



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1060	
LUHO HEARING DATE: August 22, 2022	CASE REVIEWER: Tania C. Chapela

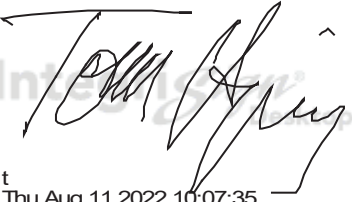
REQUEST: The applicant is requesting a variance to allow a proposed Community Residential Home, Type A, with six or fewer placed residents at 401 Mahogany Drive to be located within 1,000 feet of an existing Community Residential Home, Type A.

VARIANCE(S):

Per LDC Section 6.11.28, a Community Residential Home, Type A shall not be located within a radius of 1,000 feet of another such existing home with six or fewer residents, as measured from property line to property line. According to state licensing data submitted by the applicant, there is an existing Community Residential Home, Type A, at 416 Mahogany Drive that is 368 feet to the north of the proposed home. The applicant requests a 632-foot reduction to the required separation from the existing home to allow a separation of 368 feet.

DISCLAIMER:

The variance 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.

ADMINISTRATOR'S SIGN-OFF
 t Thu Aug 11 2022 10:07:35
Attachments: Application Site Plan Petitioner's Written Statement Current Deed

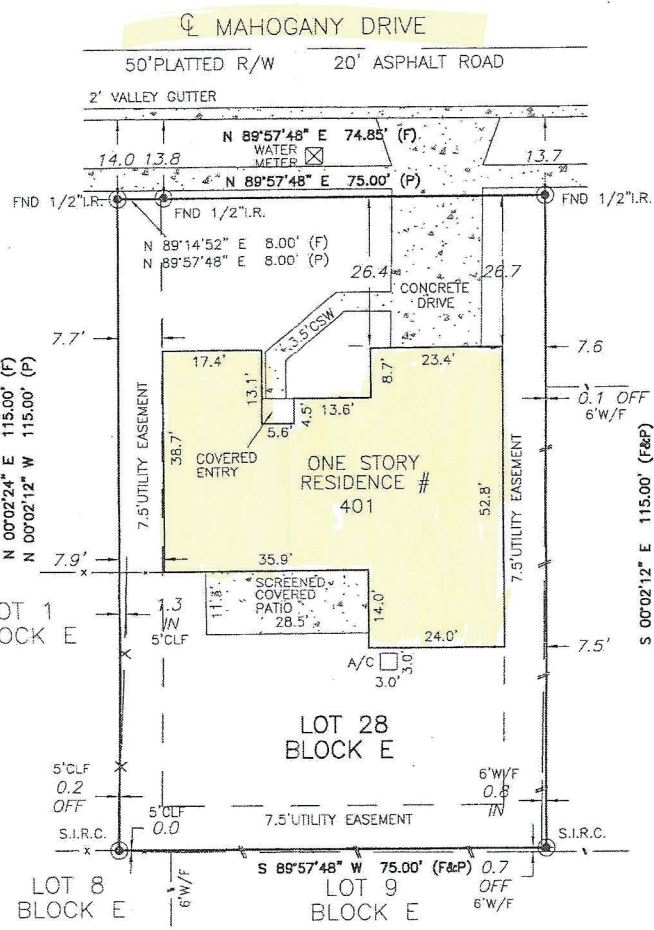
SECTION 14, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 28, BLOCK E, BRANDON GROVES SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SCALE 1"=20'

BRANDON GROVES SECTION ONE
PLAT BOOK 49, PAGE 37



- NOTES:**
- 1) BEARINGS ARE BASED UPON THE NORTHERLY LINE LOT 28, N 89°57'48" E PLATTED BEARING
 - 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #12057C-0385 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-28-2008
 - 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
 - 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
 - 5) ALL MEASUREMENTS ARE IN U.S. FEET

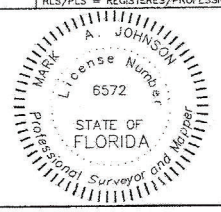
6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY

7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

Certificate of Authorization "LB #6945"

<p>LEGEND:</p> <p>A/C = AIR CONDITIONER C= CALCULATED CLF= CHAIN LINK FENCE C.M. = CONCRETE MONUMENT CONC = CONCRETE CSW = CONCRETE SIDEWALK (D) = DEED MEASUREMENT (F) = FIELD MEASURED NO. I.D. = NO IDENTIFICATION PRM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR & MAPPER</p>	<p>PVC= PLASTIC VINYL FENCE ASPH = ASPHALT PPP = PERMANENT CONTROL POINT LP = IRON PIPE (R)= RADIAL I.R. = IRON ROD FHD = FIRE HYDRANT L.B = LICENSED BUSINESS FND = FOUND O.U. = OVER HEAD UTILITY (N/R) = NON-RADIAL P.K. = PARKER KEYLOCK (TYP) = TYPICAL R/W = RIGHT-OF-WAY W/F = WOOD FENCE S.P.K.D. = SET P.K. NAIL & DISK LB#6945 S.I.R.C. = SET 5/8" I.R. & CAP LB#6945</p>	<p>CERTIFIED TO:</p> <p>PATRICK JONES JP MORGAN CHASE BANK, N.A. ALL AMERICAN TITLE STEWART TITLE GUARANTY COMPANY</p>
		<p>MARK A. JOHNSON PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 6572 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY: J.W.	DATE: 12-8-2017	F.B. / PG. 27 / 37
DRAFTED BY: B.P.	DATE: 12-7-2017	JOB # 17-1200

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-8062
WILLIAMSONSURVEYING@YEVIZON.NET

VARIANCE REQUEST

1. Project Narrative: 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.

I am requesting a variance between 401 Mahogany Dr and 416 Mahogany Dr. Seffner, FL 33584. There is approximately 485 feet in distance from the front of 416 Mahogany Dr to the front of 401 Mahogany Dr.

It has been proven that youth with a stable home, and structure have a better chance of becoming a productive member of society; opposed to youth without a solid foundation. If approved the youth at 401 Mahogany Dr will range in age from 13-17 years of age, and finally have a stable home.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
Section 6.11.28 of the Land Development Code, for distance separation between Type A Community Residential Home Facilities

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 (Attachment A).
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 and/or septic 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 (form may be obtained from 19th floor County Center).

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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?

I will offer shelter to homeless youth, as to the property at 416 Mahogany Dr. offer shelter to disabled adults. My property at 401 Mahogany Dr. we only house youth between the ages 13-17. Male youth only at 401 Mahogany Dr.

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.

There are over 3000 kids in foster care the LDC would deprive me of offerings some kids a safe place to live. They would have a place to enjoy and call home.

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 youth will be under constant adult trained supervision. We have also placed surveillance cameras on the outside of the home 1 camera in the front 1 on each side of the home, and 1 to cover the backyard. The youth will never leave the home or be outside without an adult who has been thru intensive training to over see them.

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 intent to provide the appropriate use of the land will be met by giving youth a place to live.

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.

There are no illegal act(s) being performed at the property nor is the hardship self-imposed. Before purchasing the property I used www.floridahealthfinder.gov to search for other Facility/Provider(s) in the area and non appeared on the site within 1000 ft of 401 Mahogany Dr. in Seffner, FL 33584. Otherwise I would have searched for another property. I am only looking to provide shelter for the youth that have been awarded to the state.

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.

Justice will be done by allowing me to shelter youth with no home or their own or no place to call home. Failure to grant the variance will leave those kids still without a stable home environment.



Prepared by
Elizabeth Knightly, an employee of
First American Title Insurance Company
1731 South Kings Avenue
Brandon, Florida 33511
(813)514-2828

Return to: Grantee

File No.: 13579-2729224

WARRANTY DEED

THIS INDENTURE, executed on **February 04, 2022**, between

Patrick Jones married man, joined by spouse Elaine Jones

whose mailing address is: 3465 Seneca Club Loop Unit #A, Orlando, FL 32808,
hereinafter called the "grantor", and

Toni Vonshaye Sullivan, an unmarried person

whose mailing address is: 421 Country Vineyard Dr, Valrico, FL 33594,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Hillsborough** County, **FL**, to-wit:

Lot 28, Block E, BRANDON GROVES SECTION TWO, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 3-1, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: **668832256**


Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Patrick Jones


Elaine Jones

Signed, sealed and delivered in our presence:


Witness Signature


Witness Signature

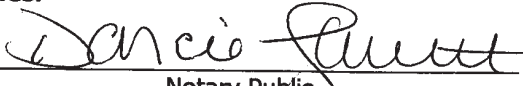
DARCIE JARRETT
Print Name

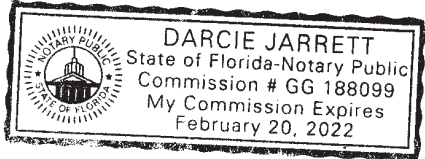
Kristina Butera
Print Name

State of FLORIDA

County of HUSBURGH

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 1/31/2022, by **Patrick Jones, joined by spouse Elaine Jones.**


Notary Public
DARCIE JARRETT
(Printed Name)



My Commission expires: 2/20/2022

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

{Notarial Seal}



VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 401 Mahogany Dr City/State/Zip: Seffner, FL 33584 TWN-RN-SEC: _____
Folio(s): 066883-2256 Zoning: RSC-1p Future Land Use: _____ Property Size: _____

Property Owner Information

Name: Toni Sullivan Daytime Phone: 813-784-2924
Address: 421 Country Vineyard Dr City/State/Zip: Valrico, FL 33594
Email: motherolivesplace@gmail.com FAX Number: _____

Applicant Information

Name: same as above Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ 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 THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Toni V. Sullivan
Signature of Applicant
Toni V. Sullivan
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Type or Print Name

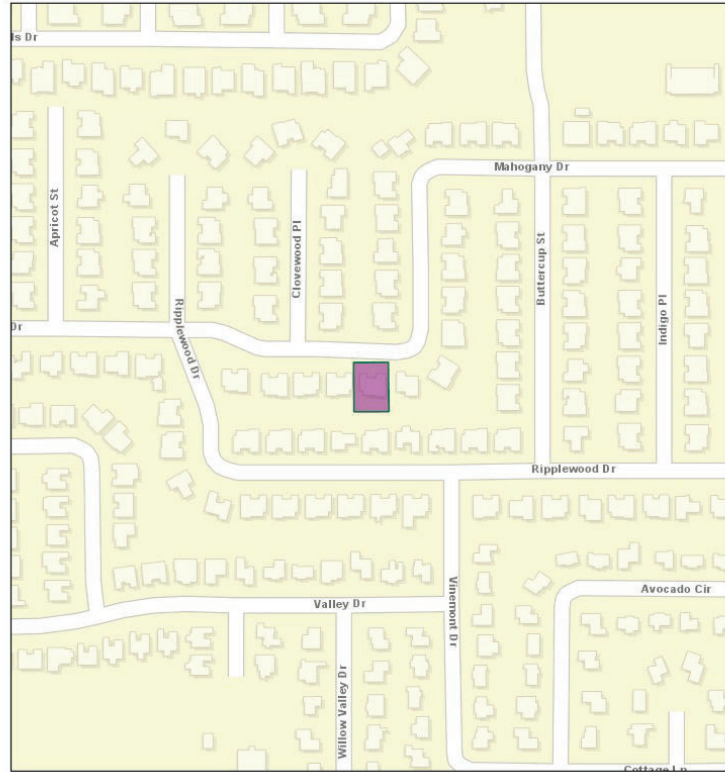
Intake Staff Signature: Clare Odell Office Use Only Intake Date: 06/10/22
Case Number: 22-1060 Public Hearing Date: 8/22/2022
Receipt Number: 168212



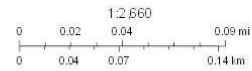
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012207 Block: 3009
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 66883.2256



June 10, 2022



Hillsborough County Florida

Folio: 66883.2256
PIN: U-14-29-20-2B4-E00000-00028.0
TONI VONSHAYE SULLIVAN
Mailing Address:
 421 COUNTRY VINEYARD DR
 VALRICO, FL 33594
Site Address:
 401 MAHOGANY DR
 SEFFNER, FL 33584
SEC-TWN-RNG: 14-29-20
Acreage: 0.20942301
Market Value: \$307,437.00
Landuse Code: 0100 SINGLE FAMILY

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Or

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