

Variance Application: 26-0296
LUHO Hearing Date: 02/09/2026
Case Reviewer: Wayne Doyon



Hillsborough County Florida
Development Services Department

Applicant: Chris Meares **Zoning:** BPO
Location: 11810 Rhodine Road, Riverview, FL

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 12/03/2025, is to allow for encroachment for a portion of a commercial 2-story building, a concrete sidewalk with handrails, and an asphalt vehicular use area and embankment 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.	22.9-foot max encroachment for a portion of a commercial 2-story building, a concrete sidewalk with handrails, and an asphalt vehicular use area and embankment in the Wetland Conservation Area setback.	7.1-foot remaining setback

Findings:	<ol style="list-style-type: none">1. A wetland setback compensation plan has been provided on the site plan dated 12/03/2025, which provides compensation plantings for the encroachment into the wetland conservation area setback and will be reviewed under project number 7684.2. 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.
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Zoning Administrator Sign Off:

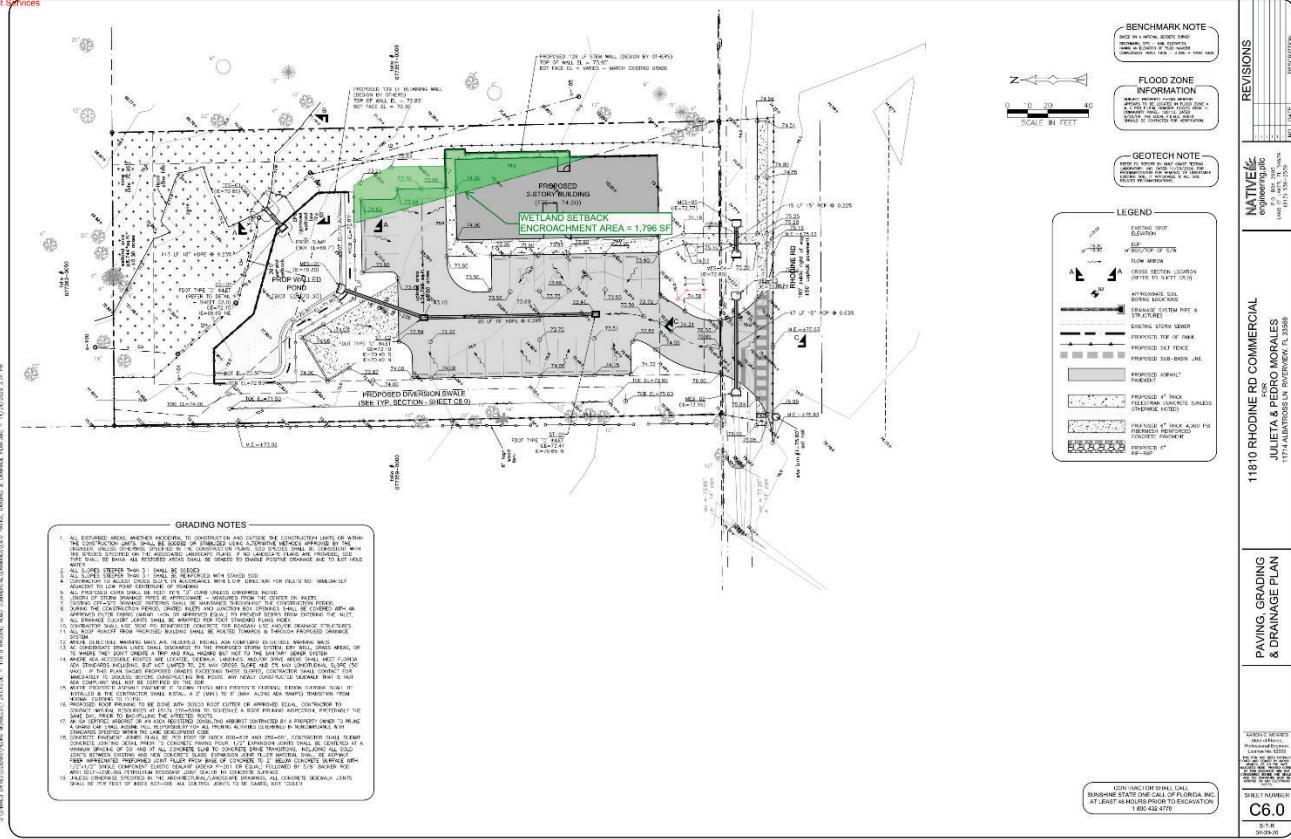
**APPROVED**By DoyonW at 12:41:53 PM, 01/21/2026**DISCLAIMER:**

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.

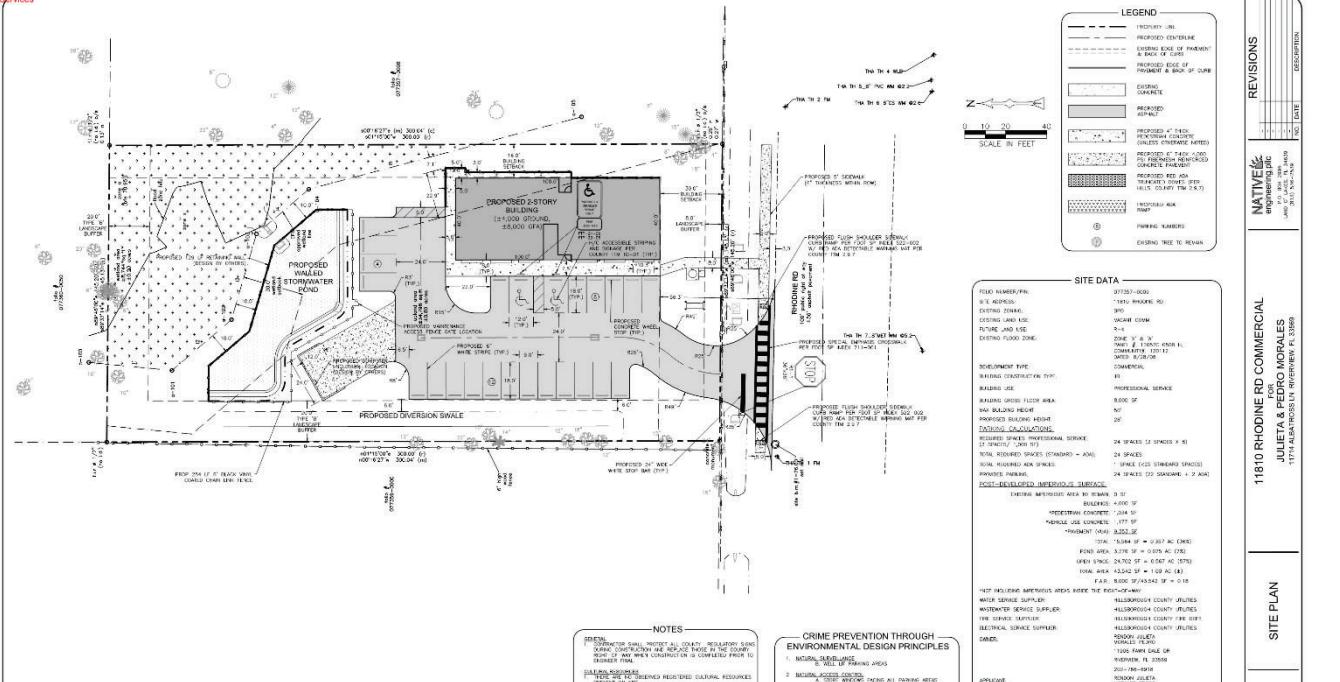
Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and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

SURVEY/SITE PLAN

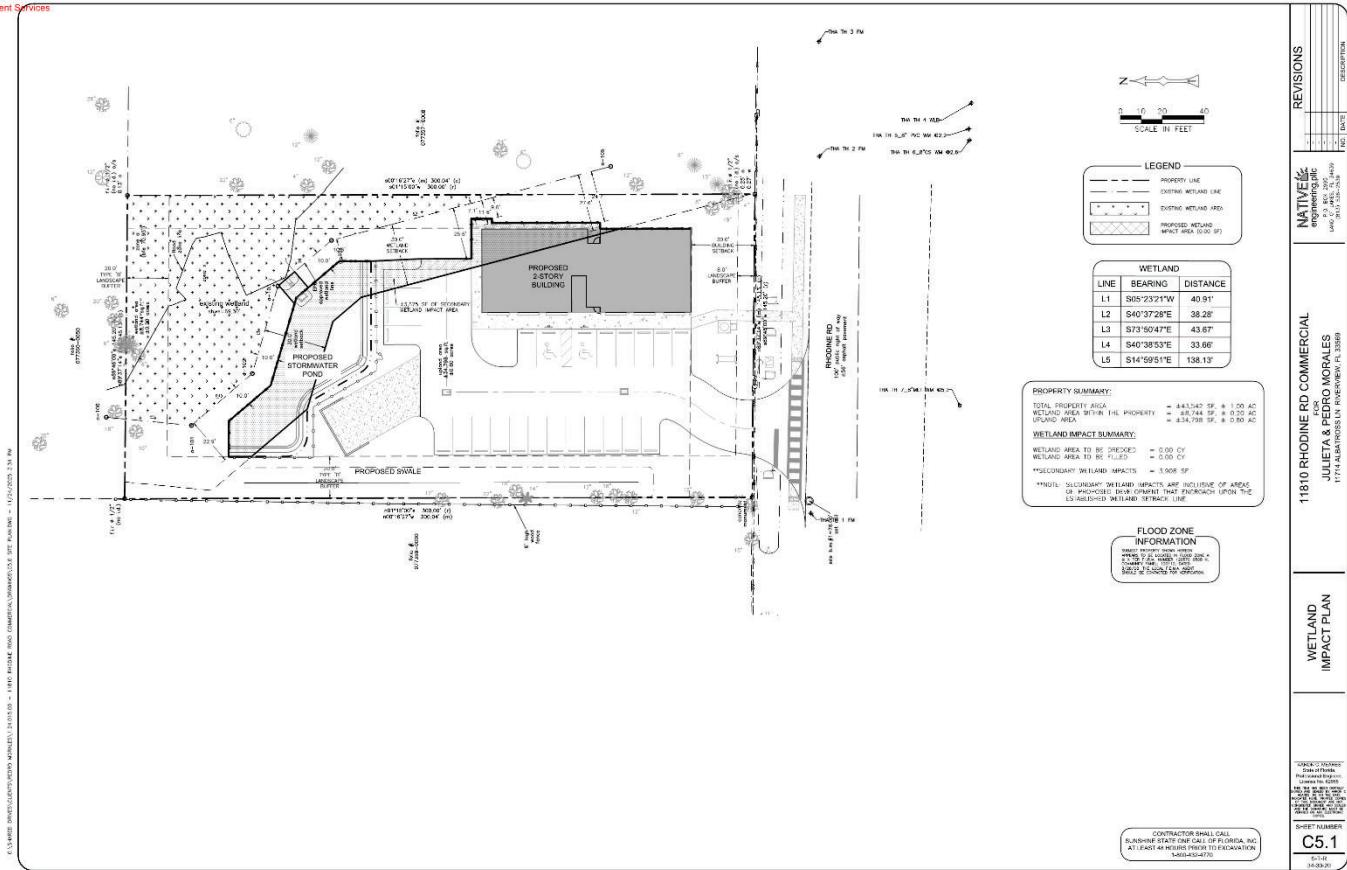
Received
12-03-2025
Development Services



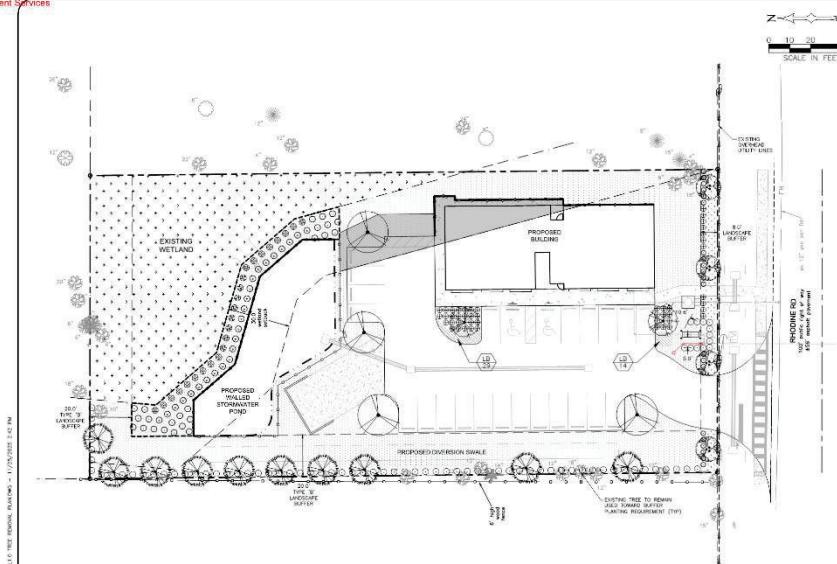
Received
12-03-2025
Development Services



Received
12-03-2025
Development Services



Received
12-03-2025
Development Services



LANDSCAPE PLAN		11810 RHODINIE RD COMMERCIAL		NATIVELANDSCAPE		REVISIONS	
JULIETA & PEDRO MORALES		1774 ALVARO PESSINA, LA JOLLA, CA 92039		LANDSCAPE ARCHITECTURE		DATE OF DRAWING	
SHEET NUMBER		L2.0		LANDSCAPE ARCHITECTURE		10/10/2019	
PRINTED BY: J. GARDENERS		PRINTED ON: 10/10/2019		DRAWN BY: J. GARDENERS		REVISIONS	

DEPARTAMENTO DE LOS LIENTES (VIDEO M390LES)\1-24 045.03 - 11810-84250 KM. COAMBIACO, VENDAS ECOLÓGICAS, RESIDUAL, PLAN CDS - 11/25/2025 2:42 PM

CONTRACTOR SHALL CALL
SHINE STATE ONE CALL OF FLORIDA, INC.
EAST 48 HOURS PRIOR TO EXCAVATION

— WETLAND SETBACK ENCROACHMENT
VEGETATION COMPENSATION AREA

VEGETATION COMPENSATION AREA

175' ST.

PROTECTED AREA
REGROWTH
REGERATION COMPENSATION AREA

1,792' ST.

NOTE:

1. **PLANTINGS** WILL BE EQUALLY SPACED ON A GRID LAYER WITH A MINIMUM SIZE OF 1 GALLON OR #35 SIZE MATERIAL.

2. **PLANTINGS** WILL BE EQUALLY SPACED ON A GRID LAYER WITH 30% OF THE TOTAL NUMBER OF REQUIRED **PLANTINGS**.

3. **PLANTINGS** WILL CONSIST OF THE FOLLOWING:

a. **THREE-TIERED** PLANTING LAYER SYSTEM, OR AN EQUIVALENT, CONSISTING OF THE FOLLOWING: A TOP LAYER OF PLANTINGS WHICH ARE PLANTED IN A SECTION OF THE AREA WHICH IS 10 FEET BY 10 FEET, A MIDDLE LAYER OF PLANTINGS WHICH ARE PLANTED IN A SECTION OF THE AREA WHICH IS 20 FEET BY 20 FEET, AND A BOTTOM LAYER OF PLANTINGS WHICH ARE PLANTED IN A SECTION OF THE AREA WHICH IS 30 FEET BY 30 FEET.

b. **PLANTINGS** WILL BE PLANTED IN THE SHALLOW, DECIDUOUS SECTION OF FOREST AND ARE REQUIRED TO BE PLANTED IN THE FOREST, WHICH IS 10 FEET BY 10 FEET.

c. **PLANTINGS** WILL BE PLANTED IN THE FOREST, WHICH IS 20 FEET BY 20 FEET.

d. **PLANTINGS** WILL BE PLANTED IN THE FOREST, WHICH IS 30 FEET BY 30 FEET.

— GENERAL NOTES

26 03006

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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 application is for a variance to the wetland setback for non-stormwater related encroachments that includes building construction (utilizing a stemwall to reduce encroachment), sidewalk accessing the rear of the building as an emergency egress, and parking lot and embankment associated with the parking lot construction. The current 30-foot wetland setback will be reduced to as low as 7.1 feet. Stemwalls and retaining walls will be used to decrease the amount of encroachment into the wetland setback. This variance is necessary to enable construction of a new commercial building and supporting vehicular use area. The total area of encroachment into the wetland setback will be approximately 1,800 SF.

The initial site layout originally included two 4,000 SF buildings to reduce construction costs while allowing two tenants to occupy the site. Due to encroachments into the wetland, the buildings were combined into one two-story building, thereby eliminating primary wetland impacts.

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

4.01.07.B.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): Site/Subdivision Construction Application (PID 7684)
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



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?

This site is relatively small and the wetland setback encroaches into upland portions of the property that are necessary for reasonable development of the parcel.

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 adjacent property to the west encroaches into the subject wetlands and its setback. Other nearby properties also encroach into the wetland setback. Embankment from Rhodine Road also encroaches into the wetland setback. Complying with a 30-foot setback would make development of the site with a marketable use impossible.

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.

No adjacent properties would be affected by the allowance 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 requested variance is in harmony with Hillsborough County's LDC as various development alternatives were considered to accommodate the needed building square footage to make the project viable. Original impacts to wetlands were avoided by converting the building from two single-story 4,000 SF buildings to one two-story 8,000 SF building. These good planning and design practices are fully in line with Section 1.02.03 of the LDC. +

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.

To accommodate a reasonably sized building that has sufficient commercial use value, the wetland setback will be encroached into. There are no other reasonable layouts that can accommodate this building size without encroaching into the wetland setback due to the required building setbacks and landscape buffers, which will still be met with this plan.

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.

Commercial establishments provide a value to the general public by means of services available to a specific area. The failure to grant the variance would make this particular site impossible to develop with a reasonable rate of return on investment.

w/c

Prepared by:
Judith A. Savacool
Dolphin Title of Brandon, Inc.
1520 Bloomingdale Avenue
Valrico, Florida 33596

File Number: 23-5044

General Warranty Deed

Made this April 26, 2023 A.D. By **Gibson Properties, LLC a Florida Limited Liability Company**, whose address is: 11746 Rhodine Road, Riverview, Florida 33579-7722, hereinafter called the grantor, to **Julieta Rendon and Pedro Morales**, whose post office address is: 11906 Fawn Dale Dr, Riverview, Florida 33579, 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:

See Exhibit "A" attached hereto and made a part hereof

Parcel ID Number: A0773570009

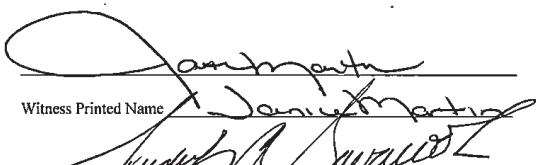
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2022.

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:



Witness Printed Name: Michael T. Langshaw



Witness Printed Name: Judith A. Savacool

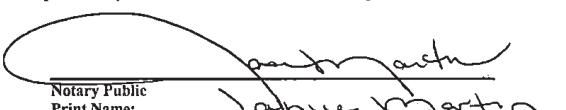
State of Florida
County of Hillsborough


(Seal)
Gibson Properties, LLC a Florida Limited Liability Company, by Michael T. Langshaw, Its MGR
Address: 11746 Rhodine Road, Riverview, Florida 33579-7722

The foregoing instrument was acknowledged before me this 26th day of April, 2023, by Michael T. Langshaw, as MGR of Gibson Properties, LLC a Florida Limited Liability Company, who is/are personally known to me or who has produced valid FDL as identification.



DEED Individual Warranty Deed - Legal on Face



Notary Public
Print Name: Janice Martin

My Commission Expires: _____

EXHIBIT "A"

THAT PART OF GOVERNMENT LOT 4, LYING IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE IN A NORTHERLY DIRECTION, A DISTANCE OF 50.00 FEET; RUN THENCE EASTERLY, A DISTANCE OF 330 FEET TO A POINT OF BEGINNING; RUN THENCE NORTH 01 DEGREES 15' EAST, A DISTANCE OF 300.00 FEET; RUN THENCE NORTH 89 DEGREES 46' EAST, A DISTANCE OF 145.20 FEET; RUN THENCE SOUTH 01 DEGREES 15' WEST, A DISTANCE OF 300.00 FEET; RUN THENCE SOUTH 89 DEGREES 46' WEST, A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING.

Received
12-03-2025



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0296

Intake Date: 12/03/2025

Hearing(s) and type: Date: 02/09/2026

Receipt Number: 540068

Date: _____

Type: LUHO

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 11810 Rhodine Road

City/State/Zip: Riverview, FL 33569

TWN-RN-SEC: 30-20-34 Folio(s): 077357-0009 Zoning: BPO Future Land Use: R-4 Property Size: 1.00 AC

Property Owner Information

Name: Julieta Rendon & Pedro Morales Daytime Phone: 202-766-6918

Address: 11714 Albatross Lane City/State/Zip: Riverview, FL 33569

Email: plmr132@gmail.com Fax Number: _____

Applicant Information

Name: Same as owner Daytime Phone: _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number: _____

Applicant's Representative (if different than above)

Name: Chris Meares Daytime Phone: 813-735-0535

Address: 11856 North Dale Mabry Hwy City/State/Zip: Lutz, FL 33548

Email: chris@nativefla.com 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.

A handwritten signature in blue ink.

Signature of the Applicant

Julieta Rendon & Pedro Morales

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.

A handwritten signature in blue ink.

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

Julieta Rendon & Pedro Morales

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0296

Intake Date: 12/03/2025

Hearing(s) and type: Date: 02/09/2026

Type: LUHO

Receipt Number: 540068

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: Pedro Morales (Chris Meares - Representative/agent) Phone: 202-766-6918 / 813-735-0535

Representative's Email: chris@nativefla.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	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> 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 checked="" 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

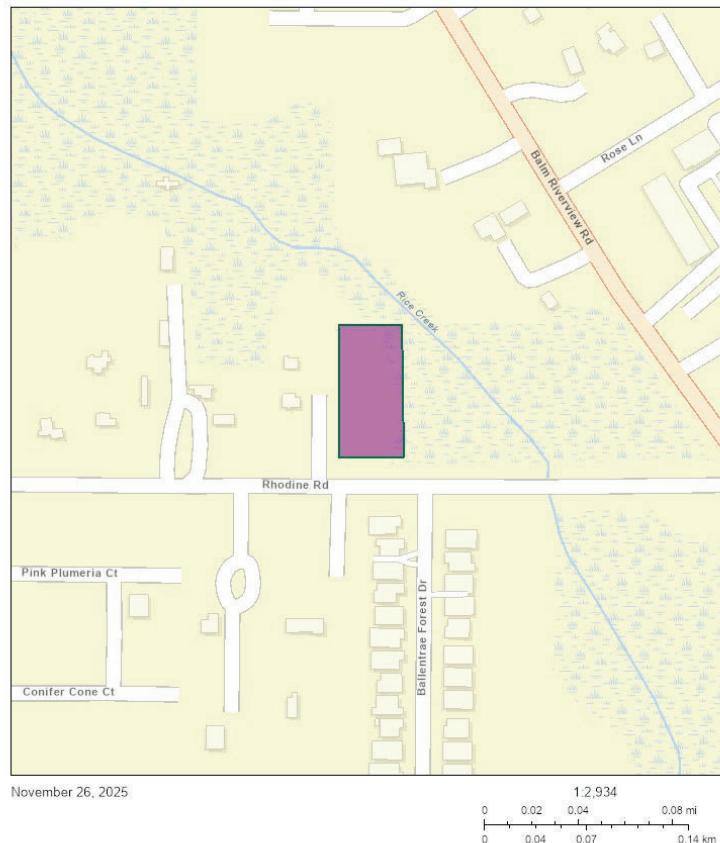
- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	BPO
Description	Business - Professional Office
RZ	05-1917
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0508H
FIRM Panel	12057C0508H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120510C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013908 Block: 2085
Future Landuse	R-4
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 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77357.0009



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Hillsborough County Florida

Folio: 77357.0009
PIN: U-34-30-20-ZZZ-000003-09060.0

Julieta Rendon And Pedro Morales

Mailing Address:

11906 Fawn Dale Dr
null

Riverview, FL 33569-6620

Site Address:

11810 Rhodine Rd
Riverview, FL 33569

SEC-TWN-RNG: 34-30-20

Acreage: 0.99

Market Value: \$154,561.00

Landuse Code: 1000 VACANT COMM.

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.

Or

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