

**Variance Application:** 26-0678  
**LUHO Hearing Date:** 05/11/2026  
**Case Reviewer:** Wayne Doyon



**Hillsborough  
 County Florida**

Development Services Department

**Applicant:** Todd Pressman (Owner – Fernando Hernandez)      **Zoning:** AS-1  
**Location:** 4212 Big Horn Meadows Way

**Request Summary:**

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on 02/24/2026, is to allow for max encroachment of 18.9 feet for existing pole barn with concrete floor, asphalt, and pavers to be within the 30-foot Wetland Conservation Area setback.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot Wetland Conservation Area setback.	24-foot Max Encroachment	6-foot remaining setback

<b>Findings:</b>	<ol style="list-style-type: none"> <li>Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> </ol>
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**Zoning Administrator Sign Off:**

**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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

**SURVEY/SITE PLAN**



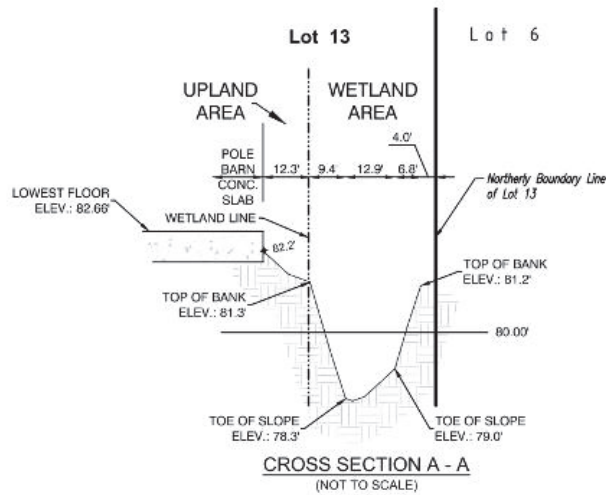
Received  
03/13/2026  
Development Services

**DESCRIPTION:**

Lot 13, of Hilda's Heavenly Haven Subdivision, a Platted Subdivision with no improvements according to the Plat thereof as recorded in Platbook 115, page 82, of the Public Records of Hillsborough County Florida. (O.R. Book 22612, Page 506)

**FLOOD ZONE:**

The property described hereon is located in Zone "X" per Flood Insurance Rate Map Community Panel Numbers 12057C0254H and 12057C0262H, Effective Date August 28, 2006, Community No. 120112, Panel's 0254H and 0262H.



26-0678



# 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.

This is a variance requesting - at the closest point of a varying line - a 11.1' mol wetland setback where a 30' wetland setback is required, which would result in an 18.9' mol wetland intrusion.

The subject site is an existing pole barn that was placed in regard to an area of "low area with poor impaction" per the builder.

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

4.01.07

## 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

# **PRESSMAN AND ASSOC., INC.**

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

## **Project Description**

### **Variance for 4212 Big Horn Meadows Way, Plant City, Fl**

This request seeks a variance for the intrusion of structures into the wetland area.

The variance is supported by an area of poor impaction of soils.

Under code section 4.01.07, a 30' wetland setback is required. This request seeks an 11.1' mol setback at the very closest – the wetland line varies – so a resulting 18.9' mol intrusion into the wetland area.

As stated and noted on the survey and supporting letter there is an area of poor impaction of soils that dictates and affects the location of the structures on this site of which is a unique and singular aspect that creates a locational hardship on site.

## 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?

As the site plan and attached letter support that there is a "low area of poor compaction" that affected the desired and/or safe location of the structures

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.

The soil conditions are singular and unique and create a hardship as to the placement of the structures. This condition forced locational aspects that others do not have to contend with.

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.

There are no abutting uses or neighbors that could be affected in the direction of this requested variance

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 request is in harmony for the placement of structures that are safe, stable and durable for the persons who will be in the structure.

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 unique and singular hardship of the soils does is not created by the property owner, it is a naturally occurring issue.

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.

Considering the hardship, allowing the location of the structures recognizes the issues and allows the structures to be built in a safe and durable manner.

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Prepared by:  
Chrissy Boatwright  
Hillsborough Title, Inc.  
1605 S. Alexander Street, Suite #102  
Plant City, Florida 33563  
incidental to the issuance of a title insurance policy.  
File Number: HT-14-649

## General Warranty Deed

Made this May 23, 2014 A.D. By  
PATRICIA BRANNON Individually and and CO-TRUSTEE and LAURA SNOGLES Individually and as CO-TRUSTEE, of the  
Trust set forth in Article IV of the Last Will and Testament of Hilda Snogles, dated March 4, 1997  
whose address is:  
3506 Speer Rd., Plant City, FL. 33365,  
hereinafter called the grantor, to  
Fernando Hernandez, a married man,  
whose post office address is:  
1206 Flethcer Lane lot #2, Plant City, FL. 33563,  
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 13, of Hilda's Heavenly Haven Subdivision, a Platted Subdivision with no improvements according to the Plat thereof as recorded in Plat book 115, page 82, of the Public Records of Hillsborough County Florida.

Parcel ID Number: 080941-1446

**Subject** to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**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.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

Prepared by:  
Chrissy Boatwright  
Hillsborough Title, Inc.  
1605 S. Alexander Street, Suite #102  
Plant City, Florida 33563  
incidental to the issuance of a title insurance policy.  
File Number: HT-14-649

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Printed Name Victoria Ruiz

[Signature] (Seal)  
PATRICIA BRANNON Individually and and CO-TRUSTEE  
of the Trust set forth in Article IV of the Last Will and  
Testament of Hilda Snogles, dated March 4, 1997  
Address: 3506 Speer Rd., Plant City, FL. 33365

[Signature]  
Witness Printed Name Thomas Snogles

[Signature] (Seal)  
LAURA SNOGLES Individually and as CO-TRUSTEE of the  
Trust set forth in Article IV of the Last Will and Testament of  
Hilda Snogles, dated March 4, 1997  
Address:

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of May, 2014, by LAURA SNOGLES Individually and as CO-TRUSTEE, of the Trust set forth in Article IV of the Last Will and Testament of Hilda Snogles, dated March 4, 1997 who is/are personally known to me or who has produced driver's license as identification.



[Signature]  
Notary Public  
Print Name: Victoria Ruiz  
My Commission Expires: 6-15-16

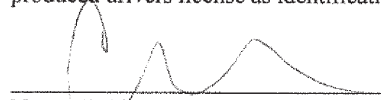
# NOTARY ACKNOWLEDGEMENT

State of: Florida

County of: Hillsborough

I am a notary public of the State of Florida and my commission expires: 4/18/18.

The foregoing instrument was acknowledged before me this 23rd day of June, 2014 by Patricia Brannon, Individually and as Co-trustee of the Trust set forth in Article IV of the Last Will and Testament of Hilda Snogles dated March 4, 1997 who is/are personally known to me or who has produced drivers license as identification.



Notary Public

Print notary name: \_\_\_\_\_

Notary seal



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# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0678 Intake Date: 3/13/2026  
 Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 577514  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: 4212 Big Horn Meadows Way City/State/Zip: Plant City, FL  
 TWN-RN-SEC: 10/28/21 Folio(s): 80941.1446 Zoning: AS-1 Future Land Use: R-1 Property Size: 2.15 a

### Property Owner Information

Name: Fernando Hernandez Daytime Phone: +1 (813) 376-0322  
 Address: 4212 Big Horn Meadows Way City/State/Zip: Plant City, FL  
 Email: platinumbuildersfl@gmail.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: PRESSMAN TODD Daytime Phone: (727) 804-1760  
 Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, FL 33701  
 Email: Todd@Pressmaninc.com Fax Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: PRESSMAN TODD Daytime Phone: \_\_\_\_\_  
 Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, FL 33701  
 Email: Todd@Pressmaninc.com Fax Number: (727) 804-1760

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 of the Applicant

PRESSMAN TODD, peressman & Assoc., llc  
 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)

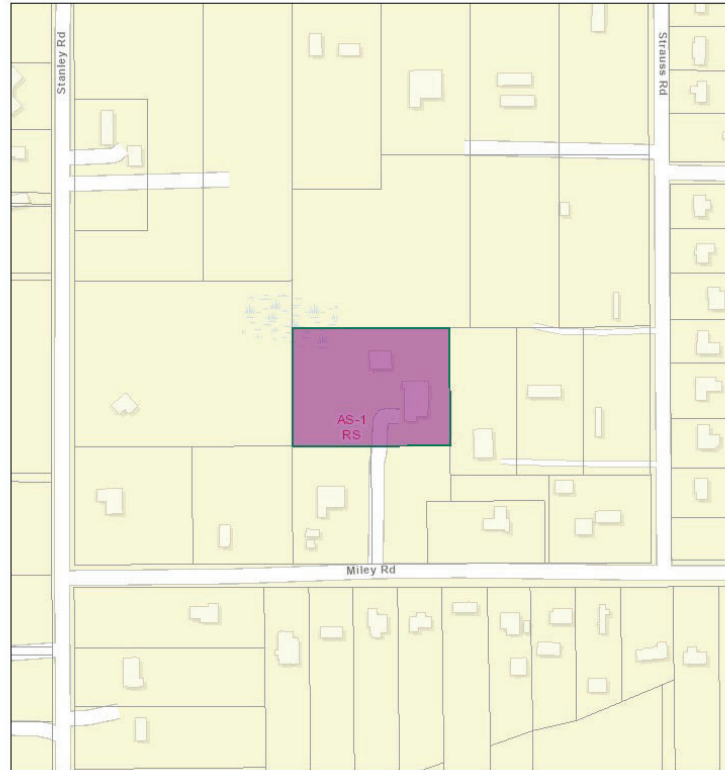
PRESSMAN TODD, pressman & Assoc.  
 Type or print name



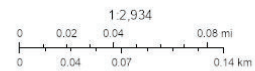
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
RS	95-0092
RZ	RS
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0262H
FIRM Panel	12057C0262H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0254H
FIRM Panel	12057C0254H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120265D
County Wide Planning Area	East Rural
Census Data	Tract: 010105 Block: 2000
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 3
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 80941.1446



March 13, 2026



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Hillsborough County Florida

**Folio: 80941.1446**  
**PIN: U-10-28-21-9GC-000000-00013.0**  
**Fernando Hernandez**  
**Mailing Address:**  
 4212 Big Horn Meadows Way  
 null  
 Plant City, FL 33565-5630  
**Site Address:**  
 4212 Big Horn Meadows Way  
 Plant City, FL 33565  
**SEC-TWN-RNG: 10-28-21**  
**Acreage: 2.15**  
**Market Value: \$576,627.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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