



Hillsborough
County Florida

HILLSBOROUGH COUNTY Land Use Hearing Officer

LUHO RESULTS - FINAL

9:00 A.M. MONDAY, January 12, 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 January 12, 2026

The following dates pertain only to applications heard at the January 12, 2026 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on February 03, 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 out of order to be heard and is being **CONTINUED** to **February 09, 2026** LUHO.

Attachments: [24-1128](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 02/09/2026

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 **February 09, 2026** LUHO.

Attachments: [24-1335](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 02/09/2026

A.3. VAR 25-1340 LARITZA LOPEZ

This application is out of order to be heard and is being **CONTINUED** to **February 09, 2026** LUHO.

Attachments: [25-1340](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 02/09/2026

A.4. VAR 26-0227 MATTHEW REMSON

This application is out of order to be heard and is being **CONTINUED** to the **February 09, 2026**, LUHO.

Attachments: [26-0227](#)

Result: Continued

Motion: Continued to the Land Use Hearing Officer due back on 02/09/2026

B. VESTED RIGHTS**C. FEE WAIVER****D. REMANDS****E. RECONSIDERATION REQUESTS**

F. SITE DEVELOPMENT VARIANCE REQUESTS

F.1. Application Number: VAR-WS 26-0149
Applicant: ERIC & LAJOYCE HOUSTON
Location: Lake Hills Dr 350ft E of Lake Hills Dr & Falkirk Pl intersection N side of St.
Folio Number: 76828.6090
Acreage (+/-): 0.98 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-2
Request: Requesting a Variance to Encroach into the Wetland Setback.

Attachments: [26-0149](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

G. SIGN VARIANCE REQUESTS**H. VARIANCE (VAR) REQUESTS**

H.1. Application Number: VAR 25-1312
Applicant: LUISA I. ALONSO
Location: 6802 Rosewood Ct.
Folio Number: 7864.0000
Acreage (+/-): 0.26 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards.

Attachments: [25-1312](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.2. Application Number: VAR 25-1359
Applicant: MAGELA PUBLES
Location: 806 Gateway Ln.
Folio Number: 17735.1232
Acreage (+/-): 0.21 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Fence Requirements and Variance to Accessory Structure Standards.

Attachments: [25-1359](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.3. Application Number: **VAR 26-0018**
Applicant: ELEAZAR GARZA ZAPATA
Location: 11905 Baytree Dr.
Folio Number: 77361.0228
Acreage (+/-): 0.98 acres, more or less
Comprehensive Plan: R-1
Service Area: Urban
Existing Zoning: AS-1
Request: Requesting a Variance to Lot Development Standards.

Attachments: [26-0018](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.4. Application Number: **VAR 26-0083**
Applicant: KELLY GUTIERREZ
Location: 6819 Robinswood Ln.
Folio Number: 9063.0000
Acreage (+/-): 0.17 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-9
Request: Requesting a Variance to Lot Development Standards and Variance to Swimming Pool Requirements.

Attachments: [26-0083](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.5. Application Number: **VAR 26-0099**
Applicant: TIFFNEY LANE
Location: 9916 Alafia Vista Dr.
Folio Number: 49354.0000, 49356.0000
Acreage (+/-): 0.52 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Minimum Lot Size by Available Utilities.

Attachments: [26-0099](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.6. Application Number: VAR 26-0134
Applicant: MELVA RODRIGUEZ
Location: 8511 Sunbeam Ln.
Folio Number: 7023.0100
Acreage (+/-): 0.23 acres, more or less
Comprehensive Plan: R-20
Service Area: Urban
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards.

Attachments: [26-0134](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.7. Application Number: VAR 26-0148
Applicant: PETER MCCONAGHEY
Location: 3701 W Knights Griffin Rd.
Folio Number: 80605.0000, 80610.0000, 80620.5004, 81001.1000
Acreage (+/-): 83.74
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: PD 04-1157
Request: Requesting a Variance to Landscaping and Buffering Requirements.

Attachments: [26-0148](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.8. Application Number: VAR 26-0176
Applicant: KEVIN McNAMARA
Location: 3905 Americana Dr.
Folio Number: 12161.0035
Acreage (+/-): 0.21 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural
Existing Zoning: RSC-6
Request: Requesting a Variance to Lot Development Standards.

Attachments: [26-0176](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.9. Application Number: VAR 26-0187
Applicant: RAMINENI GOWTHAM KUMAR

Location: 6620 Grace Sweat Rd.
Folio Number: 77748.0100
Acreage (+/-): 1.3 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1
Request: Requesting a Variance to Accessory Dwelling Requirements and Variance to Accessory Structure Requirements.

Attachments: [26-0187](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

H.10. Application Number: **VAR 26-0188**
Applicant: GREGORY LACHAPELLE & SHARON GIONATA
Location: 19411 Golden Slipper Pl.
Folio Number: 12931.6228
Acreage (+/-): 0.12 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: PD 92-0311
Request: Requesting a Variance to Lot Development Standards.

Attachments: [26-0188](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

I. SPECIAL USES

I.1. Application Number: **SU-AB 26-0225**
Applicant: MARIA RODRIGUEZ
Location: 2730 W Waters Ave.
Folio Number: 24741.0000
Acreage (+/-): 0.91 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: CN
Request: Requesting a Special Use 2-COP Alcoholic Beverage Permit with Separation Waiver(s)

Attachments: [26-0225](#)

Result: Heard and Pending Determination

Motion: Heard and Pending Determination

J. APPEAL (APP) REQUESTS
