

Variance Application: VAR 26-0379
LUHO Hearing Date: February 9, 2026
Case Reviewer: Colleen Marshall, AICP, CFM



**Hillsborough
County Florida**
Development Services Department

Applicant: Peter Goins **Zoning:** AS-1

Address/Location: 12207 Shelby Drive, Riverview, FL 33579; Folio: 77426.0712

Request Summary:

The applicant is requesting setback variances to accommodate a ground mounted solar panel within the front and side yards of the subject property.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.I.11 6.01.01	Ground mounted solar panels may not project into the required front yard(s), except on a residential lot with two front yards, which does not apply in this case. A minimum 50-foot front yard setback is required in the AS-1 zoning district.	37 feet 2 inches	12-foot 10-inch front yard setback
6.01.03.I.11 6.01.01	Ground mounted solar panels must maintain minimum rear and side yard principal structure setbacks. A minimum 15-foot side yard setback is required in the AS-1 zoning district.	5.74 feet	9.26-foot side yard setback

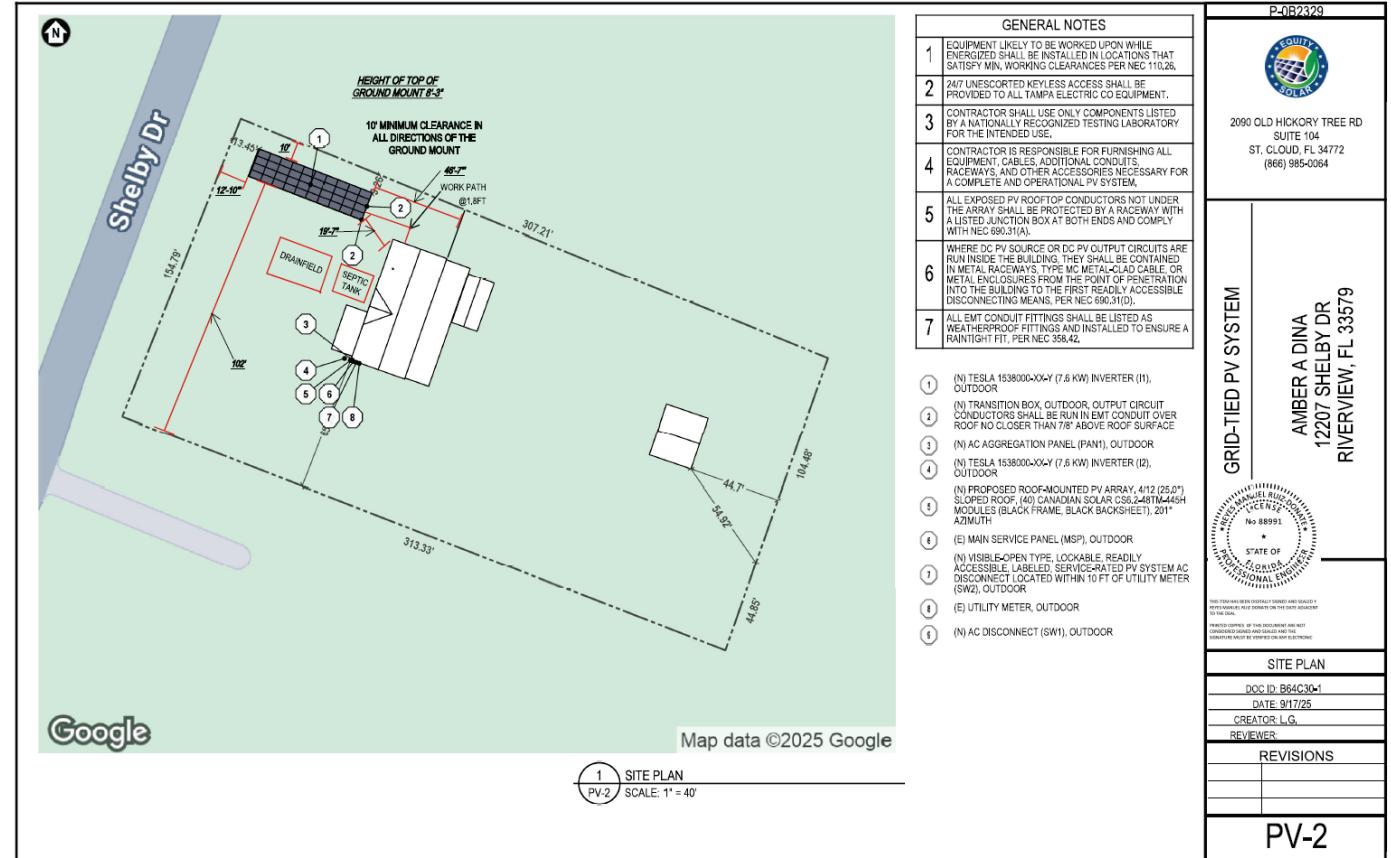
Findings:	None.
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Zoning Administrator Sign Off:	 Colleen Marshall Fri Jan 23 2026 12:54:01
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DISCLAIMER:

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.

SURVEY/SITE PLAN





Additional / Revised Information Sheet

Office Use Only

Application Number:

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 26-0379 Applicant's Name: Peter Goins

Reviewing Planner's Name: _____ Date: _____

Application Type:

<input type="checkbox"/> Planned Development (PD)	<input type="checkbox"/> Minor Modification/Personal Appearance (PRS)	<input type="checkbox"/> Standard Rezoning (RZ)
<input checked="" type="checkbox"/> Variance (VAR)	<input type="checkbox"/> Development of Regional Impact (DRI)	<input type="checkbox"/> Major Modification (MM)
<input type="checkbox"/> Special Use (SU)	<input type="checkbox"/> Conditional Use (CU)	<input type="checkbox"/> Other _____

Current Hearing Date (if applicable): 03/09/2026

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@hcflgov.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@hcflgov.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.

Signature

12/31/25

Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

A handwritten signature in black ink, appearing to read 'B. M.' or a similar name.

A handwritten signature in black ink, appearing to read 'B. M.' or a similar name.

(Must be signed by applicant or authorized representative)

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

*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.



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.

The proposed ground-mounted solar array requires placement that maximizes solar efficiency and avoids interference with existing structures. Due to lot configuration and site constraints, compliance with current setback requirements is impractical. The installation will not negatively impact adjacent properties and will maintain compliance with all other applicable codes. The first variance is to reduce the required front yard setback from fifty feet to twelve feet ten inches. The second variance is to reduce the required side yard setback from fifteen feet to nine feet three inches (9.26 feet). The proposed placement ensures optimal solar performance while minimizing any impact on adjacent properties.

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

Article VI: Design standards and improvements requirements, Part 6.01.03.I, Subsection 11

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 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?

The property contains mature, established trees that create extensive shading across the rear portion of the lot, significantly limiting the feasibility of installing a ground-mounted solar system in areas typically permitted by code. The area to the south of the residence cannot be utilized, as it serves as the homeowner's only functional vehicle access to the rear of the property. This access is essential to the continued use of the property.

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.

A strict enforcement of the LDC would deny the homeowner the reasonable use of renewable energy improvements that are available to other similarly zoned properties that do not share these constraints. Granting the requested variance would place the subject property in parity with neighboring properties by allowing a use that is otherwise permitted within the district, while still maintaining required setbacks and preserving the overall intent and purpose of the Land Development Code.

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 proposed ground-mounted solar installation will comply with all required setbacks, height limitations, and applicable safety standards, thereby minimizing any visual or physical impact on adjacent properties. The installation will be located entirely within the subject property and will not obstruct access, light, air, or drainage patterns for neighboring parcels.

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).

Granting the variance will allow for the installation of a ground-mounted solar energy system, which supports the Comprehensive Plan's goals related to energy conservation, environmental sustainability, and reduced reliance on nonrenewable energy sources. The variance does not introduce a prohibited use, but instead allows a permitted accessory use to be reasonably accommodated given the unique physical constraints of the property.

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 constraints on the property arise from pre-existing conditions, including mature trees that create significant shading, the location of existing structures, and the homeowner's required vehicular access along the south side of the residence.

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 requested variance will result in substantial justice by balancing the public benefits intended by the Land Development Code with the individual hardships faced by the property owner.

The LDC is designed to protect public health, safety, and welfare, promote orderly development, and ensure compatibility among neighboring properties. Granting the variance does not compromise these objectives, as the proposed ground-mounted solar system will comply with all required setbacks, height restrictions, and safety standards, and will not negatively impact adjacent properties.

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Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 204
Lakewood Ranch, Florida 34202

File Number: 2024-0507

Property address:
12207 Shelby Dr, Riverview, Florida 33579

General Warranty Deed

Made this August 16, 2024 A.D. By **Erin Ellison FKA Erin Paull Graf, joined by her spouse, Anthony Allen Ellison**, whose post office address is: 3488 Hare Rd, Gilmer, Texas 75644, hereinafter called the Grantor, to; **John Carldavid Adair and Amber Ann Dina, husband and wife**, whose post office address is: 12207 Shelby 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 \$330,000.00 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:

Tract 2, Block 23, TROPICAL ACRES SOUTH, UNIT NO. 4, according to map or plat thereof as recorded in Plat Book 46, Page 52 of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **077426-7012**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2023.

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 204
Lakewood Ranch, Florida 34202

File Number: 2024-0507

Property address:
12207 Shelby Dr, Riverview, Florida 33579

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 1 signature:

Phillip Whitehead

Witness 1 Printed Name and Address:

101 E MARSHALL
Gilmer, Texas 75644

Witness 2 signature:

Phillip Whitehead

Witness 2 Printed Name and Address:

101 E MARSHALL
Gilmer, TX 75644

State of Texas County of Upshur

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this 8 day of August, 2024, by Erin Ellison and Anthony Allen Ellison, who is/are personally known to me or who has produced DL as identification.

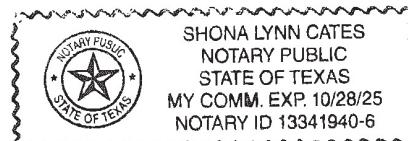
x Shona Cates

Notary Public

Print Name:

My Commission Expires: 10/28/2025

Seal:



Received

12-24-2025

DocuSign Envelope ID: 2372281F-DD1A-4AB1-8323-03B32783DAD8
Development Services



Hillsborough
County Florida
Development Services

FAST TRACK

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0379

Intake Date: 12/24/2025

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

Type: LUHO

Receipt Number: 544958

Date: _____

Type: _____

Intake Staff Signature: *Julie Boatright*

Property Information

Address: 12207 SHELBY DR

City/State/Zip: RIVERVIEW, FL 33579

TWN-RN-SEC: 31-20-11 Folio(s): 077426-7012 Zoning: AS-1 Future Land Use: R-4 Property Size: 1.08

Property Owner Information

Name: ADAIR JOHN CARLDAVID AND DINA AMBER ANN Daytime Phone: _____

Address: 12207 SHELBY DR City/State/Zip: RIVERVIEW, FL 33579

Email: johncadair@gmail.com Fax Number: _____

Applicant Information

Name: PETER GOINS Daytime Phone: _____

Address: 2090 Old Hickory Tree Rd City/State/Zip: St Cloud FL 34769

Email: permitting@myequitysolar.com Fax Number: _____

Applicant's Representative (if different than above)

Name: RYAN RENOVALES Daytime Phone: 407-257-7032

Address: 2090 Old Hickory Tree Rd Suite 104 City/State/Zip: St. Cloud, Fl, 34769

Email: rrenoales@myequitysolar.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.

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.

Signed by:

956E4460E3FC421

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

DocuSigned by:

07D80A77A5C04D2

John Adair - Amber Dina

Type or print name



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0379

Intake Date: 12/24/2025

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

Type: LUHO

Receipt Number: 544958

Date: _____

Type: _____

Intake Staff Signature: _____

Applicant/Representative: Peter Goins Phone: 866-985-0064

Representative's Email: permitting@myequitysolar.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 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.



**Hillsborough
County Florida**
Development Services

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

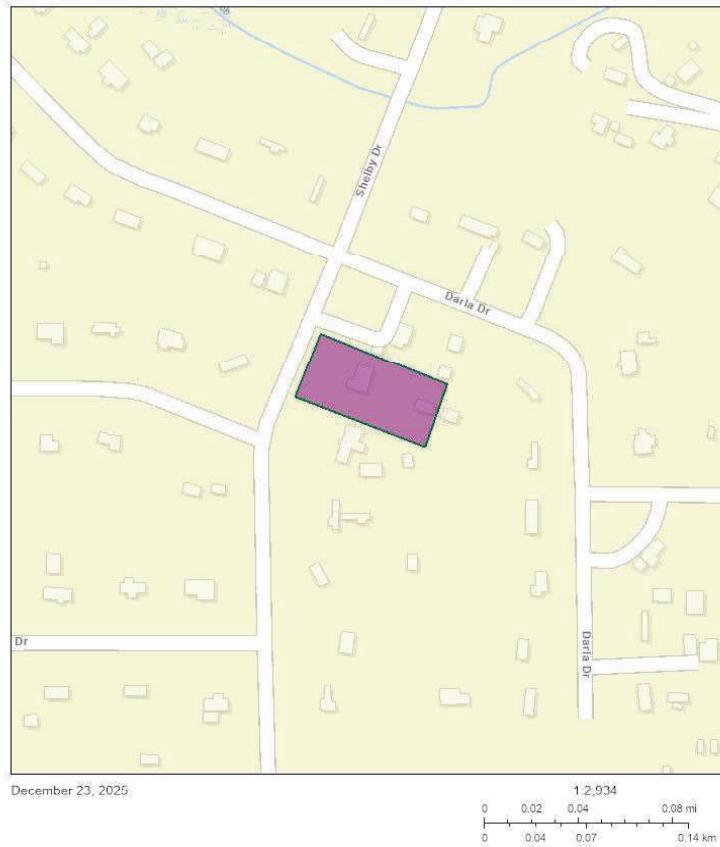
1	<input checked="" type="checkbox"/> <u>Project Description/Written Statement of the Variance Request</u>
2	<input checked="" type="checkbox"/> <u>Variance Criteria Response</u>
3	<input type="checkbox"/> <u>Attachment A</u> (if applicable)
4	<input checked="" type="checkbox"/> <u>Survey/Site Plan</u>
5	<input type="checkbox"/> <u>Supplemental Information</u> (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0520H
FIRM Panel	12057C0520H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120520C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013912 Block: 1015
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Residential Planned 2
Mobility Benefit District	5
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: 77426.7012



EGIS, Esri, Community Maps Contributors, University of South Florida, FRED, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoDataSource, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 77426.7012
PIN: U-11-31-20-2UA-000023-00002.0
John Carldavid Adair And Amber Ann Dina
Mailing Address:
12207 Shelby Dr
null
Riverview, FL 33579-6981
Site Address:
12207 Shelby Dr
Riverview, FL 33579
SEC-TWN-RNG: 11-31-20
Acreage: 1.08
Market Value: \$189,048.00
Landuse Code: 0200 MOBILE HOMES

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:
 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.