

Variance Application: VAR 25-1335**LUHO Hearing Date:** 10/27/25**Case Reviewer:** Cierra James**Hillsborough
County Florida**

Development Services Department

Applicant: Darrell Curts**Zoning:****PD****Location:** 16914 Clear Cork Dr., Wimauma, FL 33598; Folio 79543.0850**Request Summary:**

The applicant is requesting a variance to the covered patio setback requirements to accommodate a new solid roof screen room.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.I.4	Covered patio intrusion into the required rear yard may not reduce the provided yard to less than 10 feet.	5 feet	5-foot rear yard setback

Findings:

The required rear yard within the PD district is 20 feet. LDC Section 6.01.03.I.4 allows for intrusion of covered patios no more than 13 feet into the required rear yard, however, it does not permit the intrusion to reduce the yard provided to less than 10 feet.

HC-BLD-22-0031797 was submitted for the screened enclosure.

Zoning Administrator Sign Off:

Colleen Marshall
Thu Oct 9 2025 12:34:59

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

Received
08-28-2025
Development Services

HILLSBOROUGH COUNTY
COUNTY ENGINEER
APPROVED

AS BUILT SURVEY (FINAL)
WITH SELECTIVE SPOT ELEVATIONS
LOT 5, BLOCK 30
FOREST BROOKE ACTIVE ADULT PHASE 2B AND 3
HILLSBOROUGH COUNTY, FLORIDA.

PREPARED FOR & CERTIFIED TO:

LENNAR TITLE, INC. FORMERLY KNOWN AS
CATALYTIC TITLE, INC.
NORTH AMERICAN TITLE INSURANCE CO.
FACILE HOME FROM
RONALD E. BALDWIN
01/14/2020

SEC. 17, TWP. 32 S, RNG. 20 E.

BEARING BASIS:

EAST BOUNDARY OF SUBJECT PLAT BEING S 07°36'39" E

THIS SURVEY IS SUBJECT TO ANY FACTS THAT
MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH. ALSO SUBJECT TO SETBACKS,
EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND
UNDERGROUND UTILITIES ARE NOT LOCATED OR
SHOWN.

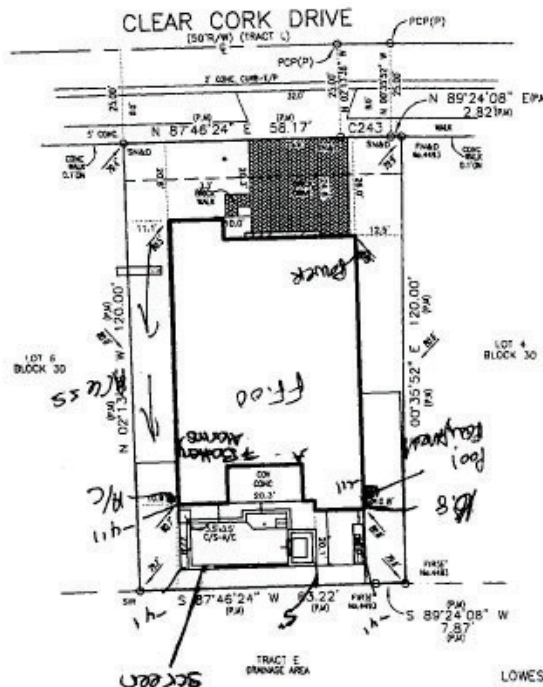
DO NOT SCALE THIS PRINT. DIMENSIONS AND
NOTES TAKE PRECEDENCE.

STRUCTURE TIES SHOWN HEREON DENOTES
MEASUREMENT FROM FORM BOARDS/FOUNDATION
TO PROPERTY LINE.

PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL
AND/OR VERTICAL DIMENSIONAL DATA TO SHOW
CONSTRUCTION IMPROVEMENTS.

* = 10' UTILITY EASEMENT

✶ = EXISTING GRADE



No trees within an environmentally sensitive area
or any tree 12" or greater in trunk diameter 4.5' above
the ground surface have been removed unless
an exempt species is defined in
Land Development Code Article 12.01 Definitions

DESCRIPTION:

LOT 5, BLOCK 30, MAP OR PLAT ENTITLED "FOREST
BROOKE ACTIVE ADULT PHASE 2B AND 3", AS RECORDED
IN PLAT BOOK 137, PAGES 198 THROUGH 213, OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LOWEST FLOOR ELEVATIONS:
LIVING AREA: 81.27'
GARAGE AREA: 80.77'
ELEVATIONS REFERENCED TO
NORTH AMERICAN VERTICAL
DATUM OF 1988, MEAN SEA
LEVEL = 00.00 FT.

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12057C 0680 H EFFECTIVE DATE: 8/28/06

Legend: Square Feet: 8734.47 ± LENNAR HOMES

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C= CENTERLINE, A/C= AIR CONDITIONER, S/C= BACK OF CURB, C/T= CONCRETE TIE, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV= COVERED, E/P= EDGE OF PAVEMENT, ESW/T= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FND= FOUND NAIL & DISK, FPP= FOUND PINCHED PIPE, LFE= LOWEST FLOOR ELEVATION, MAS= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SR= SET 1/2" IRON ROD & CAP NO. 4493, SN&D= SET NAIL & DISK NO. 4493, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, W/F= WOOD FENCE

JOHN R. BEACH & ASSOCIATES, INC.
SURVEYORS AND MAPPERS
911 WEST ST. PETERSBURG DRIVE
OLDSMAR, FLORIDA 34677
(813) 854-1278 FAX (813) 855-8370

NOT VALID WITHOUT ORIGINAL SIGNATURE
AND SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Revisions: FORM BOARD TIE IN 05/20/20 JMC, FOUNDATION TIE IN 05/12/20 JMC

DATE: FINAL 10/14/20 SMS

SIGNATURE: JOHN R. BEACH
FLORIDA REG. LAND SURVEYOR NO. 2984

DATE: 11/20/2020

25-1335



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.

Variance of 5 feet from the required rear yard setback of 10 feet
for the solid roof screen room resulting in a rear yard of 5 feet
No Residences to the rear of the property
Homeowner, Mr. Baldwin, wishes to reduce the risk
of developing melanoma while cooking outdoors. Melanoma runs
in his family.

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

LDC 6.01.03.1.4

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): HC-BLD-22-0031797 - screen Enclosure for pool HC-BLD-22-0028062 - Pool
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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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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?

The property has an outdoor kitchen on the eastside deck of the pool. The kitchen needs to be covered to reduce risk of skin cancer while outside cooking

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.

Due to the depth of this property an outdoor kitchen cannot be covered and meet the required 10 foot setback

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.

Entirety of kitchen and covered portion of the screen enclosure are contained within the property and do not interfere with drainage or property lines. No residences to the rear of the property

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 is in harmony with general intent of the LDC and the Comprehensive plan by preserve the health, safety and welfare of the homeowner

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 proposed covered portion of the screen enclosure was approved as part of HC-BUD-22-0028062 as was the outdoor kitchen

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.

The variance will allow the homeowner to enjoy their pool as designed and approved by the county and how they intended it to be.

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This Instrument Prepared
under the supervision of:
Catherine P. Mueller, Esq
Lennar Title, Inc. formerly known as CalAtlantic Title, Inc.
405 N. Reo Street, Suite 320
Tampa, FL 33609

Return to (via enclosed envelope)
Lennar Title, Inc. formerly known as CalAtlantic Title, Inc.
405 N. Reo Street, Suite 320
Tampa, FL 33609

111607-002656

Property Appraiser's Folio No.:
A0795430850

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 15 day of November, 2020, by and between Lennar Homes, LLC, a Florida limited liability company ("Grantor") having a mailing address of 4600 West Cypress Street, Suite 200, Tampa, FL 33607, and Ronald E. Baldwin and Sarah M. Baldwin, husband and wife ("Grantee") whose mailing address is 16914 Clear Cork Drive, Wimauma, FL 33598.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described real property (the "Property") located and situated in the County of Hillsborough, State of Florida, to wit:

Lot 5 , Block 30 , of Forest Brooke Active Adult Phase 2B and 3, according to the plat thereof, as recorded in Plat Book 137, Page 198, of the Public Records of Hillsborough County, Florida.

The Property is conveyed subject to the following:

- A. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property but this provision shall not operate to reimpose the same.
- B. Real estate, ad valorem and non ad valorem taxes and all assessments by any community development, recreation, water control, water conservation, watershed improvement or special taxing districts (including, without limitation, the obligation to pay maintenance assessments and capital assessments) affecting the Property, for this and subsequent years not yet due and payable.
- C. All covenants, conditions and restrictions contained in this Deed are equitable servitudes, perpetual and run with the land, including, without limitation, Sections D, E, F, and G.
- D. The requirements of Chapter 558 of the Florida Statutes (2016) as it may be renumbered and/or amended from time to time.
- E. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "Disputes" (whether contract, warranty, tort, statutory or otherwise) shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement for the sale and conveyance of the Property, the Property, the community in which the Property is located, or any dealings between Grantee and Grantor; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located; or (4) issues of formation, validity or enforceability of this Section. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

(1) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the

date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

(2) If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds \$250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

(3) The waiver or invalidity of any portion of this Section E shall not affect the validity or enforceability of the remaining portions of Section E of the Deed. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

(4) To the fullest extent permitted by applicable law, Grantor and Grantee agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Grantor and Grantee further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

(5) Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

(6) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

(7) Grantor supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

(a) Notwithstanding the requirements of arbitration stated in Section E(2) of this Deed, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

(b) Any mediator and associated administrative fees incurred shall be shared equally by Grantor and Grantee; however, Grantor and Grantee each agree to pay for their own attorneys' fees and costs.

(c) The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Rules of the AAA or other applicable rules.

(8) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

(9) GRANTOR AND GRANTEE AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS GRANTOR FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE

PERSONS OR ENTITIES REFERRED TO IN SECTION E(3) ABOVE.

(10) THESE COVENANTS AND RESTRICTIONS ("DEED RESTRICTIONS") REQUIRING ARBITRATION AND RESOLUTION OF DISPUTES ARE INCORPORATED INTO THE DEED TO GRANTEE AND ARE MADE COVENANTS RUNNING WITH THE LAND IN PERPETUITY, BINDING UPON ALL SUBSEQUENT GRANTEES, PURCHASERS, SUCCESSORS AND ASSIGNS.

F. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section E of this Deed, then the Grantor and Grantee agree to the following provisions: GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.

G. All provisions of that certain Master Declaration for Southshore Bay recorded in Official Records Book 25402, Page 1869, of the Public Records of Hillsborough County, Florida, and that certain Community Declaration for Medley at Southshore Bay recorded in Official Records Book 25800, Page 1357, of the Public Records of Hillsborough County, Florida, and that certain Amended and Restated Club Southshore Bay Club Plan recorded in Official Records Book 26583, Page 1910, of the Public Records of Hillsborough County, Florida, each as amended from time to time, which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions and which are incorporated by reference in their entirety into this Deed.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

[Signature page follows]

Grantee, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in this Deed and in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of any declarations or other covenants and restrictions applicable to the Property. The term Grantee used in this Deed shall include Grantee's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

Donna Coderre
Print Name: Donna Coderre

Connie Anita Moore
Print Name: Connie Anita Moore

Lennar Homes, LLC, a Florida limited liability company

BY: *Seth Dingus*
Seth Dingus
Authorized Agent

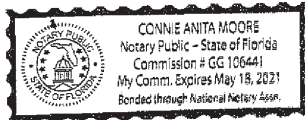


(SEAL)

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of November, 2020 by Seth Dingus, the Authorized Agent of Lennar Homes, LLC, a Limited Liability Company under the laws of Florida, on behalf of the Limited Liability Company, who is personally known to me to be the persons therein.



My commission expires:
Seal

Connie Anita Moore
Notary Public, State of Florida
Connie Anita Moore
Print Name



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only		
Application No: <u>25-1335</u>		Intake Date: <u>08/28/2025</u>
Hearing(s) and type: Date: <u>10/27/2025</u>	Type: <u>LUHO</u>	Receipt Number: <u>513948</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Julie Boatright</u>

Property Information

Address: 16914 ClearCreek Dr City/State/Zip: Wimauma, FL 33598
TWN-RN-SEC: 32/20/17 Folio(s): 079543-0850 Zoning: PD Future Land Use: R-6 Property Size: 2 acres

Property Owner Information

Name: Ron Baldwin Daytime Phone 818-836-0278
Address: 16914 ClearCreek Dr City/State/Zip: Wimauma, FL 33598
Email: bkaipol3@aol.com Fax Number _____

Applicant Information

Name: Darrell Curts Daytime Phone 813-495-1709
Address: 6846 N. Dale Mabry Hwy City/State/Zip: Tampa, FL 33614
Email: dcurts@codypools.com Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ 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 of the Applicant

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



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1335

Intake Date: 08/28/2025

Hearing(s) and type: Date: 10/27/2025

Type: LUHO

Receipt Number: 513948

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: Darrell Curts Phone: 813-495-1709

Representative's Email: dcurts@codypools.com

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	☒	☐ <u>Property/Applicant/Owner Information Form</u>
2	☒	☐ <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	☐	☒ <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	☒	☐ <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☒	☐ <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☒	☐ <u>Copy of Current Recorded Deed(s)</u>
7	☒	☐ <u>Close Proximity Property Owners List</u>
8	☒	☐ Legal Description for the subject site
9	☒	☐ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☒ <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)



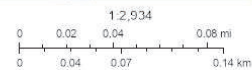
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	1110
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Planned Development	PD
Re-zoning	null
Minor Changes	05-0788
Major Modifications	05-1404
Personal Appearances	05-1004,07-0433 WD,12-0485,15-1027,15-1030,16-1316,18-0175,19-0188,20-1025,22-1093
Census Data	Tract: 013914 Block: 2020
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
Overlay District	Wimauma Downtown Subdistrict D – Downtown Residential
Competitive Sites	NO
Redevelopment Area	NO

Folio: 79543.0850



August 28, 2025



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

Hillsborough County Florida

Folio: 79543.0850
PIN: U-17-32-20-C0Q-000030-00005.0
Ronald E And Sarah M Baldwin

Mailing Address:

16914 Clear Cork Dr
 null

Wimauma, FL 33598-2231

Site Address:

16914 Clear Cork Dr
 Wimauma, FL 33598

SEC-TWN-RNG: 17-32-20

Acreage: 0.2

Market Value: \$481,695.00

Landuse Code: 0100 SINGLE FAMILY

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