

Variance Application: VAR 25-1452
LUHO Hearing Date: December 15, 2025
Case Reviewer: Orlando Borrás



**Hillsborough
County Florida**

Development Services Department

Applicant: YMY Electric LLC **Zoning:** RSC-6

Address/Location: 405 Morningside Drive, Valrico FL 33594; Folio No(s): 70082.0000

Request Summary:

The applicant is requesting a variance to reduce the minimum upland requirements for the use of septic as stated in the Land Development Code, Section 6.01.06 – Minimum Lot Sizes by Available Utilities on two lots.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.06.3	A minimum lot size of one-half acre of upland is required for the use of a septic system.	0.27-acre (Lot 1); 0.28-acre (Lot 2)	0.33 acre of upland on Lot 1 and .32 of upland in Lot 2 for the use of a septic system

Findings:

The existing home on the subject folio was demolished under permit HC-BDE-25-0007201. The applicant proposes to subdivide the subject parcel into two lots to develop two single family homes, one on each lot.

Zoning Administrator Sign Off:

Colleen Marshall
Mon Dec 1 2025 12:32:44

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

(See attached)

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 25, TOWNSHIP 29S, RANGE 20E, HILLSBOROUGH COUNTY

CLIENT:
405 MORNINGSIDE DR,
VALRICO, FL 33594
(FOLIO NO. 070082-0000)

DESCRIPTION:
TRACT BEGINNING 368.00 FEET WEST AND 220.00 FEET SOUTH OF THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN SOUTH, A DISTANCE OF 180.00 FEET; THENCE EAST, A DISTANCE OF 157.80 FEET; THENCE NORTH, A DISTANCE OF 180.00 FEET; THENCE WEST, A DISTANCE OF 157.80 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:
COMMUNITY: HILLSBOROUGH COUNTY - 120112
MAP/PANEL NO. 12057C0392H
SUFFIX: H
FIRM DATE: 08/28/2008
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

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THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS-NAIL ELEVATION: 72.17 FEET (NAVD83)

INACCESSIBLE CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNER'S REQUEST AT THE EXACT LOCATION OF EACH PROPERTY CORNER, UNLESS FIELD CONDITIONS ARE NOT FAVORABLE; IN WHICH CASE, THE OWNER SHOULD GUARANTEE ACCESS TO THE CORNERS OR OFFSET MONUMENTATION WILL BE SET.

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NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

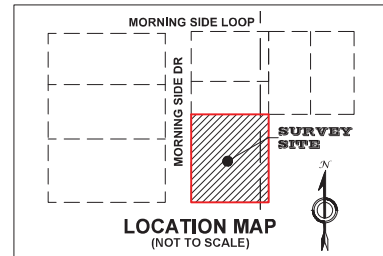
**COUSINS FLIPPING LLC
YORDANI ALLEGUE**

SURVEYOR'S CERTIFICATION:

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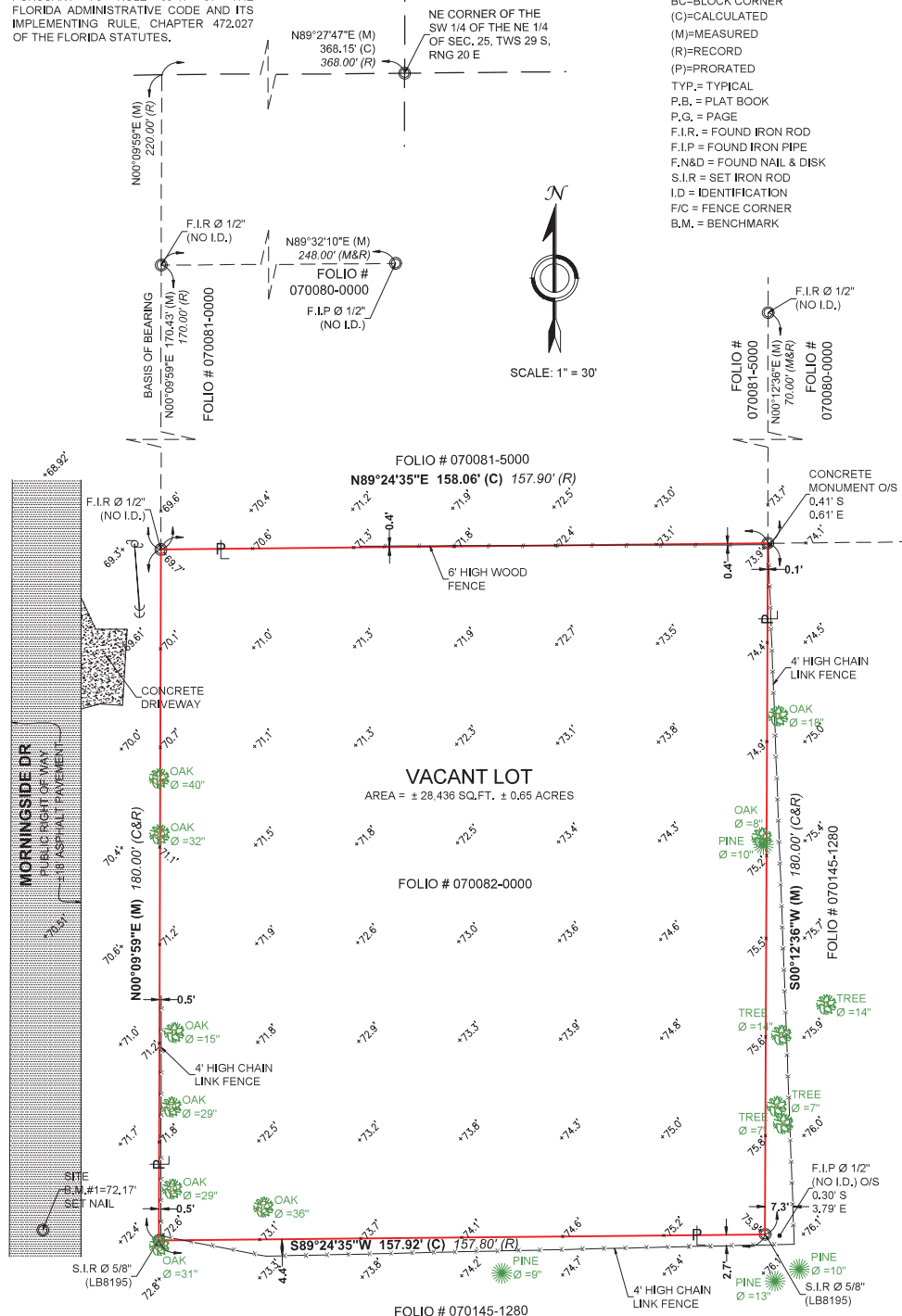
LEGEND

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ABBREVIATIONS

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www.gpsflorida.net

ORIGINAL FIELD DATE: 04/30/2025
REVISIONS:

JOB NO. 25-9492

DRAWN C.A.R.

SHEET
1/1

B O U N D A R Y & T O P O G R A P H I C S U R V E Y

SECTION 25, TOWNSHIP 29S, RANGE 20E, HILLSBOROUGH COUNTY

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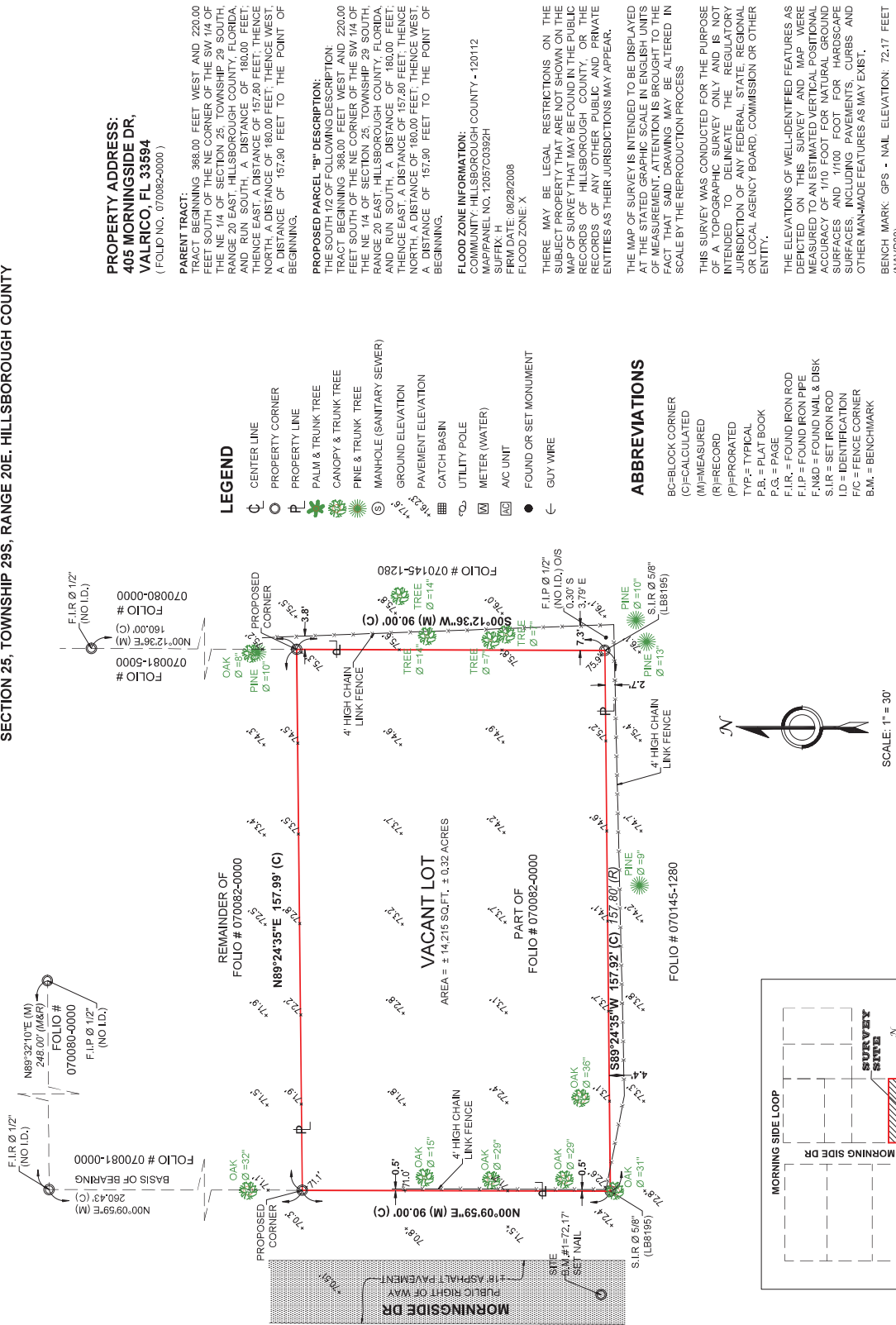
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CERTIFY TO:

COUSINS FLIPPING LLC
YORDANI ALLEGUE

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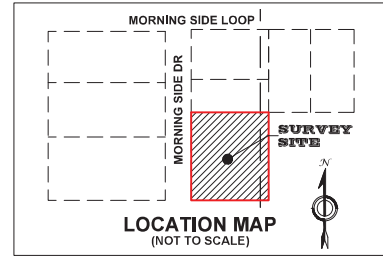
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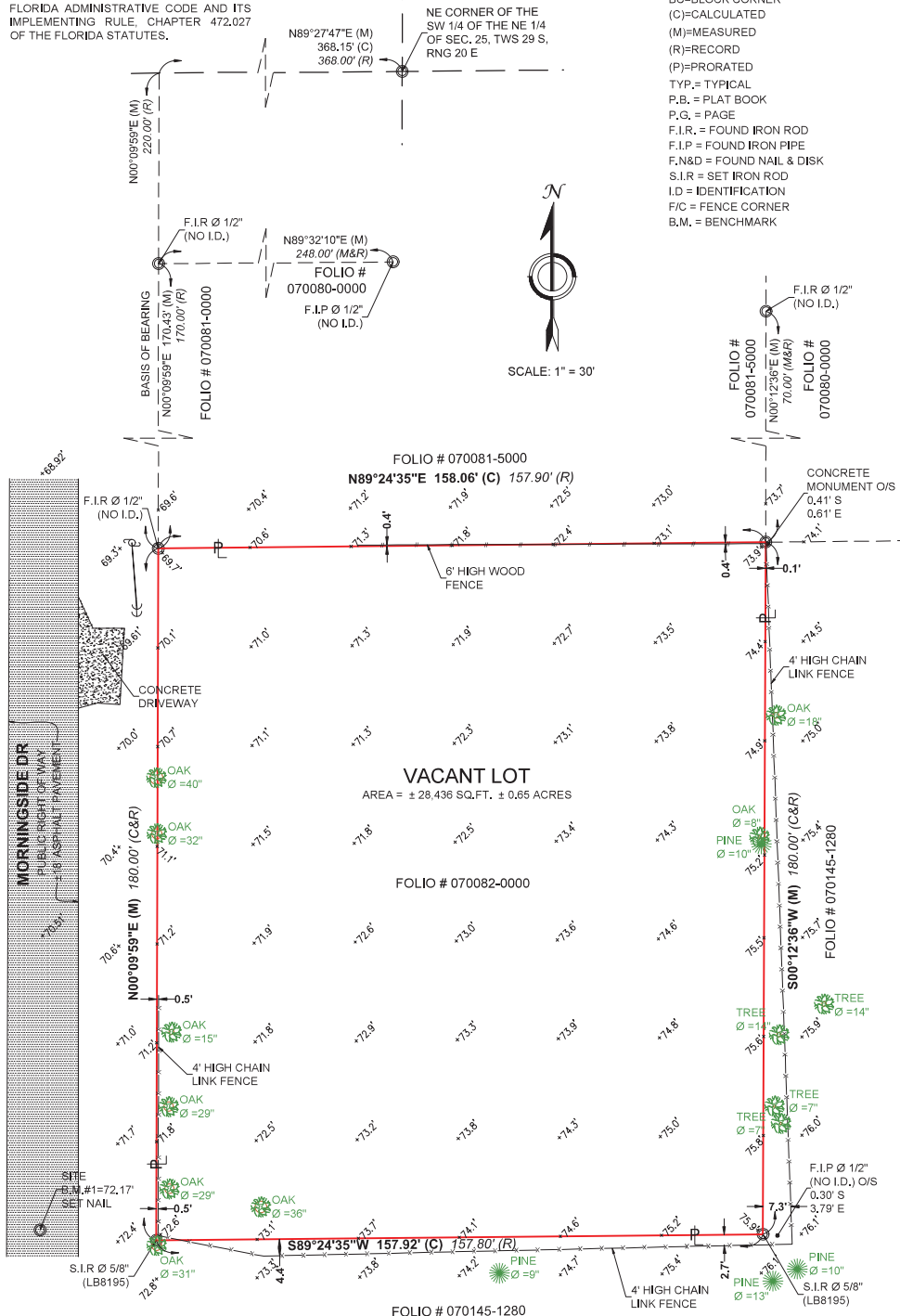
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PROPOSED PARCEL "A" DESCRIPTION:
THE NORTH 1/2 OF THE FOLLOWING DESCRIPTION: THE NORTH 1/2 OF THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 29S, RANGE 20E EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN SOUTH, A DISTANCE OF 180.00 FEET; THENCE EAST, A DISTANCE OF 157.80 FEET; THENCE NORTH, A DISTANCE OF 180.00 FEET; THENCE WEST, A DISTANCE OF 157.90 FEET TO THE POINT OF BEGINNING.

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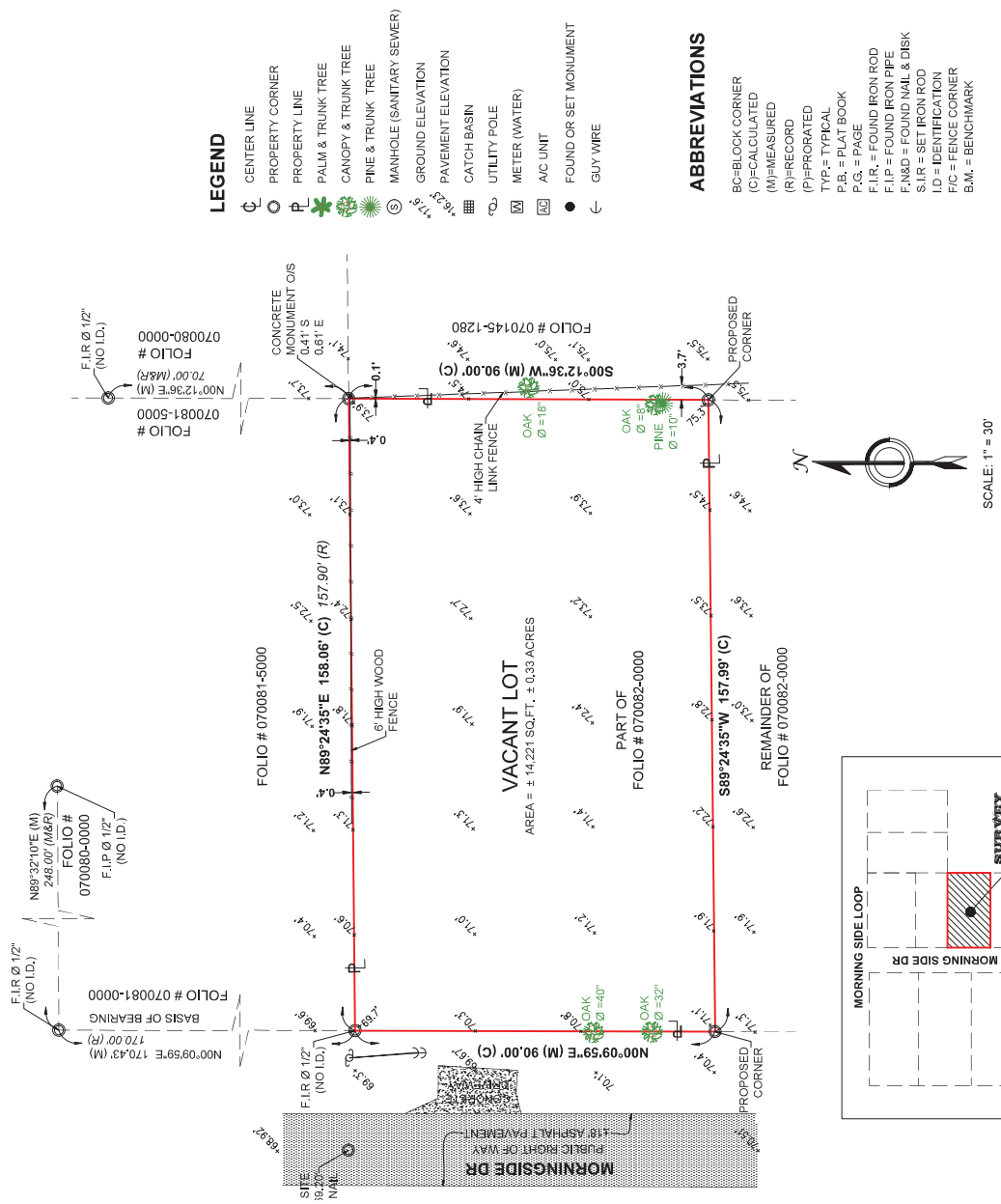
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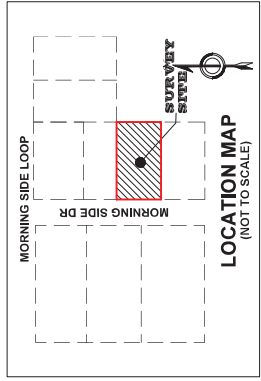


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LEGEND

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GPS
GLOBAL PROJECTS SURVEYING

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ORIGINAL
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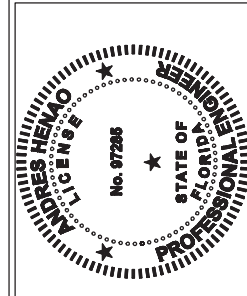
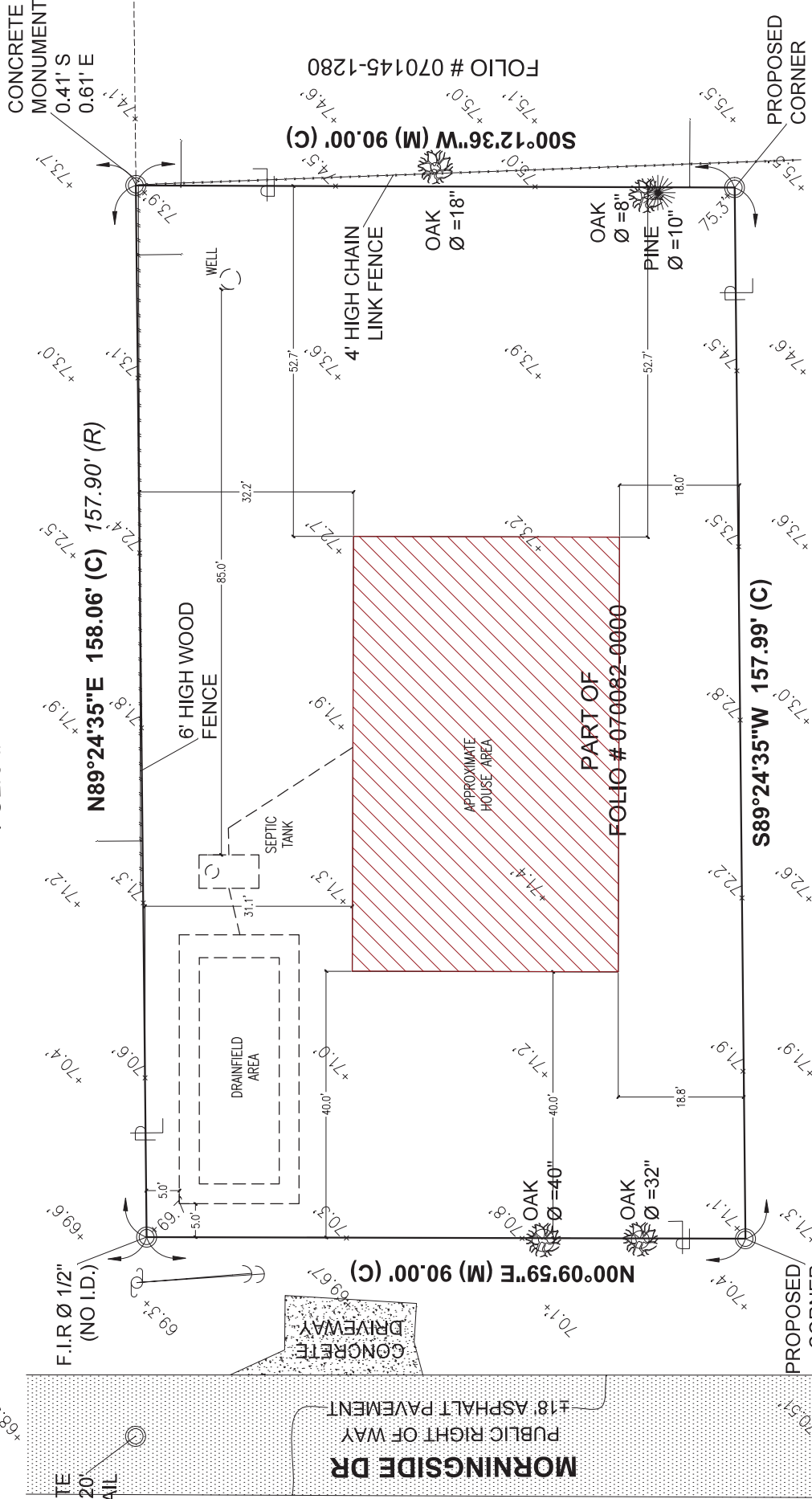
JOB NO. 25-9482

SHEET
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DRAWN C.A.R.

FOLIO # 070081-5000

FOLIO # 070145-1280



This item has been digitally signed and sealed by ANDRES C. HENAO on the date of this document are not considered signed and sealed unless the signature is verified on any electronic copies.

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE 8TH EDITION (2023) OF THE F.B.C. - THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

JOB No: HLP25-145
DATE: 06-07-2025
SCALE: SEE PLAN

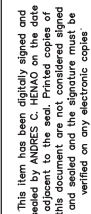
NO.	REVISIONS	DATE
1		
2		
3		
4		

COUSING FLIPPING LLC
NEW SINGLE FAMILY RESIDENCE
405 Morningside Dr
Valrico, FL 33594

TITLE SHEET
SITE PLAN
C0.0

DESIGN AND CONSTRUCTION
Phone: (813) 842-9421
Email: helohomesllc@gmail.com





- I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE 8TH EDITION (2023) OF THE F.B.C. THIS DRAWING IS VALID FOR 2 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

REVISIONS		JOB No:
No	DATE	HLH25-145
A		
A		DATE:
A		06-07-2024
A		SCALE:
A		SEE PLAN

COUSING FLIPPING LLC
NEW SINGLE FAMILY RESIDENCE
405 Morningside Dr
Valrico, FL 33594

TITLE SHEET
SITE PLAN
C0.0

DESIGN AND CONSTRUCTION
Phone: (813) 842-9421
Email: helohomesllc@gmail.com



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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.

We are asking for a variance from the Minimum Lot Sizes by Available Utilities. Specifically the requirement for 0.5 acres in order to have a septic system. We are asking to deviate from this because the sewer is around 1200 feet from our property and would cost us an unreasonable amount of money and time to bring to the property. Furthermore all of the nearby houses are on septic and many have under 0.5 acre. Specifically the house next door to this property was recently built within the past 5 years and has less than 0.5 acres and it has both septic and well. Our proposed septic and well for both homes is also well within code for distances from the property line, and other septic and wells. We will also be using an aerobic system which has a more minimal footprint than a non-aerobic system and more effectively disposes of wastewater.

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

Per the LDC Section 6.01.06 -
Minimum Lot Sizes By Available Utilities, each lot needs to have at least .5 acres of uplands.

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 Re-claimed 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?

There are other properties located nearby with private well and septic with less than .5 acres and the neighboring house was constructed within the past few years with private well and septic with less than .5 acres.

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.

We would be deprived of rights enjoyed by other properties because the neighboring houses all have septic and private well. In order for us to bring sewer, it would cost us upwards of hundreds of thousands of dollars because it is at 1300 feet of distance which is unreasonable the construction of two new homes.

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 variance, if allowed, will not interfere or injure the rights of others because all of our items are within compliance and is similar to the surrounding properties.

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).

This deviation is in harmony and serves with the intent and purpose of the LDC and the Comprehensive Plan because the deviation is minor and it allows for reasonable use of this lot similar to the surrounding properties.

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.

We have not inflicted any self-imposed hardship as we have not proceed with constructing anything yet, but we have already paid for blueprints. We are just looking for an approval to be able to continue with building these two homes.

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 variance will result in substantial justice because it allows this construction to proceed with the same benefits and privileges of the other nearby properties. This would also further increase the value of property in the area and provide two new homes. Failure to grant this variance would deprive this lot of the same privileges as the other homes.

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PREPARED BY AND RETURN TO:

Name: Yordanis Allegue

Address: 611 Royal Crest Way,
Brandon, FL 33511

Parcel No.: U-25-29-20-ZZZ-000002-60390.0

Consideration: \$10.00

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this **29th** day of **July 2025**, by **COUSINS FLIPPING, LLC**, a **Florida Limited Liability Company** ("**Grantor**"), given to second party, **YMY ELECTRIC**, a **Florida Limited Liability Company**, whose post office address is **1110 Lithia Pinecrest Rd, Brandon, FL, 33511** ("**Grantee**").

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Hillsborough** County, Florida, as more particularly described as follows:

TRACT BEGINNING 368.00 FEET WEST AND 220.00 FEET SOUTH OF THE NE CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN SOUTH, A DISTANCE OF 180.00 FEET; THENCE EAST, A DISTANCE OF 157.80 FEET; THENCE NORTH A DISTANCE OF 180.00 FEET; THENCE WEST, A DISTANCE OF 157.9 FEET TO THE POINT OF BEGINNING.
AKA: 405 Morningside Dr, Valrico, FL 33594

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

****SIGNATURE PAGE TO FOLLOW****

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

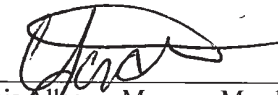
Signed, sealed and delivered
in the presence of:


WITNESS SIGNATURE
PRINT NAME: Alejandro Allegue
ADDRESS: 3512 Plainview Dr
Brandon, FL 33511


WITNESS SIGNATURE
PRINT NAME: Anyi Garcia
ADDRESS: 8432 Deer Chase Dr,
Riverview, FL 33578

GRANTOR:
COUSINS FLIPPING, LLC

By: 
Miguel Allegue, Manager Member
Address: 309 Glendale Dr, Brandon, FL 33511

By: 
Yordanis Allegue, Manager Member
Address: 611 Royal Crest Way, Brandon, FL 33511

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 29th day of July, 2025 by Miguel Allegue and Yordanis Allegue, Manager Members of COUSINS FLIPPING, LLC, a Florida Limited Liability Company,


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ✓
OR Produced Identification: _____

Type of Identification Produced: _____





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1452

Intake Date: 09/24/2025

Hearing(s) and type: Date: 11/17/2025

Type: LUHO

Receipt Number: 521298

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 405 Morningside Dr City/State/Zip: Valrico, Florida 33594

TWN-RN-SEC: 29-20-25 Folio(s): 070082-0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 0.67 acres

Property Owner Information

Name: YMY Electric LLC Daytime Phone: 813-409-1584

Address: 1110 Lithia Pinecrest Rd City/State/Zip: Brandon, Florida 33511

Email: ymyelectric@gmail.com

Fax Number _____

Applicant Information

Name: Alejandro Allegue Daytime Phone: 813-409-1584

Address: 1110 Lithia Pinecrest Rd City/State/Zip: Brandon, Florida 33511

Email: ymyconstructiongroup@gmail.com

Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

Alejandro Allegue

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.

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

YMY Electric LLC (Alejandro Allegue)

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1452

Hearing(s) and type: Date: 11/17/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 09/24/2025

Receipt Number: 521298

Intake Staff Signature: Julie Boatright

Applicant/Representative: Alejandro Allegue Phone: 813-409-1584

Representative's Email: ymyconstructiongroup@gmail.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	☒	☐ <u>Property/Applicant/Owner Information Form</u>
2	☒	☐ <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	☒	☐ <u>Sunbiz Form</u> (if applicable). This can be obtained at _____
4	☒	☐ <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☒	☐ <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☒	☐ <u>Copy of Current Recorded Deed(s)</u>
7	☒	☐ <u>Close Proximity Property Owners List</u>
8	☒	☐ <u>Legal Description</u> for the subject site
9	☐	☒ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☒ <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)



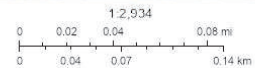
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0392H
FIRM Panel	12057C0392H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Valrico
Census Data	Tract: 013312 Block: 2000
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 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 70082.0000



September 16, 2025



Sources: Esri, DeLorme, Garmin, FDOT, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 70082.0000
PIN: U-25-29-20-ZZZ-000002-60390.0

Mailing Address:
1110 Lithia Pinecrest Rd
null
Brandon, FL 33511-6714

Site Address:
405 Morningside Dr
Valrico, FL 33594
SEC-TWN-RNG: 25-29-20

Acreage: 0.67
Market Value: \$238,373.00
Landuse Code: 0100 SINGLE FAMILY

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