

Variance Application:**VAR 25-1010****LUHO Hearing Date:**

August 25, 2025

Case Reviewer:

Michelle Montalbano

**Hillsborough
County Florida****Development Services Department****Applicant:** David Oates**Zoning:** RSC-6**Address/Location:** 202 Flamingo Dr., Apollo Beach, FL 33572; Folio # 53941.0000**Request Summary:**

The applicant is requesting variances to accommodate a proposed monument sign replacement for an existing church. The property is residentially zoned (RSC-6), which prompts the residential support use sign ordinance.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
7.03.00.C.3.b.	Each residential support use will be permitted to have one ground sign not exceeding 32 square feet of aggregate sign area and not exceeding eight feet in height.	73.2 square feet	Monument sign with an aggregate sign area of 105.2 square feet (or 52.6 square feet per face)
7.03.00.C.3.b	Each residential support use will be permitted to have one ground sign not exceeding 32 square feet of aggregate sign area and not exceeding eight feet in height.	2-foot 3-inches	Monument sign with a total height of 10-feet 3-inches

Findings:

The sign is associated with building permit HC-BLD-25-0073694, which was denied due to the aggregate sign area and height concerns, necessitating the variance requests.

Zoning Administrator Sign Off:Colleen Marshall
Tue Aug 12 2025 10:25:42**DISCLAIMER:**

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN



David Hughes
Florida Certified Sign Erectors
ES12000226
6/11/25

David Hughes

SITE PLAN



Florida Certified Sign Erectors, LLC
2824 Horace Shepard Drive
Dothan, AL 36303
FL- ES12000803
Phone: (334) 984-0194
Fax: (334) 984-0196

SIZE AND PLACEMENT ILLUSTRATION IS APPROXIMATED.

Survey Required to determine exact sizes.
This layout (position, color, and font) is for concept and pricing only.
NOTE: The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.
NOTE: Actual Sign and Dimensions & Placement to be field verified and approved by customer. Actual artwork, colors, and font to be supplied or approved by customer.
NOTE: This drawing is a computer generated rendering and representation of the proposed signage. Actual signage may vary due to standard materials and manufacturing and/or installation methods.

This drawing is created courtesy of Florida Certified Sign Erectors LLC as part of a proposed sign project. Client may not display, duplicate, or distribute this drawing to anyone outside of client's organization without written consent. Unauthorized usage may constitute a copyright infringement resulting in statutory damages and legal fees. See 17 USC Copyright Act 17, 12.

SEAGLASS CHURCH
202 Flamingo Drive
Apollo Beach, FL

SURVEY/SITE PLAN

Received
06/26/2025
Developed by
Sign Services
signcommand.com



1058870-2a-s VECTOR graphic
ID dimensions: 33" x 98"
With bleed: 36" x 101"

REPLACEMENT CABINET(S) SHALL NOT EXCEED EXISTING SIGNAGE OVERALL DIMENSIONS OR HEIGHT ABOVE GRADE. REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN CABINET(S) ARE LESS THAN REACTIONS UNDER EXISTING CABINET(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN. REPLACEMENT CABINET(S) SHALL BE INSTALLED TO EXISTING POST(S) USING EXISTING SADDLE ANGLES AND/OR ATTACHMENT HARDWARE AS SHOWN HEREIN.



2nd Solid Revision

Stewart Signs
ONE SIGN. ONE COMPANY
1-800-237-3928 stewartsigns.com

Atlas 10.66mm 90x240
(200) Sk: 1058870-2a-s Cust: 1039785
4/30/2025 F/bMaslin SOLD
Scale: 1/2"=1' ID/Support color: Blue

Signature _____
Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED colors. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearances. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Original design, do not duplicate.

SURVEY/SITE PLAN

REPLACEMENT CABINET(S) SHALL NOT EXCEED EXISTING SIGNAGE OVERALL DIMENSIONS OR HEIGHT ABOVE GRADE. REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN CABINET(S) ARE LESS THAN REACTIONS UNDER EXISTING CABINET(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN. REPLACEMENT CABINET(S) SHALL BE INSTALLED TO EXISTING POST(S) USING EXISTING SADDLE ANGLES AND/OR ATTACHMENT HARDWARE AS SHOWN HEREIN.

Existing Sign





Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

SeaGlass Church, Inc. is seeking a variance to allow a new installation of a two-sided ground sign to replace the existing (and functioning) two sided illuminated sign that has faces that currently measure 10' 8" horizontal width by 5' 4" vertical height, mounted on posts that are 4' tall resulting in the sign having a total height of 9' 4". The proposed replacement two-sided sign would have a combined face and LED screen of 8' 5" on the horizontal width and a height of 6' 3" to be mounted on the existing 4' tall posts to give a total height of 10' 3". Thus SeaGlass Church is seeking a variance of 2' 3" additional total height from the required maximum total height of 8'. Additionally, SeaGlass Church is seeking a variance of an additional 73.2 square ft of aggregate sign area to the required maximum aggregate sign area of 32 square foot. The current sign was installed by the previous owners of the property (First Baptist Church of Apollo Beach aka. "Faith Works") many years ago as a double sided illuminated sign with removable face panels that were replaced with the current SeaGlass Church logo and details in 2017. The previous internal flourescent tube lighting system was also replaced by SeaGlass Church. In 2024/2025 SeaGlass Church was instrumental in assisting 650 families in the local communities with storm clean-up and recovery; provided many, many weekly food packages from the food pantry; provided spiritual direction and addiction recovery help to hundreds of people; and liaised with many local churches, para-church and NGO entities to assist the people of our communities who are in need. We feel that a lot more people could have been helped if they had known what we were doing. A dynamic programmable sign will help that communication.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Part 7.03.00(C)(3)(b) "Residential support uses: Each residential support use will be permitted to have one ground sign not exceeding 32 square feet of aggregate sign area and not exceeding eight feet in height."

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☒ Public Water ☒ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

SeaGlass Church, unlike other non-residential properties in the vicinity, desires more than advertising our presence and hours of "business". We offer numerous community services such as a food pantry, addiction support groups and extra-ordinary assistance both spiritual and physical in times of natural disaster or emergency. A dynamic sign as proposed would facilitate communication to the immediate community on the availability of services provided by SeaGlass Church and other communiques of beneficial interest to the community.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Other properties within the same district across the street on Flamingo drive are not subject to the same signage size limitations though most do not have much in the way of signs other than WellMed and Eastbay Insurance that are both within 200 feet of the SeaGlass Church Property.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The orientation of the sign is mostly directional East and West along Flamingo Drive. The location of the sign has sufficient set back to avoid interference with or impedance to the unobstructed vision of vehicular traffic. Finally, there will be minimal light "bleed" into any residences in the vicinity.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

The proposed variance does not deleteriously affect the public health, safety, comfort and welfare of the residents of unincorporated Hillsborough County. Furthermore, it is our belief that the variance if granted, would not be inequitable to other property owners in the area. Finally, it is our opinion that the proposed variance is also in accordance with the purpose and intent of the Hillsborough County Sign Regulations (Sec. 7.00.02. - Purpose and Intent)

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The applicant seeks to renew and replace an existing sign in order to better serve and communicate with the community in which it serves.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Allowing the variance will enable SeaGlass Church to notify local residents of services and assistance available via means of a dynamic sign. SeaGlass Church intends that the sign will assist in informing the community in times of crisis as to where assistance can be obtained other than through SeaGlass Church including pointing affected residents to other NGO and Governmental resources that will be of public benefit to enhance the health, safety, comfort and welfare of the local residents. SeaGlass Church and the community will be deprived of this additional and beneficial resource if the variance is not granted.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Prepared by and return to upon recording:

Scott K. Smylie, Esq.
Meridian Partners
4600 West Cypress Street
Suite 130
Tampa, FL 33607

Parcel ID: U-22-31-19-1TN-000008-00003.0

Clerk of Court Recording Note: There is no consideration beyond the consideration listed above, as this is a gift from the Grantor to the Grantee, therefore, pursuant to Fla. Stat. 201.02(4), there is no documentary stamp tax due beyond the (\$0.70).

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 27th day of February, 2017, by **SOUTH BAY COMMUNITY CHURCH, Inc.**, a Florida not for profit corporation, as successor by merger of **FIRST BAPTIST CHURCH OF APOLLO BEACH, INC.**, a Florida not for profit corporation, having an address of 13498 US Highway 301 South, Riverview, Florida 33578 (hereinafter, the "Grantor"), to **SEAGLASS CHURCH**, a Florida not for profit corporation, having an address of 202 Flamingo Drive, Apollo Beach, Florida 33572 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land lying and situate in Hillsborough County, Florida, to-wit:

Lots 3, 4, 5, 6, 7 and the East 8.00 feet of Lot 8, Block 8, Apollo Beach Unit One - Part Two, according to the plat thereof, as recorded in Plat Book 34, Page 41, Public Records of Hillsborough County, Florida.


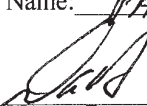
SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

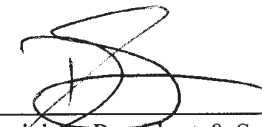
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:


Name: PAUL O. PORTMAN

Name: Daniel M. Hartzog, Jr.

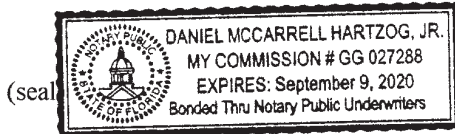
GRANTOR:

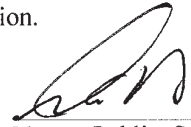
SOUTH BAY COMMUNITY CHURCH, INC.,
a Florida not for profit corporation, as successor by
merger of First Baptist Church of Apollo Beach,
Inc., a Florida not for profit corporation


David Speicher, President & Senior Pastor

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Executed and acknowledged before me this 27th day of February, 2017, by David Speicher, in his capacity as President and Senior Pastor of **SOUTH BAY COMMUNITY CHURCH, INC.,** a Florida not for profit corporation, as successor by merger of First Baptist Church of Apollo Beach, Inc., a Florida not for profit corporation. He (check one): ☒ is personally known to me; or ☐ produced _____ as identification.




Notary Public, State of Florida

Received
06/26/2025

Development Services



Property/Applicant/Owner
Information Form

Official Use Only

Application No: <u>25-1010</u>	Intake Date: <u>06/26/2025</u>
Hearing(s) and type: Date: <u>08/25/2025</u> Type: <u>LUHO</u>	Receipt Number: <u>493958</u>
Date: _____ Type: _____	Intake Staff Signature: <u>Charles Phillips</u>

Property Information

Address: 202 Flamingo Dr. City/State/Zip: Apollo Beach, FL. 33572

TWN-RN-SEC: 22-31-19 Folio(s): 053941-0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 1.08 GIS acres

Property Owner Information

Name: SeaGlass Church, Inc Daytime Phone (813) 500-0039

Address: 202 Flamingo Dr City/State/Zip: Apollo Beach, FL. 33572-2620

Email: _____ Fax Number _____

Applicant Information

Name: David Oates Daytime Phone (813) 500-0039

Address: 11418 Tanner Ridge Place City/State/Zip: Riverview, FL. 33569-6530

Email: david@seaglass.church Fax Number _____

Applicant's Representative (if different than above)

Name: Scott Lancaster Daytime Phone (813) 765-6416

Address: 13120 Prestwick Dr. City/State/Zip: Riverview, FL. 33579-7048

Email: scott.lancaster@verizon.net Fax Number _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant

David Oates
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) - (All parties on the deed must sign)

Type or print name

25-1010



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: _____

Applicant/Representative: Scott Lancaster

Phone: (813) 765-6416

Representative's Email: scott.lancaster@verizon.net

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/> Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

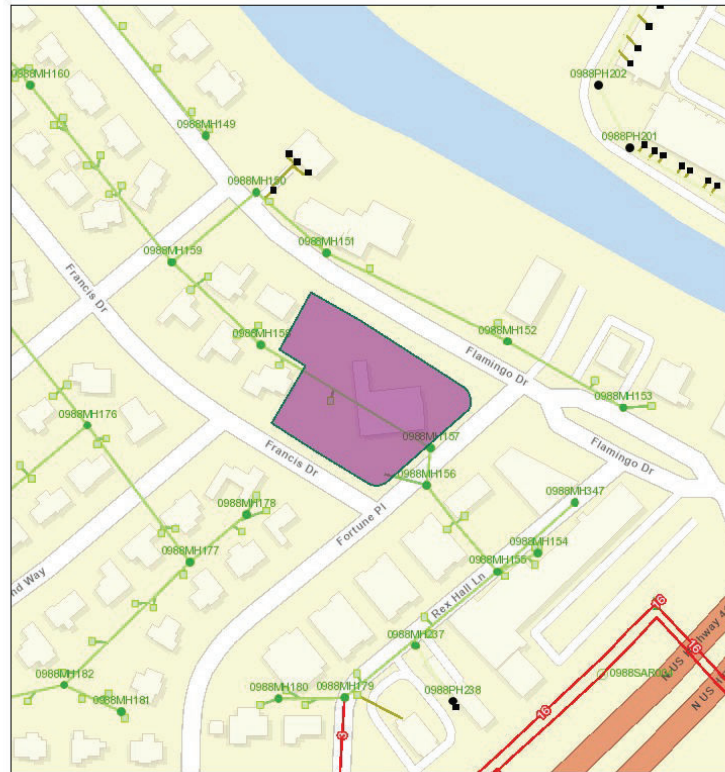
Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☒ **Supplemental Information** (optional/if applicable)
See Enclosures (previously submitted with HC-BLD-25-0073694)
Including Site Plan and Design Drawings from Stewart Signs,

Folio: 53941.0000

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0494H
FIRM Panel	12057C0494H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120494C
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Census Data	Tract: 014106 Block: 2002
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



June 26, 2025

1:1,931

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Landuse Code: 7100 INSTITUTIONAL

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.