

Variance Application: VAR 26-0120

LUHO Hearing Date: 12/15/2025

Case Reviewer: Logan McKaig



**Hillsborough
County Florida**

Development Services Department

Applicant: Jimmy & Tiffany Meredith

Zoning: ASC-1

Location: 1214 5th Street, Wimauma, FL

Folio: 79291.0200

Request Summary:

The applicant is requesting a variance to lot development standards to construct an accessory structure.


Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.C.1 & 6.01.01	Per section 6.11.04.C Accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. The required front yard setback for the ASC-1 zoning district is 50 feet.	34.8 feet	15.2 feet

Findings:

Building permit HC-BLD-25-0072799 is in review for the proposed accessory structure.

Zoning Administrator Sign Off:


Colleen Marshall
Wed Dec 3 2025 15:22:04

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

SURVEYORS NOTES AND REPORT

- 1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP.
- 2) THIS SURVEY HAS NOT BEEN PREPARED WITH THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVDANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND LOCATIONS AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- 12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- 13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14) THIS IS A SPECIFIC PURPOSE "TOPOGRAPHICAL" SURVEY, FOR DESIGN PURPOSES ONLY. THIS MAP IS NOT NOR INTENDED TO BE A BOUNDARY SURVEY.
- 15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 16) FENCE OWNERSHIP NOT DETERMINED. THE FENCES ALONG BOUNDARY LINES SHOWN HEREON (IF ANY) MAY BE DRAWN EXAGGERATED FOR CLARITY.
- 17) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDES SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT DOES NOT CONSTITUTE NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- 21) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- 22) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP(S) MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION, THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA
- 23) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REVISE THIS MAP AND OR BOUNDARY AS ANY NEED MAY ARISE . THE FEES (IF ANY) WILL BE ASSESSED AT THE TIME OF DISCOVERY
- 24) THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).
- 25) THIS MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION:

Lot 4, Block 80, REVISED MAP OF TOWN OF WIMAUMA, according to the map or plat thereof as recorded in Plat Book 1, Page 136, Public Records of Hillsborough County, Florida.

CERTIFICATIONS

JIMMY MEREDITH
TIFFANY MEREDITH

FORM BOARD TIE-IN 8-7-2025

NOT VALID UNLESS ATTACHED WITH SHEET 2

NOT VALID WITHOUT THE SIGNATURE AND
RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

ILLSBOROUGH
URVEYING, INC

12 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

JOB # 25-53

LAST DATE IN FIELD: 2/20/25

MAPPING DATE: 2/26/25
1214 5TH ST.

CREW: RAT & RED

FB 25-01, PG 26

SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

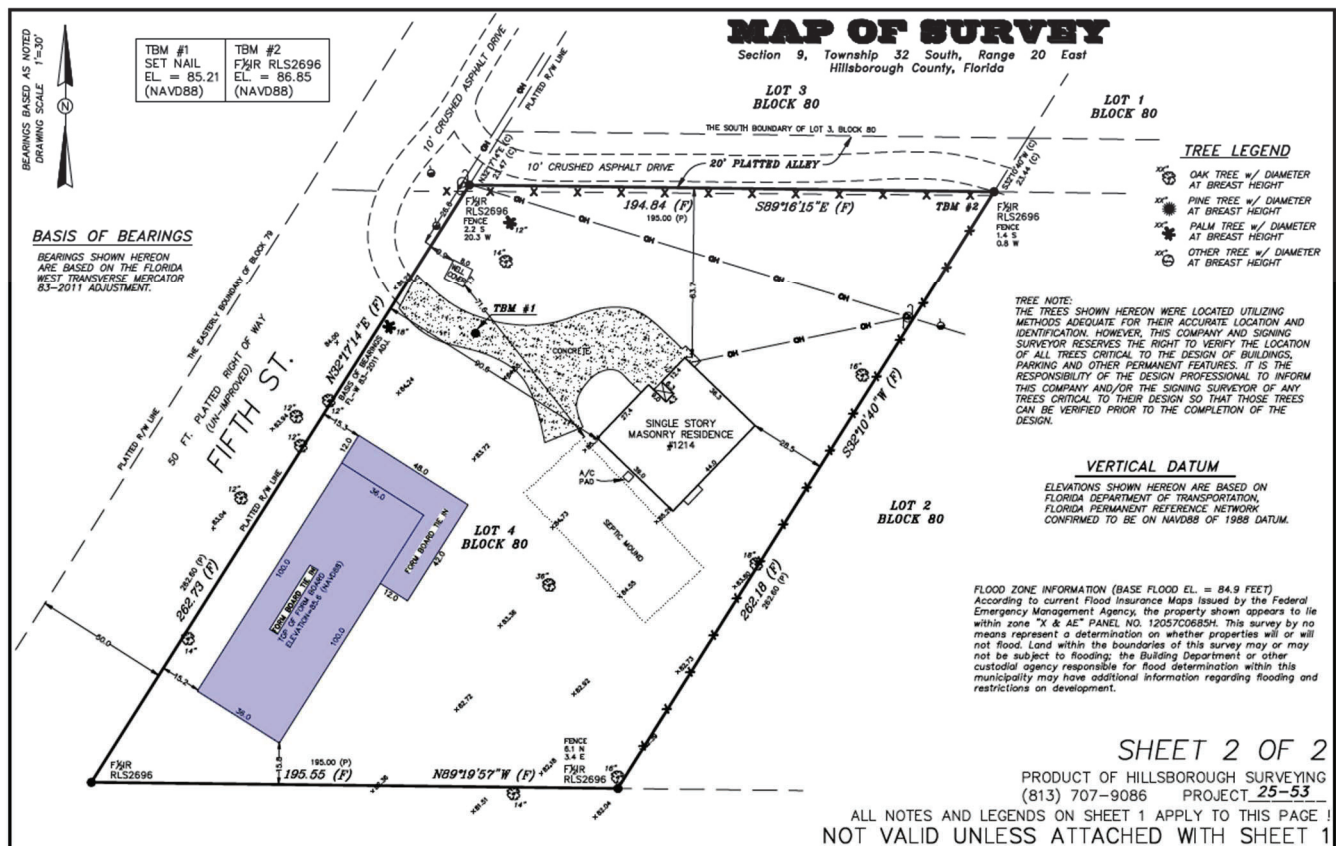
THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.030 THRU 17.032, FLORIDA ADMINISTRATIVE CODE (F.A.C.)

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Received
10-22-2025
Development Services

SURVEY/SITE PLAN (Page 2)



26-0120

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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.

VARIANCE OF 34.8' FROM THE REQUIRED FRONT SETBACK RESULTING IN A FRONT YARD SETBACK OF 15.2'.

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

6.11.04C.1

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

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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?

SEE ATTACHED PAGES

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.

SEE ATTACHED PAGES

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.

SEE ATTACHED PAGES

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*).

SEE ATTACHED PAGES

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.

SEE ATTACHED PAGES

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.

SEE ATTACHED PAGES

Variance Criteria Response

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 alleged hardships and practical difficulties faced by the subject property are unique and singular due to its specific configuration as a corner lot abutting an unpaved, platted road that is not scheduled for paving or development in the foreseeable future. Under the Hillsborough County Land Development Code, corner lots are typically treated as having two front yards, which imposes stringent front yard setback requirements on both street frontages. This restricts the viable placement of an accessory building to a significantly smaller portion of the lot, effectively limiting usable space for such structures in a manner that deprives the property of reasonable development potential commonly enjoyed by others in the same zoning district.

What makes this hardship distinctive is the nature of the secondary frontage: the unpaved road functions more as an undeveloped right-of-way than an active thoroughfare, lacking the traffic, access, or visibility concerns that typically justify front yard setbacks. Unlike standard corner lots in the area, where both abutting roads are paved, maintained, and serve as functional streets, this property's secondary "front yard" does not impose the same practical necessities for setbacks, such as ensuring sight lines or pedestrian safety. This condition arises from the specific platting and development history of the road in question, which is not replicated on adjacent or similarly zoned properties. Neighboring lots either do not share this unpaved frontage or are configured as interior lots with standard side and rear yards available for accessory structures, allowing them greater flexibility in placement without variance.

These difficulties are not suffered in common with other properties similarly located, as the majority of corner lots in the vicinity benefit from fully developed road infrastructure on both sides, enabling compliance with setbacks while still permitting accessory buildings in non-front yard areas. The subject property's constraints stem directly from this anomalous, undeveloped road adjacency, creating a site-specific burden that is not broadly shared and warrants relief to achieve equitable use consistent with the Code's intent.

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 literal enforcement of the Hillsborough County Land Development Code (LDC), particularly Sections 6.01.00 (District Regulations) and 6.11.04 (Accessory Structures), would deprive the subject property of rights commonly enjoyed by other properties in the same zoning district and area. Specifically, the LDC designates corner lots as having two front yards, subjecting both street frontages to front yard setback requirements (typically 25-35 feet depending on the district, with no accessory structures permitted in front yards per §6.11.04.C). For this property, one frontage abuts a platted but unpaved road that remains undeveloped and unscheduled for paving, yet the code treats it identically to a fully functional paved street. This mandates accessory buildings be placed only in the limited remaining area (functioning as side yards), which is insufficient in size and configuration to accommodate a reasonably sized structure without encroaching on setbacks or utility easements.

In contrast, interior lots in the same district - comprising the majority of similarly zoned properties - benefit from a true rear yard where accessory structures are expressly allowed with reduced setbacks (e.g., 3-5 feet from rear and side property lines per district schedules in §6.01.01). These lots can thus utilize up to 30-50% more of their buildable area for accessory uses like sheds, workshops, or garages, enabling practical storage, recreational, or utility purposes consistent with residential enjoyment. Even other corner lots in the vicinity, where both roads are paved and active, often have larger dimensions or alternative orientations that permit accessory placement in non-front areas without variance, preserving equitable development rights. The subject property's unique adjacency to an inert, unpaved right-of-way renders literal compliance unduly restrictive, effectively precluding any viable accessory building and denying the reasonable use and enjoyment afforded to comparable properties under the LDC's terms.

Granting the variance to allow an accessory building closer to the setbacks than required by the Hillsborough County Land Development Code (LDC) will not substantially interfere with or injure the rights of others whose properties would be affected, for the following reasons:

1. ****Minimal Impact on Adjacent Properties****: The proposed accessory building, if placed closer to the front setback along the unpaved, platted road, will not encroach upon or obstruct the use, enjoyment, or development potential of neighboring properties. The unpaved road, which is not currently used as an active thoroughfare and has no scheduled plans for paving, lacks the typical traffic or pedestrian activity that setbacks are designed to accommodate. Consequently, reducing the setback along this frontage will not compromise safety, visibility, or access for adjacent property owners, as would be the case with a developed street.
2. ****Preservation of Neighboring Rights****: Properties in the vicinity, whether interior lots or corner lots with two paved frontages, retain their full ability to utilize their land in accordance with the LDC. The variance does not alter the zoning or setback requirements for other properties, nor does it impose any physical or aesthetic burdens, such as blocking light, air, or views.
3. ****Unique Circumstance of the Property****: The subject property's hardship stems from its designation as a corner lot with a secondary "front yard" along an undeveloped road, a condition not shared by most neighboring properties. The variance addresses this site-specific constraint without creating a precedent that would broadly affect other properties, as their configurations typically allow compliance with standard setbacks. The proposed placement will maintain adequate separation from neighboring lots, ensuring no direct impact on their development rights or property values.
4. ****Consistency with Public Interest****: The variance aligns with the LDC's intent to balance property rights with community welfare. By allowing reasonable use of the subject property for an accessory structure, the variance promotes equitable access to development rights without altering the neighborhood's character or functionality. No evidence suggests that nearby property owners rely on the full setback along the unpaved road for their own use or enjoyment, further minimizing any potential for injury.

Granting the variance to allow an accessory building closer to the front setback along the unpaved road frontage is in harmony with and serves the general intent and purpose of the Hillsborough County Land Development Code (LDC) and the Comprehensive Plan, as outlined in Sections 1.02.02 and 1.02.03 of the LDC. Below is an explanation of how the variance aligns with these guiding principles:

1. Consistency with LDC Intent and Purpose (§1.02.02):

Section 1.02.02 of the LDC emphasizes the intent to promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and general welfare through regulations that ensure orderly growth, protect property values, and facilitate equitable use of land. The variance supports these objectives by:

Promoting Equitable Use: The subject property, as a corner lot with a secondary “front yard” along an unpaved, undeveloped road, faces unique constraints that prevent the reasonable placement of an accessory building under strict LDC compliance. Granting the variance allows the property owner to exercise development rights-such as constructing an accessory structure for storage or utility-comparable to those enjoyed by other properties in the same zoning district, thereby promoting fairness and consistency with the LDC’s goal of equitable land use.

Protecting Public Welfare: The unpaved road is not an active thoroughfare and lacks scheduled plans for development, meaning the standard front yard setback serves no immediate public purpose (e.g., ensuring traffic visibility or pedestrian safety). The variance will not compromise safety or community aesthetics, as the accessory building will maintain adequate separation from neighboring properties.

Supporting Property Values: By enabling the property to accommodate an accessory structure, the variance enhances its functionality and marketability without detracting from the neighborhood’s character. This aligns with the LDC’s aim to protect and promote property values through reasonable land use accommodations.

2. Consistency with LDC Objectives (§1.02.03):

Section 1.02.03 outlines specific objectives, including preventing overcrowding, ensuring adequate light and air, and providing for orderly development. The variance aligns with these objectives as follows:

Preventing Overcrowding and Ensuring Adequate Space: The proposed accessory building will comply with lot coverage, and other dimensional standards of the LDC, ensuring no overcrowding or overdevelopment. The variance only adjusts the setback along the unpaved road frontage, which does not serve active public or private functions, thereby maintaining adequate open space and separation from adjacent properties.

Orderly Development: The variance facilitates development consistent with the residential character of the zoning district. Other properties in the area, particularly interior lots, can place

accessory structures in rear yards with minimal setbacks, and the variance allows the subject property to achieve a comparable outcome despite its unique corner lot configuration. This promotes uniformity in land use outcomes, supporting the LDC's goal of orderly and cohesive development.

Compatibility with Surrounding Uses: The accessory building will serve typical residential purposes (e.g., storage or workshop), consistent with uses permitted in the district. Its placement will not disrupt the aesthetic or functional harmony of the neighborhood, as it will remain visually compatible and appropriately scaled.

3. Alignment with Comprehensive Plan:

The Hillsborough County Comprehensive Plan emphasizes sustainable, equitable, and context-sensitive development that balances individual property rights with community needs. The variance supports these goals by enabling reasonable use of the subject property without adverse impacts on neighboring properties or public infrastructure. The Plan encourages flexibility in addressing site-specific challenges, particularly in cases where strict code application creates undue hardship without serving a public purpose. Here, the unpaved road's lack of development or planned use means the variance will not conflict with infrastructure or growth management objectives, while allowing the property to contribute to the residential functionality envisioned by the Plan.

4. Site-Specific Justification:

The variance is tailored to address the unique hardship caused by the property's designation as a corner lot with a non-functional frontage along an unpaved road. This condition is not addressed by the LDC's standard provisions, which assume active street frontages for both sides of a corner lot. By granting the variance, the County upholds the LDC's intent to adapt regulations to unique circumstances (§1.02.02), ensuring the property owner is not deprived of reasonable development rights while maintaining the Code's broader protective and regulatory framework.

The situation sought to be relieved by the variance does not result from an illegal act or from actions of the applicant, nor does it constitute a self-imposed hardship, for the following reasons:

1. Pre-Existing Property Configuration: The hardship arises from the subject property's designation as a corner lot under the Hillsborough County Land Development Code (LDC), with two front yards, one of which abuts an unpaved, platted road that is not scheduled for development. This configuration is a result of the property's legal platting and zoning, established prior to the applicant's ownership or use of the property. The LDC's application of front yard setback requirements to both frontages, including the undeveloped road, creates a unique restriction on the placement of an accessory building. This condition is inherent to the property's location and legal status, not a consequence of any action taken by the applicant.

2. No Illegal Act Involved: There is no evidence or indication that the applicant has engaged in any illegal act contributing to the need for the variance. The property complies with all applicable zoning and land use regulations, and the request for a variance stems solely from the LDC's strict application of front yard setback rules to a non-functional road frontage. The applicant's desire to construct an accessory building is a permitted use under the LDC (§6.11.04), and the variance is sought to overcome a site-specific constraint imposed by the Code's definition of a corner lot, not to rectify any unlawful modification or use of the property.

3. Not a Self-Imposed Hardship: A self-imposed hardship typically arises when an applicant's deliberate actions such as subdividing a lot, constructing non-compliant structures, or altering the property in a way that creates the need for a variance cause the difficulty. Here, the applicant did not create the corner lot configuration, the unpaved road, or the LDC's designation of two front yards. These conditions were established by the property's historical platting and the County's zoning framework, external to the applicant's control. The applicant's request to place an accessory building closer to the setback along the unpaved road is a reasonable response to utilize the property in a manner consistent with rights enjoyed by other properties in the same zoning district, not an attempt to mitigate a problem of their own making.

4. Unique External Circumstance: The hardship is driven by the unique circumstance of the unpaved road, which, unlike active streets, does not serve a functional purpose justifying a full front yard setback (e.g., traffic safety or pedestrian access). This distinguishes the property from other corner lots with two developed frontages and is a condition imposed by the County's platting and infrastructure decisions, not by the applicant's actions. The variance seeks to address this external, site-specific limitation to achieve equitable use of the property.

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 variance to permit an accessory building closer to the front setback along the unpaved road frontage will result in substantial justice being done, as it appropriately balances the public benefits intended to be secured by the Hillsborough County Land Development Code (LDC) with the individual hardships that would be suffered if the variance is not granted. This equilibrium ensures fair treatment under the law while upholding the Code's broader objectives.

1. Public Benefits Secured by the LDC**: The LDC, as articulated in Sections 1.02.02 and 1.02.03, aims to promote public health, safety, welfare, and orderly development by establishing regulations such as setbacks to ensure adequate space, visibility, access, and compatibility among properties. In this case, the variance will not undermine these benefits because the affected setback is along an unpaved, platted road that is not an active thoroughfare and has no foreseeable plans for paving or use. Standard front yard setbacks are primarily intended to address concerns like traffic safety, pedestrian flow, and aesthetic uniformity on developed streets. Here, reducing the setback poses no risk to these public interests, as there is negligible traffic, no pedestrian activity, and no impact on public infrastructure. The accessory building will still be preserving neighborhood character and preventing any detriment to community welfare. Thus, the public benefits remain intact, with no substantial interference.

2. Individual Hardships if Variance is Denied: Failure to grant the variance would impose an unnecessary and disproportionate hardship on the applicant by effectively prohibiting the construction of a reasonably sized accessory building, thereby depriving the property of practical uses commonly enjoyed by others in the same zoning district. As a corner lot with two designated front yards under the LDC (§6.01.00), the property's buildable area for accessory structures is severely constrained to a small, non-front portion that is inadequate due to lot dimensions, utility easements, and other site features. This results in the loss of essential residential amenities, such as storage or workshop space, which interior lots and even other corner lots with two active frontages can accommodate without variance. The hardship is exacerbated by the undeveloped nature of the secondary road, which renders the strict setback requirement arbitrary and overly burdensome, leading to underutilization of the property and potential economic disadvantage without serving any countervailing public purpose.

3. Achieving Substantial Justice Through Balance: Substantial justice is achieved by granting the variance because it rectifies this inequity, allowing the applicant to realize reasonable property rights equivalent to those of comparable properties while maintaining the LDC's protective framework for the public. The relief is minimal and site-specific, tailored to the unique circumstance of the unpaved road adjacency, and does not set a broad precedent that could erode public benefits. Instead, it fosters equity by ensuring that zoning regulations do not arbitrarily penalize properties with anomalous features, aligning with the LDC's intent to facilitate fair and

functional land use (§1.02.02). Denying the variance would perpetuate an injustice by enforcing a rule that provides no public gain in this context, whereas approval promotes justice by alleviating the hardship without cost to the community.

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Prepared By and Return To:

Chris Seltzer for:
Brightline Title, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

File No.: BFL17-62661

Property Appraiser's Parcel I.D. Number:
792910200

WARRANTY DEED

THIS WARRANTY DEED dated this 28th day of April, 2017, by NCRC Housing Rehab Fund, LLC, a Florida limited liability company, whose post office address is 1090 Northchase Pkwy, #300, Mariette, GA 30067 (the "Grantor"), to Jimmy Meredith and Tiffany Meredith, husband and wife, whose post office address is 1214 5th Street, Wimauma, FL 33598 (the "Grantee").

(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 One Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$169,900.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Hillsborough, State of Florida, viz:

Lot 4, Block 80, Revised Map of Town of Wimauma, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 136, of the Public Records of Hillsborough County, Florida.

This property is not the homestead property of the grantor; nor is it contiguous to any homestead to the grantor.

Subject to taxes for 2017 and subsequent years; 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: **2017.**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

NCRC Housing Rehab Fund, LLC


Karen Jones Authorized Signer


Witness Signature


Corey Jones
Printed Name of First Witness

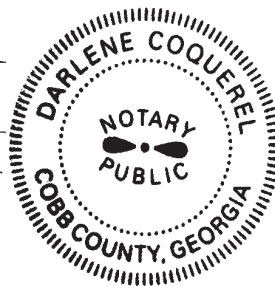

Witness Signature

Darlene Coquerel
Printed Name of Second Witness

State of Georgia
County of Cobb

The foregoing instrument was acknowledged before me this 28th day of April, 2017, by Karen Jones Authorized Signer for NCRC Housing Rehab Fund, LLC, ☒ who is/are personally known to me or ☐ who has/have produced _____ (type of identification), as identification.


Notary Public
Printed Name: Darlene Coquerel
My Commission Expires: 1-31-21
Notary Seal





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0120 Intake Date: 10/22/2025
Hearing(s) and type: Date: 12/15/2025 Type: LUHO Receipt Number: 529258
Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Property Information

Address: 1214 5th St City/State/Zip: Wimauma, FL 33598
TWN-RN-SEC: 32-20-09 Folio(s): 79291.0200 Zoning: ASC-1 Future Land Use: R-4 Property Size: 1.02 acres

Property Owner Information

Name: Jimmy Meredith, Tiffany Meredith Daytime Phone _____
Address: 1214 5th St City/State/Zip: Wimauma, FL 33598
Email: _____ Fax Number _____

Applicant Information

Name: CENTRAL FLORIDA STEEL BUILDINGS Daytime Phone 3525478552
Address: 4750 S PINE AVE City/State/Zip: OCALA, FL. 34480
Email: CFSTEELBUILDINGS@GMAIL.COM Fax Number _____

Applicant's Representative (if different than above)

Name: AUSTIN SIGMON Daytime Phone (352)547-8552
Address: 4750 S PINE AVE City/State/Zip: OCALA/FL/34480
Email: AUSTIN@CFSTEELBUILDINGS.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.

Austin Sigmon
Signature of the Applicant

AUSTIN SIGMON

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.

Jimmy and Tiffany Meredith
Signature of the Owner(s) – (All parties on the deed must sign)

Jimmy and Tiffany Meredith
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0120
Hearing(s) and type: Date: 12/15/2025 Type: LUHO
Date: _____ Type: _____
Intake Date: 10/22/2025
Receipt Number: 529258
Intake Staff Signature: Julie Boatright

Applicant/Representative: AUSTIN SIGMON Phone: (352)547-8552

Representative's Email: AUSTIN@CFSTEELBUILDINGS.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

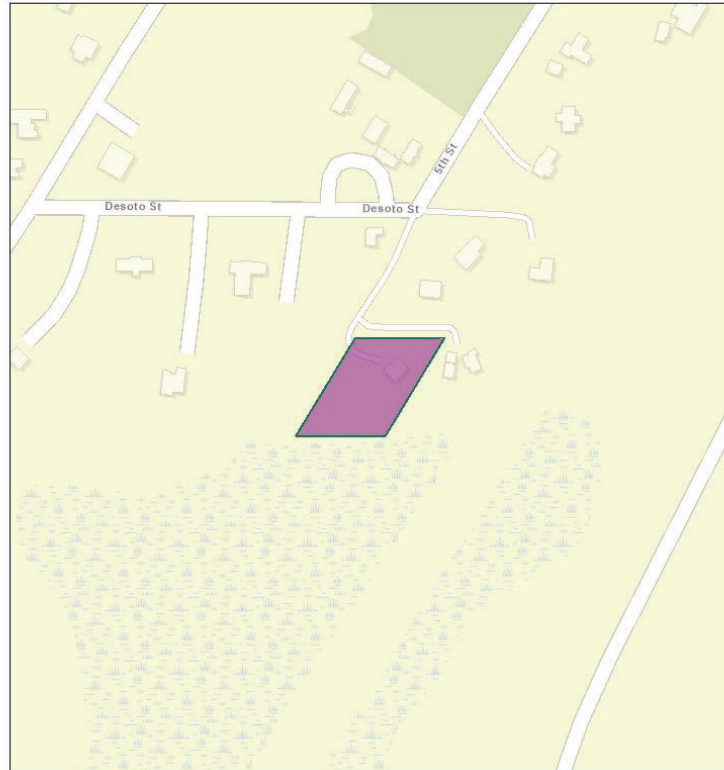
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☐ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



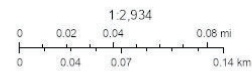
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Flood Zone:AE	BFE = 84.9 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0685H
FIRM Panel	12057C0685H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120685C
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013914 Block: 2005
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 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Wimauma Downtown Subdistrict D – Downtown Residential
Competitive Sites	NO
Redevelopment Area	NO

Folio: 79291.0200



October 22, 2025



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Hillsborough County Florida

Folio: 79291.0200
PIN: U-09-32-20-2XJ-000080-00004.0
Jimmy And Tiffany Meredith
Mailing Address:
 1214 5th St
 null
 Wimauma, FL 33598-3202
Site Address:
 1214 5th St
 Wimauma, FL 33598
SEC-TWN-RNG: 09-32-20
Acreage: 1.02
Market Value: \$280,563.00
Landuse Code: 0100 SINGLE FAMILY

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