to the **June 15, 2026** LUHO.

Attachments: [26-0584](#)

A.6. VAR 26-0599 Patricia Williams

This application has been **WITHDRAWN** from the process.

Attachments: [26-0599](#)

- A.7. **SU-AB 26-0628 Renzo's**
This application has been **WITHDRAWN** from the process.

Attachments: [26-0628](#)

- A.8. **VAR 26-0640 Lumei Ferrer**
This application has been **WITHDRAWN** from the process.

Attachments: [26-0640](#)

- A.9. **SU-AB 26-0674 Longshots Sports LLC dba Longshot Sports Bar & Grill**
This application has been **WITHDRAWN** from the process.

Attachments: [26-0674](#)

B. VESTED RIGHTS

C. FEE WAIVER

D. REMANDS

E. RECONSIDERATION REQUESTS

F. SITE DEVELOPMENT VARIANCE REQUESTS

- F.1. **Application Number:** VAR-WS 26-0590
Applicant: Ashley & Cody Brown
Location: 19808 Rhea See Dr
Folio Number: Portion of 012274.0040
Acreage (+/-): 0.55 acres, more or less
Comprehensive Plan: R-2
Service Area: Rural
Existing Zoning: RSC-4
Request: Variance to Encroach into the Wetland Setback.

Attachments: [26-0590](#)

F.2. **Application Number:** **VAR-WS 26-0678**
Applicant: Todd Pressman
Location: 4212 Big Horn Meadows
Folio Number: 080941.1446
Acreage (+/-): 2.14 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1:RS
Request: Variance to Encroach into the Wetland Setback.

Attachments: [26-0678](#)

G. SIGN VARIANCE REQUESTS

H. VARIANCE (VAR) REQUESTS

H.1. **Application Number:** **VAR 26-0596**
Applicant: Luisa I Alonso
Location: 6917 N. Cameron Ave
Folio Number: 026284.0000
Acreage (+/-): 0.14 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-9
Request: Variance to Lot Development Standards.

Attachments: [26-0596](#)

H.2. **Application Number:** **VAR 26-0598**
Applicant: Jason McIrvin
Location: 9710 Brantley Rd
Folio Number: 093601.6400
Acreage (+/-): 10.0 acres, more or less
Comprehensive Plan: A/R
Service Area: Rural
Existing Zoning: AR
Request: Variance to Accessory Structure Requirements.

Attachments: [26-0598](#)

H.3. Application Number: VAR 26-0600
Applicant: Suncoast Power Solutions
Location: 9709 Hidden Cove Ct
Folio Number: 024372.1504
Acreege (+/-): 0.25 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Variance to Lot Development Standards.

Attachments: [26-0600](#)

H.4. Application Number: VAR 26-0611
Applicant: Jodi M. Martin
Location: 4813 Lynn Oaks Cir
Folio Number: 082855.0016
Acreege (+/-): 0.41 acres, more or less
Comprehensive Plan: R-2
Service Area: Rural
Existing Zoning: RSC-4
Request: Variance to Lot Development Standards.

Attachments: [26-0611](#)

H.5. Application Number: VAR 26-0619
Applicant: Lenia Almarales Ganen
Location: 8325 Elkwood Ln.
Folio Number: PD 71-0267
Acreege (+/-): 0.07 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: PD 71-0267
Request: Variance to Lot Development Standards.

Attachments: [26-0619](#)

H.6. Application Number: VAR 26-0649
Applicant: Shayne Robinson
Location: 5219 Eureka Springs Rd
Folio Number: 040563.0000
Acreage (+/-): 0.53 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: CG
Request: Variance to Landscaping and Buffering Requirements.

Attachments: [26-0649](#)

H.7. Application Number: VAR 26-0682
Applicant: Luisa I Alonso
Location: 14005 Fullerton Dr
Folio Number: 003030.5670
Acreage (+/-): 0.15 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 80-0260
Request: Variance to Lot Development Standards.

Attachments: [26-0682](#)

H.8. Application Number: VAR 26-0684
Applicant: Miroslav Mitusina
Location: 10710 Hackney Dr & 10714 Hackney
Folio Number: Dr and SE corner of US Hwy 301 &
Lake Saint Charles Blvd
Acreage (+/-): 0.96 acres, more or less
Comprehensive Plan: OC-20, R-6
Service Area: Urban
Existing Zoning: PD 03-0318
Request: Variance to Riverview Downtown-Uptown
Overlay District Requirements.

Attachments: [26-0684](#)

H.9. Application Number: VAR 26-0685
Applicant: RU Project Management Group, LLC
Location: 4104 Hollowtrail Dr
Folio Number: 015929.0292
Acreage (+/-): 0.16 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 76-0166
Request: Variance to Lot Development Standards.

Attachments: [26-0685](#)

H.10. Application Number: VAR 26-0695
Applicant: Elizabeth Guterrez
Location: 5128 SR 674 Hwy
Folio Number: 078892.0100
Acreage (+/-): 2.45 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: AS-1, CG
Request: Variance to the Wimauma Downtown Overlay District Requirements.

Attachments: [26-0695](#)

I. SPECIAL USES

J. APPEAL (APP) REQUESTS