

**Variance Application:** VAR 26-0531

**LUHO Hearing Date:** April 13, 2026

**Case Reviewer:** Sam Ball



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Northside Assembly of God of Tampa, Inc.      **Zoning:** ASC-1

**Address/Location:** 16235 Lake Magdalene Boulevard (Folio: #16986.0000)


**Request Summary**

The applicant is requesting a five-foot sign setback reduction to allow for the replacement of a monument with a pole sign.

**Requested Variances:**

LDC Section	LDC Requirement	Variance	Result
7.03.00(C)(1)(b)	Minimum Sign Setback: Setback: Except as provided in Subparagraph (c) hereof [monument signs], all ground signs shall be setback a minimum of ten feet from the right of way line and not within the required site distance pursuant to Florida Department of Transportation Design Standard Index No. 546. All ground signs shall be setback a minimum of ten feet from any side yard property line.	5-foot setback reduction for a pole sign.	A 14' – 10 ½" foot-tall pole sign with a five-foot front setback from the Lake Magdalene Boulevard Right-of-Way where at least 10 feet is required.

<b>Findings</b>	The residential support use requirements of Part 7.03.00(C)(3)(b) do not apply because the property is agriculturally zoned.
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<b>Zoning Administrator Sign Off:</b>	 <small>Colleen Marshall Wed Mar 25 2026 14:11:52</small>
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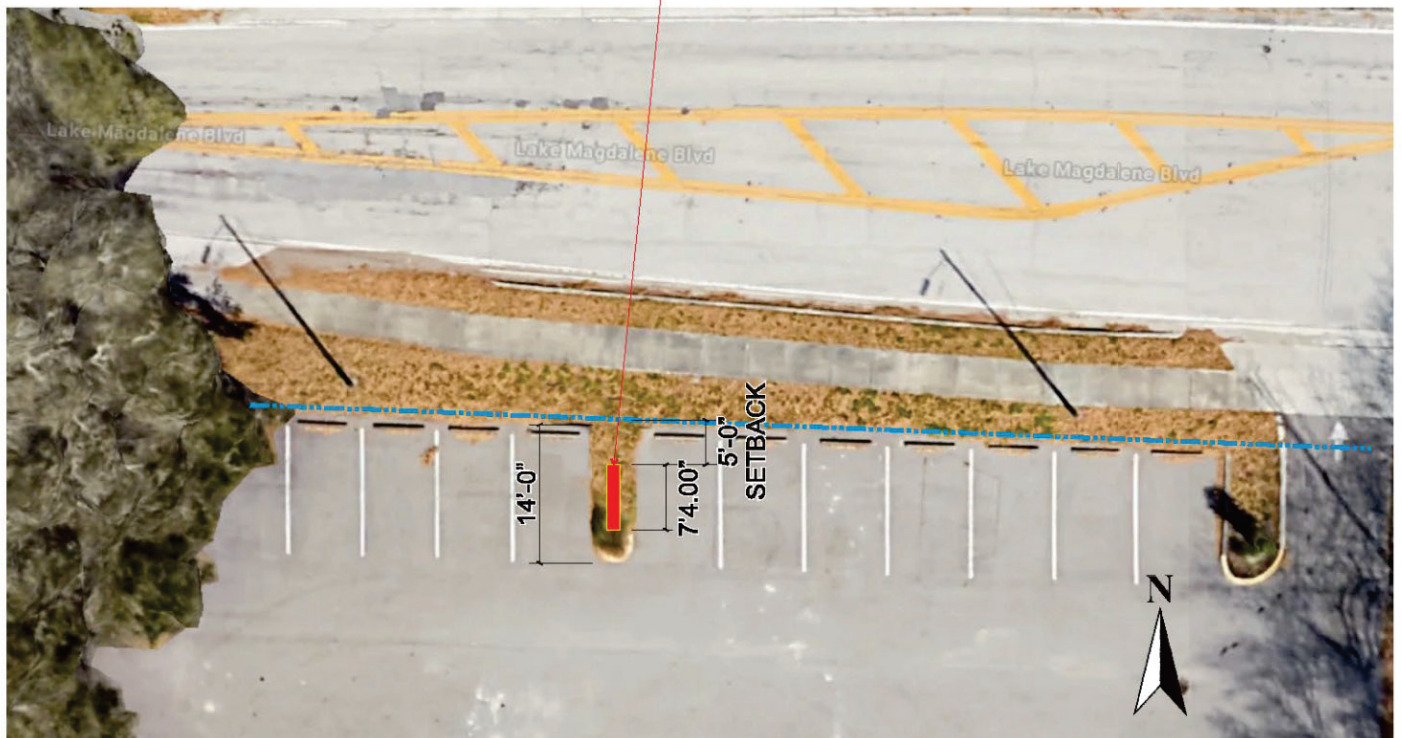
**DISCLAIMER:**

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.

### 8.0 SURVEY/SITE PLAN

**Celebration Church  
16235 Lake Magdalene Bl  
Tampa, FL 33613**

New 6'.900" x 7.4.00" Outdoor LED  
Cabinet, steel and new foundation





# 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.

We are requesting to be allowed to use a 5' set back to install a new sign on a grass island in the parking lot where the existing sign currently sits. It appears that the current sign there now sits on the property line. The island where the sign sits is only approximately 14.0' in length from what is now the property line to the curb. The church has a sign to install there with a cabinet of 7'4" and we are asking to install it in a way that it remains inside the curbed area of the island meeting a 5' set back from the property line. There is no other logical area for a sign to be installed on the property due to the parking lot, multiple trees on the right corner and on the left corner at the entrance of the parking lot there are guy wires to the electrical power lines.

If allowed to install at the 5' set back it will allow the church to keep a sign in this location and also bring the area more into compliance with the current code.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:  
PART 7.03.00 - PERMITTED SIGNS C:1:B

## 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): Sign Permit HC-BLD-25-0079431
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

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## Variance Criteria Response

- the property line. The island where the sign sits is only approximately in length from what is now
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 location of the existing sign on the property is the only logical placement for a sign due to trees, parking lot and guy wires to the electrical power lines. Due to this being on an island in the parking lot the space is very limited. The entire street frontage of the property is consumed by the church parking lot.

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.

It appears that the area where the parking lot and ground sign are extends completely to the property line. The LDC requires a 10' set back for our sign and the area where the original sign is does not have the island space. The current sign actually meets no set back and we are asking to meet one of 5'

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.  
It will not interfere because it does not alter the residential character of the street or introduce impacts beyond those already typical for the area. It would not generate increased traffic, noise or lighting. As such, the variance allows reasonable use of the property while preserving the existing conditions and expectations of nearby residents.

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 requested ground sign variance is in harmony with and serves the general intent with the LDC and CP by providing reasonable, low-profile identification of the property while preserving the residential character of the surrounding neighborhood. The proposed ground sign is modest in scale, designed to blend with residential surroundings, and does not introduce visual clutter, excessive lighting, or commercial character to the street.

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 need for the variance arises from existing site conditions and development characteristics that predate the current application. The proposed ground sign is necessary to provide reasonable visibility and identification due to factors such as the property's placement, frontage configuration, and surrounding conditions, rather than any voluntary action taken by the applicant. Accordingly, the hardship is inherent to the property and would exist regardless of ownership, and relief through a variance is appropriate under the Land Development Code.

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.

It preserves the underlying intentions of the LDC. The proposed use will remain consistent with the character of the area, and does increase adverse impacts on neighboring properties. Public interests such as safety, access and neighborhood compatibility are fully maintained. Strict enforcement of the LDC in this instance would impose a significant hardship due to unique site conditions. Denial of the variance would prevent use of the only area reasonable for a sign or require design changes that are disproportionate to any public benefit gained through strict compliance. Granting the variance advances substantial justice by allowing reasonable use of the area while still achieving the public benefits the LDC seeks to secure. The request represents the minimum relief necessary and ensures that the spirit and intent of the LDC are upheld without imposing an hardship on the applicant.

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This Warranty Deed Made the 9th day of August A. D. 19 73 by Glenn H. Stephenson and wife, Marilyn R. Stephenson

hereinafter called the grantor, to Northside Assembly of God of Tampa, Inc.

whose postoffice address is hereinafter called the grantee: 40 Rev. M. Hallbrook, 802 E. 131st Ave., Tampa, Fl. 33612

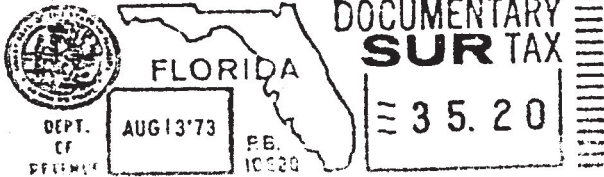
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

The East 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 36, Township 27 South, Range 18 East, in Hillsborough County, Florida, Less the South 200 feet thereof and less road right of way.

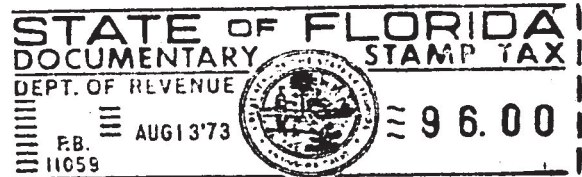
HILLSBOROUGH COUNTY

108784



HILLSBOROUGH COUNTY

068850



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1972, easement of record and zoning regulations.

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:

Mary K. Martin

Glenn H. Stephenson L.S.
Marilyn R. Stephenson L.S.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Glenn H. Stephenson and wife, Marilyn R. Stephenson

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of August, A. D. 19 73.

Mary K. Martin

Notary Public, State of Florida at Large

My commission expires: March 16, 1976

SPACE BELOW FOR RECORDERS USE

AUG 13 10 50 AM '73
CLERK CIRCUIT COURT
HILLSBOROUGH COUNTY, FLA

RECEIVED

A 37708

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# Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 26-0531	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 26-0531 Applicant's Name: Lori Smith

Reviewing Planner's Name: Bianca Vazquez Date: 03/09/2026

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): 04/13/2026

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?  Yes  No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?  Yes  No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

*Lori Smith*

03/09/2026

Signature

Date





# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- |    |                                     |   |
|----|-------------------------------------|---|
| 1  | <input type="checkbox"/>            | <b>Cover Letter**</b> + If adding or removing land from the project site, the final list of folios must be included |
| 2  | <input checked="" type="checkbox"/> | <b>Revised Application Form**</b> +   |
| 3  | <input type="checkbox"/>            | <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added                                      |
| 4  | <input type="checkbox"/>            | <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added              |
| 5  | <input type="checkbox"/>            | <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added                               |
| 6  | <input type="checkbox"/>            | <b>Property Information Sheet**</b>   |
| 7  | <input type="checkbox"/>            | <b>Legal Description of the Subject Site**</b>  |
| 8  | <input type="checkbox"/>            | <b>Close Proximity Property Owners List**</b>   |
| 9  | <input type="checkbox"/>            | <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.                       |
| 10 | <input type="checkbox"/>            | <b>Survey</b>   |
| 11 | <input type="checkbox"/>            | <b>Wet Zone Survey</b>  |
| 12 | <input type="checkbox"/>            | <b>General Development Plan</b>   |
| 13 | <input type="checkbox"/>            | <b>Project Description/Written Statement</b>  |
| 14 | <input type="checkbox"/>            | <b>Design Exception and Administrative Variance requests/approvals</b>  |
| 15 | <input type="checkbox"/>            | <b>Variance Criteria Response</b>   |
| 16 | <input type="checkbox"/>            | <b>Copy of Code Enforcement or Building Violation</b>   |
| 17 | <input type="checkbox"/>            | <b>Transportation Analysis</b>  |
| 18 | <input type="checkbox"/>            | <b>Sign-off form</b>  |
| 19 | <input checked="" type="checkbox"/> | <b>Other Documents</b> (please describe):   |

explanation,  
I am correcting the address on the application to reflect our address to our Lakeland office that was used on the notice letter that was sent out.

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
 Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

### Property Information

the property line. The island where the sign sits is only approximately 141 in length from what is now  
 Address: 16235 Lake Magdalene Blvd City/State/Zip: Tampa, FL 33613  
 TWN-RN-SEC: 36-27-18 Folio(s): 016986-0000 Zoning: ASC-1 Future Land Use: R-4 Property Size: 3.08

### Property Owner Information

Name: NORTHSIDE ASSEMBLY OF GOD OF TAMPA INC Daytime Phone 813-215-3811  
C/O LARRY SHRODES  
 Address: 16235 LAKE MAGDALENE BLVD City/State/Zip: TAMPA, FL 33613-1250  
 Email: pastor@cctb.us Fax Number \_\_\_\_\_

### Applicant Information

Name: Lori Smith - Florida Certified Sign Erectors Daytime Phone 863-603-8497 or 334-258-5021  
 Address: 2364 Old Combee Rd Building 5 Unit 101 City/State/Zip: Lakeland, FL 33805  
 Email: permits2@fc-se.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.**

*Lori Smith*

Signature of the Applicant

Lori Smith

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.**

*Larry Eugene Shrodes*

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

Rev Larry E Shrodes

Type or print name