

**Variance Application: VAR 25-0972****LUHO Hearing Date:** August 2025**Case Reviewer:** Tania C. Chapela**Hillsborough  
County Florida****Development Services Department****Applicant:** Steve Antinori**Zoning:**

ASC-1


**Address/Location:** 18204 Keystone Grove Blvd.; Folio: 1441.0302**Request Summary:**

The applicant is requesting variances to the accessory structure height and to the maximum building coverage of the required rear yard setback to accommodate two accessory structures on the subject property.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.B	Accessory structures shall not exceed 15 feet in height except where the accessory structure meets the primary structure setback of the district.	7 feet	22-foot-tall accessory structure
6.11.04.C.3	Accessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard and are not closer than 3 feet to any rear lot line.	41 percent	61 percent rear yard building coverage

Findings:	<p>NCL 25-1189 certified the subject property as a legal nonconforming lot due to its nonconforming lot size of 0.84 acres within the ASC-1 zoning district, which requires a minimum 1-acre lot size.</p> <p>HC-CMP-24-0000050 citation was issued for failure to obtain a permit for construction of an accessory structure over 400 square feet.</p> <p>HC-BLD-24-0064868 was submitted for the steel building accessory structure.</p>
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<b>Zoning Administrator Sign Off:</b>	 Colleen Marshall Mon Aug 18 2025 08:54:00
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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.

[illegible]



## 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.

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Project Description, Applicant's Answer to Prompt 1."

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

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Project Description, Applicant's Answer to Prompt 2."

### 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): Building Permit; Case No. HC-BLD-24-006
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

## MEMORANDUM

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**TO:** Land Use Hearing Officer, Hillsborough County, FL

**FROM:** Bret Feldman, Esq.  
Christopher Berg, Esq.

**DATE:** May 22, 2025

**RE:** Project Description and Written Statement of the Variance Request –  
18204 Keystone Grove Boulevard

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### **Introduction**

This Memorandum is filed in connection with that certain variance application on behalf of Steven Antinori (“Applicant”) who is the owner of the property located at 18204 Keystone Grove Boulevard, Odessa, FL 33556 (the “Property”). Applicant respectfully requests the approval of two (2) variances so that Applicant may continue pursuing a building permit for an existing accessory structure (a pole barn) constructed on the Property.

The accessory structure is vital to the success of Applicant’s family and their livelihood. Applicant’s daughter, her husband, and their children live on the Property. The accessory structure has many uses that service the needs of the family. It serves as office space for a remote insurance company operated by Applicant’s family. Applicant’s family also uses it for additional storage for powder coating materials used in connection with a second business the family started to make additional money. This extra space allows for the primary structure to be devoted to family use.

Applicant relied on the expertise of a third-party contractor to install the accessory structure in accordance with the Land Development Code (the “Code”). Unfortunately, that was not done. Applicant first learned that the structure did not comply with the Code when he received a Code Enforcement citation. Applicant is working to bring the Property into compliance while maintaining the accessory structure.

### **Project Description**

#### **1. Applicant’s Answer to Prompt 1:**

Applicant is requesting two variances for the accessory structure. The first request is for a variance from the height limits for accessory structures within the ASC-1 zoning district (the “District”). Under the Code, accessory structures in the District may not exceed fifteen (15) feet in height, unless the accessory structure meets the primary setbacks for the property’s zoning district. The top of the roof for the existing accessory structure is twenty-two (22) feet. The second request is for a variance from the dimensional requirements for accessory structures erected within

the rear yard. Under the Code, the accessory structures may be built within the rear yard setback provided they do not exceed twenty percent (20%) of the required rear yard.

Applicant hired Affordable Building Products of Florida (the “Contractor”) to design and install the accessory structure. Applicant relied on the Contractor to perform the due diligence required to construct the accessory structure. The Contractor incorrectly believed that a permit was not required to construct the accessory structure on the Property given its zoning. Applicant did not know of this mistake until Applicant received a citation from Code Enforcement—well after the accessory structure was completed. The citation alleged Applicant failed to acquire a building permit. Applicant hired a different contractor to apply for a building permit to remedy the violation.

Staff reviewed the permit application. Staff noted in its comments that the accessory structure as detailed in the application conflicted with two Sections of the Code. Applicant is now requesting two (2) variances to continue with its building permit application.

Applicant detrimentally relied on the Contractor to install the accessory structure in compliance with all provisions of the Code. Applicant is now trying to bring the existing structure into compliance with the Code by obtaining a building permit.

#### **Applicant’s Answer to Prompt 2:**

Section 6.11.04, Subsections (B) and (C)(3), Land Development Code, Hillsborough County, FL.

#### **Variance Criteria Response**

##### **1. Applicant’s Answer to Prompt 1:**

The shape of Applicant’s lot is unique among the immediately adjacent lots within the platted community of Keystone Grove Lakes. Most of the lots abutting Keystone Grove Boulevard between Cyndee Land and Crawley Road have wider rear yards than Applicant’s lot. Applicant’s lot flares wider towards the front yard, while other lots near Applicant’s lot flare wider towards the rear yard. Thus, similar lots have a greater percentage of their total square footage dedicated to the rear yard. And thus, Applicant’s neighbors can construct accessory structures of a greater size before hitting the twenty percent (20%) threshold imposed by Code.

Applicant relied on the Contractor to install the structure in accordance with the Code. Applicant would not have cause to believe that the structure would violate the Code. Other nearby lots have accessory structures appearing to be of a similar size to the accessory structure on the Property.

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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?

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Variance Criteria Response, Applicant's Answer to Prompt 1."

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.

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Variance Criteria Response, Applicant's Answer to Prompt 2."

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.

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Variance Criteria Response, Applicant's Answer to Prompt 3."

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*).

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Variance Criteria Response, Applicant's Answer to Prompt 4."

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.

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Variance Criteria Response, Applicant's Answer to Prompt 5."

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.

Applicant has provided the answers for the Project Description and Variance Response Criteria in a separate Memorandum attached to this Application. For the answer to this prompt, please see the attached Memorandum at "Variance Criteria Response, Applicant's Answer to Prompt 6."

the rear yard. Under the Code, the accessory structures may be built within the rear yard setback provided they do not exceed twenty percent (20%) of the required rear yard.

Applicant hired Affordable Building Products of Florida (the “Contractor”) to design and install the accessory structure. Applicant relied on the Contractor to perform the due diligence required to construct the accessory structure. The Contractor incorrectly believed that a permit was not required to construct the accessory structure on the Property given its zoning. Applicant did not know of this mistake until Applicant received a citation from Code Enforcement—well after the accessory structure was completed. The citation alleged Applicant failed to acquire a building permit. Applicant hired a different contractor to apply for a building permit to remedy the violation.

Staff reviewed the permit application. Staff noted in its comments that the accessory structure as detailed in the application conflicted with two Sections of the Code. Applicant is now requesting two (2) variances to continue with its building permit application.

Applicant detrimentally relied on the Contractor to install the accessory structure in compliance with all provisions of the Code. Applicant is now trying to bring the existing structure into compliance with the Code by obtaining a building permit.

#### **Applicant’s Answer to Prompt 2:**

Section 6.11.04, Subsections (B) and (C)(3), Land Development Code, Hillsborough County, FL.

#### **Variance Criteria Response**

##### **1. Applicant’s Answer to Prompt 1:**

The shape of Applicant’s lot is unique among the immediately adjacent lots within the platted community of Keystone Grove Lakes. Most of the lots abutting Keystone Grove Boulevard between Cyndee Land and Crawley Road have wider rear yards than Applicant’s lot. Applicant’s lot flares wider towards the front yard, while other lots near Applicant’s lot flare wider towards the rear yard. Thus, similar lots have a greater percentage of their total square footage dedicated to the rear yard. And thus, Applicant’s neighbors can construct accessory structures of a greater size before hitting the twenty percent (20%) threshold imposed by Code.

Applicant relied on the Contractor to install the structure in accordance with the Code. Applicant would not have cause to believe that the structure would violate the Code. Other nearby lots have accessory structures appearing to be of a similar size to the accessory structure on the Property.

For example, the lot located at 18301 Crawley Road, Odessa, FL, contains a similar structure visible from Crawley Road (see below).<sup>1</sup>



*[Remainder of page intentionally blank]*

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<sup>1</sup> Image showing the structure can be found on the Property Appraiser's website, see <https://gis.hcpafl.org/propertysearch/#/parcel/basic/17271500T000000000120U>.

Similarly, the lot located at 18203 Keystone Grove Boulevard, Odessa, FL, which is adjacent to the Property, has erected a similar accessory structure also within the rear yard setback.<sup>2</sup>



Additionally, the lot located at 18124 Crawley Road, Odessa, FL has erected an accessory structure (a detached garage), which appears similar in size to the accessory structure on Property.<sup>3</sup> The lot located at 18210 Crawley Road, Odessa, FL has similarly erected an accessory structure appearing to be of similar dimensions to Applicant's accessory structure, and such accessory structure also appears to be adjacent to a portion of the rear lot line.<sup>4</sup>

## **2. Applicant's Answer to Prompt 2:**

As stated above, other properties near Applicant's have accessory structures appearing to be of a similar height as the structure on Applicant's lot. The enforcing the literal requirements of the Code would deprive Applicant of a right enjoyed by other similar neighboring properties.

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<sup>2</sup> Image showing the structure can be found on the Property Appraiser's website, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/17271600W000002000010U>.

<sup>3</sup> Image showing the structure can be found on the Property Appraiser's website, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/172716ZZZ000000098900U>.

<sup>4</sup> Image showing the structure can be found on the Property Appraiser's website, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/172716ZZZ000000098600U>.

Additionally, applying the literal requirements of the Code would deprive Applicant of rights enjoyed by smaller lots. The relevant provision of the Code states that “[a]ccessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard, excepting swimming pools and swimming pool screened structures (See 6.11.94), and are not closer than three feet to any rear lot line.” § 6.11.04(C)(3), Land Development Code, Hillsborough County, FL.

The intent of this provision is to limit the portion of the rear yard that can be dedicated to an accessory structure to twenty percent (20%). But a literal application of this Section would mean that an accessory structure could be no greater than twenty percent (20%) of the required rear yard dimensions set forth in the Code.

A literal interpretation would mean smaller lots could have a greater proportion of the surface area of their rear yards dedicated to accessory structures. Indeed, lots with rear yards dimensions less than those set forth in the Code<sup>5</sup> could have *more than* twenty percent (20%) of of their rear yards dedicated to an accessory structure. That would clearly violate the intent of the Code.

Conversely, lots with rear yard dimensions greater than those set forth in the Code—such as the Property—could not construct an accessory structure constituting twenty (20%) of their rear yards. Indeed, the accessory structure on the Property takes up around fourteen percent (14%) of the rear yard; below the twenty percent (20%) contemplated by the Code. Yet, a literal application of the Code would mean that any accessory structure would have to take up a much smaller portion of the Property than it would on a smaller lot.

A literal application would also invite the possibility of an absurd result. Here, because of the length of the rear yard for the Property, Applicant could move the accessory structure closer to the primary structure to be compliant with the Code. That would allow Applicant to increase the size of the accessory structure. But such an action could result in an accessory structure that exceeds the twenty percent (20%) threshold for accessory structures—a clear violation of the intent of the Code.<sup>6</sup>

### **3. Applicant’s Answer to Prompt 3:**

Granting Applicant’s requested variances will not substantially interfere with or injure the rights of the surrounding property owners. Images from Google Earth and the Property Appraiser’s Office show that the structure is largely buffered by trees. Both the Property and the neighboring properties have trees along the lot lines where the accessory structure is located. The primary

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<sup>5</sup> This could occur on lots platted before the enactment of the current lot size standards set forth in the Code.

<sup>6</sup> Moving a new accessory structure closer to the primary structure on the Property would also permit a taller accessory structure. The Code states that “[a]ccessory structures shall not exceed 15 feet in height, *except . . . where the accessory structure meets the primary structure setback of the district, in which case the maximum height of the accessory structure may be that of the district . . .*” § 6.11.04(B), Land Development Code, Hillsborough County, FL (emphasis added). In the District, the maximum height for set forth in the Code is fifty (50) feet. *See* § 6.01.01, Land Development Code, Hillsborough County, FL.

structure on the Property and the trees in the rear yard also buffer the accessory structure from sight from Keystone Grove Boulevard. Thus, the accessory structure is largely out of sight. Additionally, the neighboring lot located at 18112 Crawley Road, Odessa, FL 33556 is not impacted by the accessory structure. The primary residence on that lot is set far back from Crawley Road and is not close to the accessory structure on the Property.<sup>7</sup>

#### **4. Applicant's Answer to Prompt 4:**

The requested variances are in line with the general intent and purpose of the Hillsborough County Comprehensive Plan (the "Comp Plan"). Granting the variance will not hinder the County's implementation of the goals, objectives, and policies of the Comp Plan for the RES-1 Future Land Use District. The intended development for the RES-1 District includes "rural residential uses" and the typical uses includes residential development. *See* Table 2.2, Future Land Use, Unincorporated Hillsborough Comprehensive Plan. Granting the requested variances would not alter the Property current residential use. Granting the variance would likewise not alter or affect the goals or objectives of the Comp Plan.

Similarly, the requested variances are in line with the general intent and purpose of the Code. Part of the District's stated purpose is to permit "single-family conventional development in a rural environment." § 2.02.01, Land Development Code, Hillsborough County, FL. Granting the variances would not alter that purpose. Granting the variances would not inhibit the County's ability to "preserve public health, safety, comfort and welfare," or "to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County." § 1.02.03, Land Development Code, Hillsborough County, FL. There has been no allegation that the accessory structure negatively affects public health, safety, comfort or welfare. And granting the requested variance would not negatively affect the orderly development of Hillsborough County as the Keystone Grove Lakes subdivision is fully developed. Granting the variances would not diminish the County's ability to effectively address the natural resources and public facilities of the County. *Id.* And, as outlined above, the requested variance respects the rights of neighboring property owners. *Id.*

#### **5. Applicant's Answer to Prompt 5:**

Applicant's hardship is not self-imposed. Applicant hired and relied on the Contractor to design and install the accessory structure in accordance with the Code. Based on similar structures close to the Property, Applicant had no reason to believe that the accessory structure would violate the Code. The Contractor installed the structure without applying for a permit or double-checking the relevant Code provisions. Applicant is now trying to remedy the situation created by the Contractor. Applicant has hired multiple professionals to not only apply for the requested variances for the structure, but also to satisfy the Code Enforcement citation and acquire an after-the-fact building permit.

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<sup>7</sup> Image from the Property Appraiser's website provided for reference, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/172716ZZZ00000099900U>.

## **6. Applicant's Answer to Prompt 6:**

Granting the variances would result in substantial justice being done. First, it would allow Applicant to continue with its building permit application to satisfy the Code Enforcement citation. Second, it would prevent a significant financial hardship to Applicant. Applicant invested over \$78,000.00 to install the accessory structure. See **Exhibit "A"**. Denying the requested variances would mean that the money already spent is wasted. Applicant would also be required to hire someone to deconstruct the accessory structure safely. Further, because the accessory structure is vital to the business of Applicant's family, Applicant would have to invest in a new structure compliant with the Code. That structure would be *closer* to the neighboring home at 18206 Keystone Grove Boulevard, FL 33556 and visible from Keystone Grove Boulevard.

## **Conclusion**

Applicant respectfully requests approval of the requested variances.

The accessory structure is vital to the success of Applicant's family and their livelihood by acting as a place where they operate their businesses. Applicant relied on the Contractor to install the accessory structure in compliance with the applicable provisions of the Code. Once Applicant learned that that had not been done, Applicant began working

**Exhibit “A”**  
**Estimate – Affordable Building Products of Florida**

*[Exhibit continues on following pages]*



Affordable Building Products of  
Florida

11737 Broad Street  
Brooksville, FL 34601

# Estimate

Date	Estimate #
7/7/2023	10040

Phone #	352-797-2108
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Customer Information	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Customer Phone	813-426-2960

Project Location	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Web Site	www.affordablebuildingsllc.com

Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
	40x72x16 Enclosure -w/(1) 20x24 Lean To - Top ends enclosed (3) Roll-ups Installed (2) 10x10 & (1) 12x12- Eve Side *space (2) bay's 12' inside to inside for roll-ups, (1) Double Entry, & (1) standard Entry Door-20x24 Open Lean & 40x24x8 Wood Floor Loft 8x8x22 Main, Floor, & 6x6 Frame Post 29 Galvalume Roof & 29 colored Sides w/26 colored Trim CONCRETE SLAB NOT INCLUDED Engineered & Permitted - AFBPFL *County Fees Not included*
7	40' Gable Truss (2 sides Left and Right)
7	Cross Bar-10' (1/8") 1-1/2" x 1-1/2"
28	Carriage Bolt Galvanized 1/2"-13x10"
28	1/2" Galvanized Hex Nut
49	1/2" Truss Connection Bolt, Zinc
49	1/2" Truss Connection Nut, Zinc
5	Purlin Screws #9-15 X 1-1/2", 250/Bag
12	Galvalume #9-15 X 1-1/2" Woodgrip, 250/Bag
56	2x6x12 Yellow Pine Boards
116	2x6x14 Yellow Pine Boards
8	2x6x12 Pressure Treated Boards
14	8x8x22 Marine Grade Pressure Treated Post
140	80# Bag Handi-Crete Concrete Mix
2	Rebar 5/8"x20' #5 Grade 40
1,117	29g Galvalume Ultra Rib Metal Roofing Panels
9	Ridge Cap 26g Galvalume

General Disclaimer



Affordable Building Products of  
Florida

11737 Broad Street  
Brooksville, FL 34601

# Estimate

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Web Site	www.affordablebuildingsllc.com

Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
2,880	Labor provided for standard open span steel truss pole barns installation. Panel Info: Qty      Ft. & In.      Inches 52   - 22ft. 4in.   =   268 General Contractors Discount (Level I)
4	Lap Screws (Galvalume)
2,880	Additional labor provided for permitted installation requirements. Additional materials and labor provided for permit required installations.
1,208	29g Painted Ultra Rib Metal Roofing Panels COLOR: TBD
10	J-Channel 26g Painted COLOR: TBD
8	Outside Corner 26g Painted COLOR: TBD
24	Base Angle- 26g Painted COLOR: TBD
9	Gable Rake 26g Painted COLOR: TBD
17	Drip Edge 26g Painted COLOR: TBD
26	Fascia Trim 26g Painted COLOR: TBD
224	Labor provided for installation of Fascia Metal TOTAL LINEAR FT:
8	Painted #9-15 X 1-1/2" Woodgrip, 250/Bag COLOR: TBD
2	5# Box 9-15 x 3" Deck Screw
3	8x8x22 Marine Grade Pressure Treated Post * Back Gable Frame/Floor
3	6x6x22 Marine Grade Pressure Treated Post * Front Gable Frame
56	2x6x10 Yellow Pine Boards
108	2x6x12 Yellow Pine Boards

General Disclaimer



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Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
22	2x6x12 Pressure Treated Boards
60	80# Bag Handi-Crete Concrete Mix
224	Labor provided for standard enclosure installation up to 16' in wall height.
	TOTAL LINEAR FT:
30	Aluminum Panel 12' - 8 lin/ft per Panel COLOR: WHITE / BLACK
20	Aluminum J-Channel 12' COLOR: WHITE / BLACK
224	Labor provided for framing and installation of soffit. TOTAL LINEAR FT:
	Panel Info:
	General Contractors Discount (Level I)
1	Steel Primed Prehung 36"x80" Single Entry Door. (RT) (LT) Hand / (In) (Out) Swing
2	2x6x12 Yellow Pine Boards
1	6x6x16 Marine Grade Pressure Treated Post
2	Simpson Strong-Tie 6"x6" Post Base Mount
3	J-Channel 26g Painted COLOR: TBD
1	Door and Dead Bolt Kit w/Key
1	Labor provided for standard entry door framing and installation.
	Materials and Labor required for installation of an Entry Door.
	(2) 12x12 Roll-ups : Eve Side
2	
1	Double Entry Door Mainers Mastercraft # 4129954
4	2x6x12 Yellow Pine Boards
1	6x6x16 Marine Grade Pressure Treated Post

General Disclaimer



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Qty	Description
2	Simpson Strong-Tie 6"x6" Post Base Mount
5	J-Channel 26g Painted COLOR: TBD
1	Door and Dead Bolt Kit w/Key
1	Labor provided for standard entry door framing and installation. Materials and Labor required for installation of an Entry Door.
3	
4	8x8x22 Marine Grade Pressure Treated Post
9	Post Cover Trim 26g Painted 3"x7" COLOR: TBD
9	J-Channel 26g Painted COLOR: TBD
9	80# Bag Handi-Crete Concrete Mix
3	Door & Install by 3R Garage Door - Kerry DOOR OPENING SIZE: (2) 10x10 & (1) 12x12 Materials and Labor required for Roll Up Door-3R Garage Door General Contractors Discount (Level I) (1) 20x24 Lean To
3	20' Lean-To Truss Single Side
15	Carriage Bolt Galvanized 1/2"-13x10"
15	1/2" Galvanized Hex Nut
1	Purlin Screws #9-15 X 1-1/2", 250/Bag
3	Galvalume #9-15 X 1-1/2" Woodgrip, 250/Bag
30	2x6x14 Yellow Pine Boards
4	2x6x12 Pressure Treated Boards
3	8x8x16 Marine Grade Pressure Treated Post

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Qty	Description
18	80# Bag Handi-Crete Concrete Mix
1	Rebar 5/8"x20' #5 Grade 40
196.56	29g Galvalume Ultra Rib Metal Roofing Panels
480	Labor provided for standard open span steel truss pole barns installation.
	Panel Info:
	Qty      Ft. & In.      Inches
	9 - 21ft. 10in. = 262
	General Contractors Discount (Level I)
	(2) 20' Lean End Tops
	29 Colored Metal & Trim
1	
42	29g Painted Ultra Rib Metal Roofing Panels COLOR: TBD
5	J-Channel 26g Painted COLOR: TBD
1	Outside Corner 26g Painted COLOR: TBD
1	Painted #9-15 X 1-1/2" Woodgrip, 250/Bag COLOR: TBD
36	2x6x12 Yellow Pine Boards
40	Labor provided for standard gable top enclosure installation with a roof pitch up to 4/12.
	TOTAL LINEAR FT:
	14 @ 3'
	General Contractors Discount (Level I)
	40x24x8 Wood Floor Loft Kit
	8x8 Support -2x8 Runners w/simpson brackets
	Plywood Top

General Disclaimer
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Affordable Building Products of  
Florida

11737 Broad Street  
Brooksville, FL 34601

# Estimate

Date	Estimate #
7/7/2023	10040

Phone #	352-797-2108
---------	--------------

Customer Information	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Customer Phone	813-426-2960

Project Location	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Web Site	www.affordablebuildingsllc.com

Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
36	Carriage Bolt Galvanized 1/2"-13x10"
36	1/2" Galvanized Hex Nut
9	8x8x16 .80 CCA -Grade Pressure Treated Post
90	80# Bag Handi-Crete Concrete Mix
2	Rebar 5/8"x20' #5 Grade 40
58	2x8x12 Yellow Pine Boards
36	2x8x14 Yellow Pine Boards
116	Simpson Strong-Tie Single 2-in x 6-in Face Mount Joist Hanger
6	Deck Screw 5# Box 9-15 x 3"
4	Purlin Screws #9-15 X 1-1/2", 250/Bag
32	Subfloor 23/32" - 4'x8' T&G OSB DryGuard Item #308539 Model #712578
1,600	Labor provided for sub floor installation. 800 SF Minimum
	Materials and Labor required for Sub-Floor Installation.
2	Mobilization Fee

General Disclaimer	<b>Sales Tax (7.5%)</b>	\$2,662.24
	<b>Total</b>	\$78,500.00

The estimated price is valid for 10 days from the date of receipt. Engineer Drawings are NON-REFUNDABLE. \*All Barns are NOT engineered or built for residential living\* Eve height is from ground to top of post. Posts may twist overtime due to weathering & drying. Posts are NOT refundable due to weathering & twisting. Truss hangs 13" from top of post up to 41' wide, 42' up to 60' hang 16", 70'-24", & 80'-36". Gable widths are measured outside of post to outside of post, unless 8x8-check. Gable Truss are 3:12, Lean To 1:12 pitch, unless noted otherwise. All barns have 18" overhang All around, PT Fascia boards on Gable ends, No metal trim. Purlins are 2x6 yellow pine, 24" on center. Unless stated in contract, all barns open air w/NO sides, trim, or gable tops. Upon receipt of down payment, customer agrees to specs listed and becomes obligated to stated total.

Contract not accepted until deposit received. All payments due by completion of project. ALL SALES ARE FINAL.



Prepared by  
Carol Cahill, an employee of  
**First American Title Insurance Company**  
13901 Carrollwood Village Run  
Tampa, Florida 33618  
(813)440-5770

Return to: Grantee

File No.: 12656-2603350  
Consideration: \$399,000.00

### **TRUSTEE'S DEED**

THIS INDENTURE, executed on **July 26, 2019**, between

**Andrew L. Morris, Individually, a single person and as Trustee of the The 18204 Keystone Grove Land Trust, dated February 5, 2007**

whose mailing address is: 17515 Canal Shores Drive, Odessa, FL 33556,  
party of the first part, and

**Steve Antinori, a single person**

whose mailing address is: 4908 Saint Croix Drive , Tampa , FL 33629  
party of the second part,

WITNESSETH: The party of the first part, 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 confirm to the party of the second part, their heirs and assigns, all that certain land situate in **Hillsborough** County, **Florida**, to-wit:

Lot 1, in Block 1 of KEYSTONE GROVE LAKES, according to the plat thereof as recorded in Plat Book 50, Page 64, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: **14410302**

**SUBJECT** to covenants, restrictions, and easements of record and taxes for the current year.

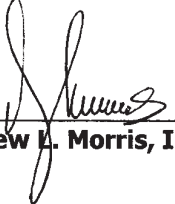
TRUSTEE, Andrew L. Morris, has full power to sell, transfer, mortgage said real estate.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anyway appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

**The 18204 Keystone Grove Land Trust, dated February 5, 2007**

  
**Andrew L. Morris, Individually and as Trustee**

Signed, sealed and delivered in the presence of these witnesses:

   
**Witness Signature** **Witness Signature**

**Print Name:** CAROL CAHILL **Print Name:** James V. Heidelberg

State of **Florida**

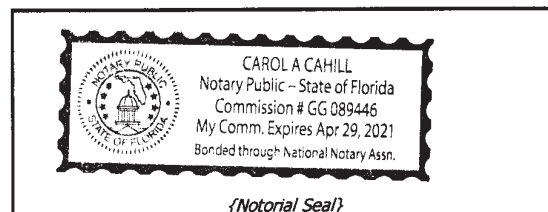
County of **Hillsborough**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **July 26, 2019**, by **Andrew L. Morris, Individually, a single person and as Trustee of the The 18204 Keystone Grove Land Trust, dated February 5, 2007** who is/are personally known to me or has/have produced a valid driver's license as identification.

  
**Notary Public**

CAROL CAHILL  
 (Printed Name)

My Commission expires: \_\_\_\_\_



OFF. REC. 5213 797 **Warranty Deed**

This Indenture, Made, this 31ST day of AUGUST, A.D. 1987.  
Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

BETWEEN TIBURON CORP., d/b/a TIBURON CORP. OF NEW YORK, having its principal place of business in the County of NEW YORK and State of NEW YORK party of the first part, and KEYSTONE GROVES, a Florida partnership of the County of HILLSBOROUGH and State of FLORIDA party of the second part, Paramount Triangle, Inc. 14502 N. Dale Mabry Suite 299, Tampa, FL 33618

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of HILLSBOROUGH, State of Florida, to wit:

RICHARD L. AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

Lots 1 through 20 inclusive, Block 1, KEYSTONE GROVE LAKES, as per map or plat thereof as recorded in Plat Book 50, Page 64 of the Public Records of Hillsborough County, Florida,

AND

Lots 1 through 14 inclusive, 17, 19, and 21 through 30 inclusive, Block 2, KEYSTONE GROVES LAKES, as per map or plat thereof as recorded in Plat Book 50, Page 64 of the Public Records of Hillsborough County, Florida.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its the day and year above written.

(Corporate Seal)  
Attest: Florence Ganz, Secretary  
Signed, Sealed and Delivered in our Presence:

d/b/a TIBURON CORP. OF NEW YORK  
TIBURON CORP., A NEW YORK CORPORATION  
By: Louis Ganz, President.  
LOUIS GANZ,

Dora, Steven  
John, Peter  
State of Florida, NEW YORK

Documentary Tax Pd. \$ 5500.00  
Intangible Tax Pd. \$ 0  
Richard L. Ake, Clerk Hillsborough County  
By: Shelene Hall, Deputy Clerk

County of NEW YORK

I Hereby Certify, That on this 28th day of AUGUST A. D. 1987, before me personally appeared LOUIS GANZ and FLORENCE GANZ and President and Secretary

of TIBURON CORP., d/b/a TIBURON CORP. OF NEW YORK, a corporation under the laws of the State of NEW YORK, to me known to be the persons described in and who executed the foregoing conveyance to

KEYSTONE GROVES, a Florida partnership

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at NEW YORK  
in the County of NEW YORK and State of NEW YORK, the day and year last aforesaid.

RETURN TO: DAN ZOHAR  
PARAMOUNT TRIANGLE, INC.  
14502 N. DALE MABRY, #229  
TAMPA, FLORIDA 33618

Notary Public  
My Commission Expires  
ARLINE SIMON  
Notary Public, State of New York  
No. 4616681  
Qualified in Orange County

1987 AUG 31 PM 4:35

87207143

22

THIS INDENTURE, Made ~~1985~~ as of the 1st day of March, in the year of our Lord One Thousand Nine Hundred and Eighty-Six  
BETWEEN JOEL SHAPIRO, who covenants that the following-described property does not constitute his homestead,

~~XXXXXX~~

~~XXXXXX~~

part y of the first part, and TIBURON CORP., a New York corporation, the post office address of which is 520 Eighth Avenue, New York, New York 10018

~~XXXXXX~~

~~XXXXXX~~

part y of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration Dollars to it in hand paid by the said part y of the second part at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part y of the second part, and to its successors and assigns forever, all the following piece, parcel, lots or tract of land, situate, lying and being in the County of Hillsborough State of Florida, and described as follows, to-wit:

Lots 1 through 20 inclusive, Block 1 Keystone Groves Lakes as per map or plat thereof as recorded in Plat Book 50, page 64 of the Public Records of Hillsborough County, Florida

AND

Lots 1 through 14 inclusive, 17, 19 and 21 through 30 inclusive, Block 2 of Keystone Groves Lakes as recorded in Plat Book 50, page 64 of the Public Records of Hillsborough County, Florida.

This deed is given in accordance with grantor's obligation under that certain option to purchase the above-described property pursuant to an option agreement filed on October 23, 1985 in O.R. Book 4666, page 1430, Hillsborough County Records, as extended pursuant to an option extension agreement filed on January 10, 1986 in O.R. Book 4721, page 1044, Hillsborough County Records.

Grantor covenants that he has made no other conveyance or assignment of his interest in the above-described property and that there are no judgment or other liens against him.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said part y of the first part, of, in and to the same.

TO HAVE AND TO HOLD the same unto the said part y of the second part and to its successors and assigns, to their proper use, benefits and behoof forever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

*Betty Semana*  
*Laura Rambeau*

*Joel Shapiro* (SEAL)  
(SEAL)

Documentary Tax Pd. \$ 4,021.50

Intangible Tax Pd. \$

Richard L. Ayl, Clerk Hillsborough County

By: *P. Spencer* Deputy Clerk

RICHARD L. AKE (SEAL)  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY (SEAL)

STATE OF FLORIDA,  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY That on this 6th day of June A. D. 1986  
before me, the undersigned authority, personally appeared Joel Shapiro

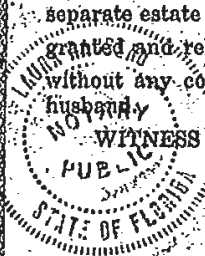
XXXX

XXXXXX, known to me to be the  
persons described in and who executed the foregoing instrument and severally acknowledged  
the execution thereof to be his free act and deed for the uses and purposes therein men-  
tioned.

And the said \_\_\_\_\_ the wife \_\_\_\_\_ of the said \_\_\_\_\_

on an examination taken and made separately and apart from her \_\_\_\_\_ husband  
acknowledged that she \_\_\_\_\_ made herself \_\_\_\_\_ a party to the said deed for the purpose of  
renouncing and relinquishing her \_\_\_\_\_ dower and rights of dower and conveying her \_\_\_\_\_  
separate estate in and to the lands, tenements, and hereditaments herein described and thereby  
granted and released, and that she \_\_\_\_\_ executed said deed freely and voluntarily, and  
without any compulsion, constraint, apprehension or fear of or from her \_\_\_\_\_ said  
husband.

WITNESS my hand and official seal the date aforesaid.



Laura Rambow  
Notary Public State at Large

My Commission expires 19

Notary Public, State of Florida at Large  
My Commission Expires MARCH 31, 1990

FEE SIMPLE DEED—FORM F. E. 9—Franklin Printing Co.

**Free Simple Deed**

FROM

Joel Shapiro

TO

Tilbourn Corp.

Filed for record in the Office of the Clerk

of the Circuit Court of the County of \_\_\_\_\_

\_\_\_\_\_, State of Florida, on the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

and recorded in Deed Record No. \_\_\_\_\_

on Page \_\_\_\_\_, and the Record

verified.

By \_\_\_\_\_, Clerk

By \_\_\_\_\_, D. C.

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**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-0972  
Hearing(s) and type: Date: 08/25/2025  
Date: \_\_\_\_\_

Type: LUHO  
Type: \_\_\_\_\_

Intake Date: 06/16/2025  
Receipt Number: 491255  
Intake Staff Signature: Charles Phillips

### Property Information

Address: 18204 Keystone Grove Blvd City/State/Zip: Odessa, FL 33556  
TWN-RN-SEC: 27-17-16 Folio(s): 001441-0302 Zoning: ASC-1 Future Land Use: R-1 Property Size: 44,180 sq ft  
0.84 acres

### Property Owner Information

Name: Steve Antinori Daytime Phone \_\_\_\_\_  
Address: 4908 Saint Croix Drive City/State/Zip: Tampa, FL 33629  
Email: \_\_\_\_\_ Fax Number N/A

### Applicant Information

Name: Steve Antinori Daytime Phone \_\_\_\_\_  
Address: 4908 Saint Croix Drive City/State/Zip: Tampa, FL 33602  
Email: \_\_\_\_\_ Fax Number N/A

### Applicant's Representative (if different than above)

Name: Christopher Berg Daytime Phone 813-472-7550  
Address: 100 S. Ashley Drive, Suite 2000 City/State/Zip: Tampa, FL 33602  
Email: christopher.berg@phelps.com Fax Number 813-472-7570

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

Steve Antinori

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)

Steve Antinori

Type or print name



# Submittal Requirements for Applications Requiring Public Hearings

## Official Use Only

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

Applicant/Representative: Christopher Berg Phone: 813-472-7550

Representative's Email: christopher.berg@phelps.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 type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="https://www.sunbiz.org">Sunbiz.org</a> .
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 checked="" type="checkbox"/>	<input 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)

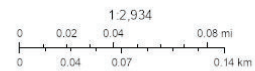


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 1441.0302



June 17, 2025



RS: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0038H
FIRM Panel	12057C0038H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120040D
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa
Census Data	Tract: 011518 Block: 2006
Census Data	Tract: 011518 Block: 2004
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 1441.0302  
PIN: U-16-27-17-00W-000001-00001.0

Steve Antinori  
Mailing Address:  
4908 Saint Croix Dr  
null  
Tampa, FL 33629-4831



Site Address:  
18204 Keystone Grove Blvd  
Odessa, FL 33556

SEC-TWN-RNG: 16-27-17  
Acreage: 0.84

Market Value: \$586,731.00  
Landuse Code: 0100 SINGLE FAMILY

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

 <b>Hillsborough County Florida</b>	DEVELOPMENT SERVICES DEPARTMENT BUILDING & CONSTRUCTION SERVICES POST OFFICE BOX 1110 TAMPA, FL 33601	 <b>Hillsborough County Florida</b>
<b>CITATION</b> <b>HC-CMP-24-0000050</b>		
ISSUED TO: Steve Antinori 4908 Saint Croix Dr. Tampa, FL 33629-4831		DBA: _____
Location of Violation: 18204 Keystone Grove Blvd. Odessa, FL		Permit #: _____
BRIEF STATEMENT OF FACTS		
<b>HCCCO 105.1 - when required, failure to obtain a Residential New Construction and Additions Permit for construction of an accessory structure over 400 sq. ft.</b>		
<p>1. The person cited must cease and desist from the act for which this citation has been issued.</p> <p>2. The person cited, or designated representative, shall have ten (10) working days from receipt of this citation, to appeal the citation in writing to the appropriate Building and Construction Services staff. Should no appeal be received, and the violations remain, this citation will continue to a hearing to the appropriate Board of Adjustments, Appeals &amp; Examiners for affirmation in the amount of <b>\$500.00</b> to Hillsborough County Building and Construction Services (the violation must be corrected prior to payment of any fines due), or</p> <p>3. Submit a written request to Building and Construction Services for a hearing to appeal this matter before the appropriate Board of Adjustment, Appeals and Examiners. Written request to appeal a citation must be received at Building and Construction Services within ten (10) working days of said receipt by the County of the citation and shall set forth a detailed basis for appeal. If the Board finds that a violation exists, the Board shall order the violator to pay an administrative cost of \$102.00 incurred by the County in bringing the appeal and may order the violator to pay a civil penalty of not more than \$1,000.00 per day for each violation, and not less than the amount set forth in the citation. Failure to appeal this citation within the time period set shall constitute a waiver of right to a hearing. A waiver of the right to a hearing shall be deemed an admission to the violation. Failure to pay or appeal this citation will result in the Board entering an Order affirming the citations, without further hearing, and a lien being placed against the land on which the violation exists and upon any real or personal property owned by the violator, or a hold being placed on a contractor's permitting privileges, until such time compliance with the Order has been achieved. To satisfy the lien, the violation must be corrected prior to payment of any fines due.</p> <p>4. This citation must be presented to Building and Construction Services at the time the civil penalty is paid or appeal request is made.</p> <p>5. Failure to comply or correct the violation may result in a Board Hearing. At that time, the Board may exercise its powers, as provided in State Statute 489 and Section 8-1, Hillsborough County Code of Ordinances, Part A, HCCCO, to impose further additional civil penalty and/or enforcement action, which may result in a lien being placed against the land upon which the violation exists and upon any real or personal property owned by the violator or a hold being placed on a contractor's permitting privileges until such time compliance has been achieved or determined by the Board.</p> <p>6. Any person who willfully refuses to sign and accept a citation issued by a Code or Building and Construction Services Enforcement Officer commits a misdemeanor of the second degree punishable as provided in State Statute 775.082, which may result in the issuance of a summons or a warrant for the person's arrest.</p> <p>7. The person signing and receiving this citation is not admitting to guilt, only acknowledging that the citation has been issued.</p> <p>8. Any contractor who fails to comply with this citation may be brought before the appropriate Board of Adjustment, Appeals and Examiners for disciplinary action.</p>		
<b>PAYMENT OF THIS CITATION DOES NOT CORRECT THE VIOLATION. IF CORRECTION OF THIS VIOLATION IS NOT MADE WITHIN TEN (10) DAYS, ADDITIONAL CITATIONS UP TO \$500.00 PER DAY MAY BE ISSUED UNTIL THE VIOLATION IS CORRECTED.</b>		
ISSUED BY: Rickey Findley		
NAME	ISSUED ON: 06/26/2024	RECEIVED BY:
Direct Phone #: 813-599-6616	DATE	

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## MEMORANDUM

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**TO:** Land Use Hearing Officer, Hillsborough County, FL

**FROM:** Bret Feldman, Esq.  
Christopher Berg, Esq.

**DATE:** August 4, 2025

**RE:** Project Description and Written Statement of the Variance Request –  
18204 Keystone Grove Boulevard

---

### Introduction

This Memorandum is filed in connection with that certain variance application on behalf of Steven Antinori (“Applicant”) who is the owner of the property located at 18204 Keystone Grove Boulevard, Odessa, FL 33556 (the “Property”). Applicant respectfully requests the approval of two (2) variances so that Applicant may continue pursuing a building permit for an existing accessory structure (a pole barn) constructed on the Property.

The accessory structure is vital to the success of Applicant’s family and their livelihood. Applicant’s daughter, her husband, and their children live on the Property. The accessory structure has many uses that service the needs of the family. It serves as office space for a remote insurance company operated by Applicant’s family. Applicant’s family also uses it for additional storage for powder coating materials used in connection with a second business the family started to make additional money. This extra space allows for the primary structure to be devoted to family use.

Applicant relied on the expertise of a third-party contractor to install the accessory structure in accordance with the Land Development Code (the “Code”). Unfortunately, that was not done. Applicant first learned that the structure did not comply with the Code when he received a Code Enforcement citation. Applicant is working to bring the Property into compliance while maintaining the accessory structure.

### Project Description

#### **1. Applicant’s Answer to Prompt 1:**

Applicant is requesting two variances for the accessory structure. The first request is for a variance from the height limits for accessory structures within the ASC-1 zoning district (the “District”). Under the Code, accessory structures in the District may not exceed fifteen (15) feet in height, unless the accessory structure meets the primary setbacks for the property’s zoning district. The top of the roof for the existing accessory structure is twenty-two (22) feet. The second request is for a variance from the dimensional requirements for accessory structures erected within

the rear yard. Under the Code, the accessory structures may be built within the rear yard setback provided they do not exceed twenty percent (20%) of the required rear yard.

Applicant hired Affordable Building Products of Florida (the “Contractor”) to design and install the accessory structure. Applicant relied on the Contractor to perform the due diligence required to construct the accessory structure. The Contractor incorrectly believed that a permit was not required to construct the accessory structure on the Property given its zoning. Applicant did not know of this mistake until Applicant received a citation from Code Enforcement—well after the accessory structure was completed. The citation alleged Applicant failed to acquire a building permit. Applicant hired a different contractor to apply for a building permit to remedy the violation.

Staff reviewed the permit application. Staff noted in its comments that the accessory structure as detailed in the application conflicted with two Sections of the Code. Applicant is now requesting two (2) variances to continue with its building permit application.

Applicant detrimentally relied on the Contractor to install the accessory structure in compliance with all provisions of the Code. Applicant is now trying to bring the existing structure into compliance with the Code by obtaining a building permit.

#### **Applicant’s Answer to Prompt 2:**

Section 6.11.04, Subsections (B) and (C)(3), Land Development Code, Hillsborough County, FL.

#### **Variance Criteria Response**

##### **1. Applicant’s Answer to Prompt 1:**

The shape of Applicant’s lot is unique among the immediately adjacent lots within the platted community of Keystone Grove Lakes. Most of the lots abutting Keystone Grove Boulevard between Cyndee Land and Crawley Road have wider rear yards than Applicant’s lot. Applicant’s lot flares wider towards the front yard, while other lots near Applicant’s lot flare wider towards the rear yard. Thus, similar lots have a greater percentage of their total square footage dedicated to the rear yard. And thus, Applicant’s neighbors can construct accessory structures of a greater size before hitting the twenty percent (20%) threshold imposed by Code.

Applicant relied on the Contractor to install the structure in accordance with the Code. Applicant would not have cause to believe that the structure would violate the Code. Other nearby lots have accessory structures appearing to be of a similar size to the accessory structure on the Property.

For example, the lot located at 9512 Eddings Road, Odessa, FL, contains a similar structure visible from Eddings Road (see below).<sup>1</sup>



Similarly, the lot located at 18203 Keystone Grove Boulevard, Odessa, FL, which is adjacent to the Property, has erected a similar accessory structure also within the rear yard setback.<sup>2</sup>

*[Image on following page; remainder of page intentionally blank.]*

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<sup>1</sup> Image showing the structure can be found on the Property Appraiser's website, see <https://gis.hcpafl.org/propertysearch/#/parcel/basic/17271500T000000000091U>.

<sup>2</sup> Image showing the structure can be found on the Property Appraiser's website, see <https://gis.hcpafl.org/propertysearch/#/parcel/basic/17271600W000002000010U>.



The residence at 18410 Crawley Road, Odessa, FL appears to have erected multiple accessory structures within the rear and side yard of the property (see below).<sup>3</sup>



<sup>3</sup> Image showing the structure can be found on the Property Appraiser's website, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/17271500T000000B00002U>.

Additionally, the lot located at 18124 Crawley Road, Odessa, FL has erected an accessory structure (a detached garage), which appears similar in size to the accessory structure on Property.<sup>4</sup> The lot located at 18210 Crawley Road, Odessa, FL has similarly erected an accessory structure appearing to be of similar dimensions to Applicant's accessory structure, and such accessory structure also appears to be adjacent to a portion of the rear lot line.<sup>5</sup>

## **2. Applicant's Answer to Prompt 2:**

As stated above, other properties near Applicant's have accessory structures appearing to be of a similar height as the structure on Applicant's lot. The enforcing the literal requirements of the Code would deprive Applicant of a right enjoyed by other similar neighboring properties.

Additionally, applying the literal requirements of the Code would deprive Applicant of rights enjoyed by lots with smaller backyards. The relevant provision of the Code states that "[a]ccessory structures may occupy required rear yards provided that such structures do not occupy more than 20 percent of the required rear yard, excepting swimming pools and swimming pool screened structures (See 6.11.94), and are not closer than three feet to any rear lot line." § 6.11.04(C)(3), Land Development Code, Hillsborough County, FL.

The intent of this provision is to limit the portion of the rear yard that can be dedicated to an accessory structure to twenty percent (20%). But a literal application of this Section would mean that an accessory structure could be no greater than twenty percent (20%) of the required rear yard dimensions set forth in the Code.

A literal interpretation would mean smaller lots could have a greater proportion of the surface area of their rear yards dedicated to accessory structures. Indeed, lots with rear yards dimensions less than those set forth in the Code could have *more than* twenty percent (20%) of their rear yards dedicated to an accessory structure. That would clearly violate the intent of the Code.

Conversely, lots with rear yard dimensions greater than those set forth in the Code—such as the Property—could not construct an accessory structure constituting twenty (20%) of their rear yards. Indeed, the accessory structure on the Property takes up around fourteen percent (14%) of the rear yard: below the twenty percent (20%) contemplated by the Code. Yet, a literal application of the Code would mean that any accessory structure would have to take up a much smaller portion of the Property's backyard than it would on a lot with a smaller backyard.<sup>6</sup>

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<sup>4</sup> Image showing the structure can be found on the Property Appraiser's website, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/172716ZZZ000000098900U>.

<sup>5</sup> Image showing the structure can be found on the Property Appraiser's website, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/172716ZZZ000000098600U>.

<sup>6</sup> Applicant raises this argument based on a comment received from County staff after reviewing Applicant's building permit application for the accessory structure. However, should the Land Use Hearing Officer agree with the

A literal application would also invite the possibility of an absurd result. Here, because of the length of the rear yard for the Property, Applicant could move the accessory structure closer to the primary structure to be compliant with the Code. That would allow Applicant to increase the size of the accessory structure. But such an action could result in an accessory structure that exceeds the twenty percent (20%) threshold for accessory structures—a clear violation of the intent of the Code.<sup>7</sup>

### **3. Applicant's Answer to Prompt 3:**

Granting Applicant's requested variances will not substantially interfere with or injure the rights of the surrounding property owners. Images from Google Earth and the Property Appraiser's Office show that the structure is largely buffered by trees. Both the Property and the neighboring properties have trees along the lot lines where the accessory structure is located. The primary structure on the Property and the trees in the rear yard also buffer the accessory structure from sight from Keystone Grove Boulevard. Thus, the accessory structure is largely out of sight. Additionally, the neighboring lot located at 18112 Crawley Road, Odessa, FL 33556 is not impacted by the accessory structure. The primary residence on that lot is set far back from Crawley Road and is not close to the accessory structure on the Property.<sup>8</sup>

### **4. Applicant's Answer to Prompt 4:**

The requested variances are in line with the general intent and purpose of the Hillsborough County Comprehensive Plan (the "Comp Plan"). Granting the variance will not hinder the County's implementation of the goals, objectives, and policies of the Comp Plan for the RES-1 Future Land Use District. The intended development for the RES-1 District includes "rural residential uses" and the typical uses includes residential development. *See* Table 2.2, Future Land Use, Unincorporated Hillsborough Comprehensive Plan. Granting the requested variances would not alter the Property current residential use. Granting the variance would likewise not alter or affect the goals or objectives of the Comp Plan.

Similarly, the requested variances are in line with the general intent and purpose of the Code. Part of the District's stated purpose is to permit "single-family conventional development in a rural environment." § 2.02.01, Land Development Code, Hillsborough County, FL. Granting the variances would not alter that purpose. Granting the variances would not inhibit the County's

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Applicant's interpretation of Section 6.11.04(C)(3), a necessary implication would be that Applicant does not require a variance from this section of the Code.

<sup>7</sup> Moving a new accessory structure closer to the primary structure on the Property would also permit a taller accessory structure. The Code states that "[a]ccessory structures shall not exceed 15 feet in height, *except . . . where the accessory structure meets the primary structure setback of the district, in which case the maximum height of the accessory structure may be that of the district . . .*" § 6.11.04(B), Land Development Code, Hillsborough County, FL (emphasis added). In the District, the maximum height for set forth in the Code is fifty (50) feet. *See* § 6.01.01, Land Development Code, Hillsborough County, FL.

<sup>8</sup> Image from the Property Appraiser's website provided for reference, *see* <https://gis.hcpafl.org/propertysearch/#/parcel/basic/172716ZZZ000000099900U>.

ability to “preserve public health, safety, comfort and welfare,” or “to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.” § 1.02.03, Land Development Code, Hillsborough County, FL. There has been no allegation that the accessory structure negatively affects public health, safety, comfort or welfare. And granting the requested variance would not negatively affect the orderly development of Hillsborough County as the Keystone Grove Lakes subdivision is fully developed. Granting the variances would not diminish the County’s ability to effectively address the natural resources and public facilities of the County. *Id.* And, as outlined above, the requested variance respects the rights of neighboring property owners. *Id.*

#### **5. Applicant’s Answer to Prompt 5:**

Applicant’s hardship is not self-imposed. Applicant hired and relied on the Contractor to design and install the accessory structure in accordance with the Code. Based on similar structures close to the Property, Applicant had no reason to believe that the accessory structure would violate the Code. The Contractor installed the structure without applying for a permit or double-checking the relevant Code provisions. Applicant is now trying to remedy the situation created by the Contractor. Applicant has hired multiple professionals to not only apply for the requested variances for the structure, but also to satisfy the Code Enforcement citation and acquire an after-the-fact building permit.

#### **6. Applicant’s Answer to Prompt 6:**

Granting the variances would result in substantial justice being done. First, it would allow Applicant to continue with its building permit application to satisfy the Code Enforcement citation. Second, it would prevent a significant financial hardship to Applicant. Applicant invested over \$78,000.00 to install the accessory structure. See **Exhibit “A”**. Denying the requested variances would mean that the money already spent is wasted. Applicant would also be required to hire someone to deconstruct the accessory structure safely. Further, because the accessory structure is vital to the business of Applicant’s family, Applicant would have to invest in a new structure compliant with the Code. That structure would be *closer* to the neighboring home at 18206 Keystone Grove Boulevard, FL 33556 and visible from Keystone Grove Boulevard.

#### **Conclusion**

Applicant respectfully requests approval of the requested variances.

The accessory structure is vital to the success of Applicant’s family and their livelihood by acting as a place where they operate their businesses. Applicant relied on the Contractor to install the accessory structure in compliance with the applicable provisions of the Code. Once Applicant learned that that had not been done, Applicant began working

**Exhibit “A”**  
**Estimate – Affordable Building Products of Florida**

*[Exhibit continues on following pages]*



Affordable Building Products of  
Florida

11737 Broad Street  
Brooksville, FL 34601

Date	Estimate #
7/7/2023	10040

Phone #	352-797-2108
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Customer Information	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Customer Phone	813-426-2960

Project Location	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Web Site	www.affordablebuildingsllc.com

Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
	40x72x16 Enclosure -w/(1) 20x24 Lean To - Top ends enclosed (3) Roll-ups Installed (2) 10x10 & (1) 12x12- Eve Side *space (2) bay's 12' inside to inside for roll-ups, (1) Double Entry, & (1) standard Entry Door-20x24 Open Lean & 40x24x8 Wood Floor Loft 8x8x22 Main, Floor, & 6x6 Frame Post 29 Galvalume Roof & 29 colored Sides w/26 colored Trim CONCRETE SLAB NOT INCLUDED Engineered & Permitted - AFBPFL *County Fees Not included*
7	40' Gable Truss (2 sides Left and Right)
7	Cross Bar-10' (1/8") 1-1/2" x 1-1/2"
28	Carriage Bolt Galvanized 1/2"-13x10"
28	1/2" Galvanized Hex Nut
49	1/2" Truss Connection Bolt, Zinc
49	1/2" Truss Connection Nut, Zinc
5	Purlin Screws #9-15 X 1-1/2", 250/Bag
12	Galvalume #9-15 X 1-1/2" Woodgrip, 250/Bag
56	2x6x12 Yellow Pine Boards
116	2x6x14 Yellow Pine Boards
8	2x6x12 Pressure Treated Boards
14	8x8x22 Marine Grade Pressure Treated Post
140	80# Bag Handi-Crete Concrete Mix
2	Rebar 5/8"x20' #5 Grade 40
1,117	29g Galvalume Ultra Rib Metal Roofing Panels
9	Ridge Cap 26g Galvalume

General Disclaimer



Affordable Building Products of  
Florida

11737 Broad Street  
Brooksville, FL 34601

Phone #	352-797-2108
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7/7/2023	10040

Customer Information	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Customer Phone	813-426-2960

Project Location	
Steve Antinori's 18204 Keystone Grove Blvd Odessa, FL 33556	
Web Site	www.affordablebuildingsllc.com

Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
2,880	Labor provided for standard open span steel truss pole barns installation. Panel Info: Qty    Ft. & In.    Inches 52   - 22ft. 4in.   =   268 General Contractors Discount (Level I)
4	Lap Screws (Galvalume)
2,880	Additional labor provided for permitted installation requirements. Additional materials and labor provided for permit required installations.
1,208	29g Painted Ultra Rib Metal Roofing Panels COLOR: TBD
10	J-Channel 26g Painted COLOR: TBD
8	Outside Corner 26g Painted COLOR: TBD
24	Base Angle- 26g Painted COLOR: TBD
9	Gable Rake 26g Painted COLOR: TBD
17	Drip Edge 26g Painted COLOR: TBD
26	Fascia Trim 26g Painted COLOR: TBD
224	Labor provided for installation of Fascia Metal TOTAL LINEAR FT:
8	Painted #9-15 X 1-1/2" Woodgrip, 250/Bag COLOR: TBD
2	5# Box 9-15 x 3" Deck Screw
3	8x8x22 Marine Grade Pressure Treated Post * Back Gable Frame/Floor
3	6x6x22 Marine Grade Pressure Treated Post * Front Gable Frame
56	2x6x10 Yellow Pine Boards
108	2x6x12 Yellow Pine Boards

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Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
22	2x6x12 Pressure Treated Boards
60	80# Bag Handi-Crete Concrete Mix
224	Labor provided for standard enclosure installation up to 16' in wall height.
	TOTAL LINEAR FT:
30	Aluminum Panel 12' - 8 lin/ft per Panel COLOR: WHITE / BLACK
20	Aluminum J-Channel 12' COLOR: WHITE / BLACK
224	Labor provided for framing and installation of soffit. TOTAL LINEAR FT:
	Panel Info:
	General Contractors Discount (Level I)
1	Steel Primed Prehung 36"x80" Single Entry Door. (RT) (LT) Hand / (In) (Out) Swing
2	2x6x12 Yellow Pine Boards
1	6x6x16 Marine Grade Pressure Treated Post
2	Simpson Strong-Tie 6"x6" Post Base Mount
3	J-Channel 26g Painted COLOR: TBD
1	Door and Dead Bolt Kit w/Key
1	Labor provided for standard entry door framing and installation.
	Materials and Labor required for installation of an Entry Door.
	(2) 12x12 Roll-ups : Eve Side
2	
1	Double Entry Door Mainers Mastercraft # 4129954
4	2x6x12 Yellow Pine Boards
1	6x6x16 Marine Grade Pressure Treated Post

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Barn Description
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Rep	How Did you hear about...
CM	

Qty	Description
2	Simpson Strong-Tie 6"x6" Post Base Mount
5	J-Channel 26g Painted COLOR: TBD
1	Door and Dead Bolt Kit w/Key
1	Labor provided for standard entry door framing and installation.
	Materials and Labor required for installation of an Entry Door.
3	
4	8x8x22 Marine Grade Pressure Treated Post
9	Post Cover Trim 26g Painted 3"x7" COLOR: TBD
9	J-Channel 26g Painted COLOR: TBD
9	80# Bag Handi-Crete Concrete Mix
3	Door & Install by 3R Garage Door - Kerry
	DOOR OPENING SIZE: (2) 10x10 & (1) 12x12
	Materials and Labor required for Roll Up Door-3R Garage Door
	General Contractors Discount (Level I)
	(1) 20x24 Lean To
3	20' Lean-To Truss Single Side
15	Carriage Bolt Galvanized 1/2"-13x10"
15	1/2" Galvanized Hex Nut
1	Purlin Screws #9-15 X 1-1/2", 250/Bag
3	Galvalume #9-15 X 1-1/2" Woodgrip, 250/Bag
30	2x6x14 Yellow Pine Boards
4	2x6x12 Pressure Treated Boards
3	8x8x16 Marine Grade Pressure Treated Post

General Disclaimer



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Web Site	www.affordablebuildingsllc.com

Barn Description
40x72x16 Enclosure w/20x24 Lean to

Rep	How Did you hear about...
CM	

Qty	Description
18	80# Bag Handi-Crete Concrete Mix
1	Rebar 5/8"x20' #5 Grade 40
196.56	29g Galvalume Ultra Rib Metal Roofing Panels
480	Labor provided for standard open span steel truss pole barns installation.
	Panel Info:
	Qty      Ft. & In.      Inches
	9 - 21ft. 10in. = 262
	General Contractors Discount (Level I)
	(2) 20' Lean End Tops
	29 Colored Metal & Trim
1	
42	29g Painted Ultra Rib Metal Roofing Panels COLOR: TBD
5	J-Channel 26g Painted COLOR: TBD
1	Outside Corner 26g Painted COLOR: TBD
1	Painted #9-15 X 1-1/2" Woodgrip, 250/Bag COLOR: TBD
36	2x6x12 Yellow Pine Boards
40	Labor provided for standard gable top enclosure installation with a roof pitch up to 4/12.
	TOTAL LINEAR FT:
	14 @ 3'
	General Contractors Discount (Level I)
	40x24x8 Wood Floor Loft Kit
	8x8 Support -2x8 Runners w/simpson brackets
	Plywood Top

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Barn Description
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Rep	How Did you hear about...
CM	

Qty	Description
36	Carriage Bolt Galvanized 1/2"-13x10"
36	1/2" Galvanized Hex Nut
9	8x8x16 .80 CCA -Grade Pressure Treated Post
90	80# Bag Handi-Crete Concrete Mix
2	Rebar 5/8"x20' #5 Grade 40
58	2x8x12 Yellow Pine Boards
36	2x8x14 Yellow Pine Boards
116	Simpson Strong-Tie Single 2-in x 6-in Face Mount Joist Hanger
6	Deck Screw 5# Box 9-15 x 3"
4	Purlin Screws #9-15 X 1-1/2", 250/Bag
32	Subfloor 23/32" - 4'x8' T&G OSB DryGuard Item #308539 Model #712578
1,600	Labor provided for sub floor installation. 800 SF Minimum
	Materials and Labor required for Sub-Floor Installation.
2	Mobilization Fee

General Disclaimer	<b>Sales Tax (7.5%)</b>	\$2,662.24
	<b>Total</b>	\$78,500.00

The estimated price is valid for 10 days from the date of receipt. Engineer Drawings are NON-REFUNDABLE. \*All Barns are NOT engineered or built for residential living\* Eve height is from ground to top of post. Posts may twist overtime due to weathering & drying. Posts are NOT refundable due to weathering & twisting. Truss hangs 13" from top of post up to 41' wide, 42' up to 60' hang 16", 70'-24", & 80'-36". Gable widths are measured outside of post to outside of post, unless 8x8-check. Gable Truss are 3:12, Lean To 1:12 pitch, unless noted otherwise. All barns have 18" overhang All around, PT Fascia boards on Gable ends, No metal trim. Purlins are 2x6 yellow pine, 24" on center. Unless stated in contract, all barns open air w/NO sides, trim, or gable tops. Upon receipt of down payment, customer agrees to specs listed and becomes obligated to stated total.

Contract not accepted until deposit received. All payments due by completion of project. ALL SALES ARE FINAL.