

Variance Application: VAR 25-0987
LUHO Hearing Date: September 22, 2025
Case Reviewer: Chris Grandlienard, AICP



**Hillsborough
County Florida**

Development Services Department

Applicant: Hamilton Engineering and Survey, LLC – Lucas Carlo
Location: Williams Road, Seffner (No Address); Folio: 62689.0000
Zoning: AR

Request Summary:

The applicant requests to increase the maximum allowable structure height within the AR zoning district from 50 feet to 70 feet to allow for a cross structure for a cemetery.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	Within the AR zoning district, the maximum height permitted is 50 feet.	20 Feet	70-Foot Structure Height

Findings:

The Federal Aviation Administration has issued “Determination of No Hazard to Air Navigation” letters for the structure at a height of 70 feet above ground level.

The cross structure is not to be used as a cell tower.

Zoning Administrator Sign Off:

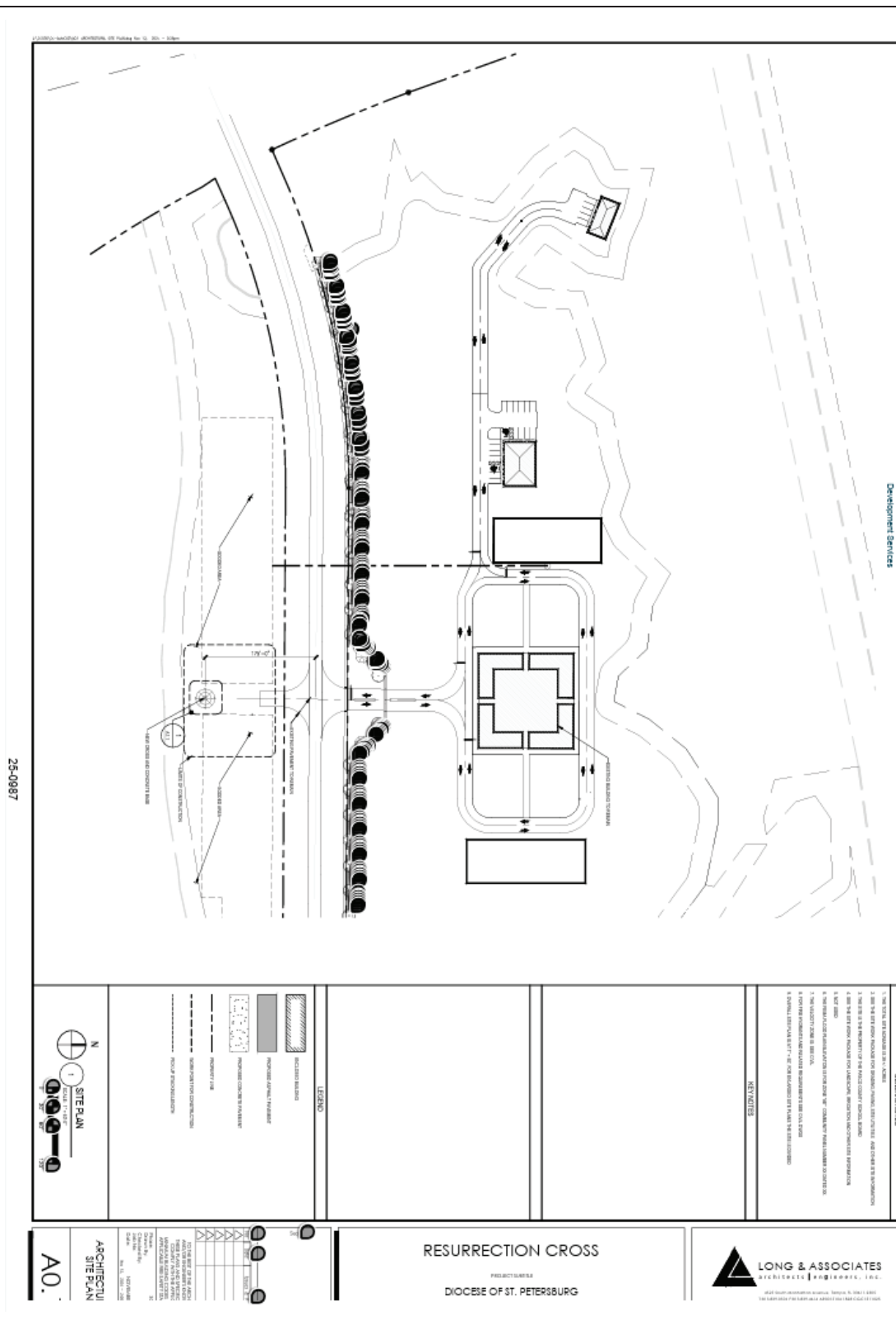
Colleen Marshall
Mon Sep 8 2025 15:54:38

DISCLAIMER:

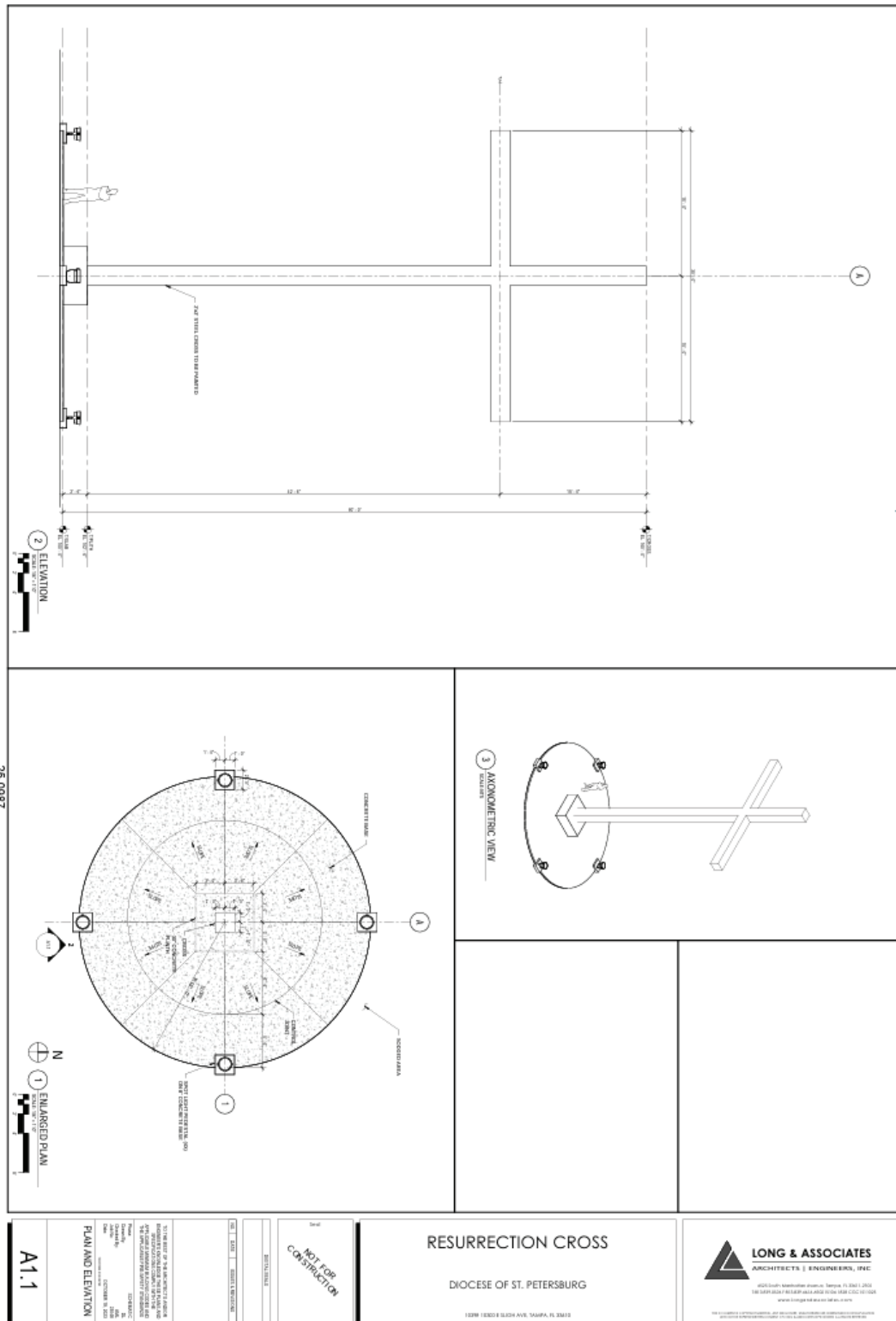
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN

Page 1



SURVEY/SITE PLAN
 Page 2



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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR 25-0987

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 25-0987 Applicant's Name: Lucas Carlo

Reviewing Planner's Name: Chris Grandlienard Date: 09/09/2025

Application Type:

- ☐ Planned Development (PD)
 ☐ Minor Modification/Personal Appearance (PRS)
 ☐ Standard Rezoning (RZ)
- ☒ Variance (VAR)
 ☐ Development of Regional Impact (DRI)
 ☐ Major Modification (MM)
- ☐ Special Use (SU)
 ☐ Conditional Use (CU)
 ☐ Other _____

Current Hearing Date (if applicable): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.


Signature

9/9/25
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application VAR 25-0987

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

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

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

Signature: _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
☒	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
☒	Revised Application Form**
☐	Copy of Current Deed* Must be provided for any new folio(s) being added
☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
☐	Property Information Sheet**
☐	Legal Description of the Subject Site**
☐	Close Proximity Property Owners List**
☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
☐	Survey
☐	Wet Zone Survey
☐	General Development Plan
☐	Project Description/Written Statement
☐	Design Exception and Administrative Variance requests/approvals
☐	Variance Criteria Response
☐	Copy of Code Enforcement or Building Violation
☐	Transportation Analysis
☐	Sign-off form
☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

Application No: _____

Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The applicant is requesting a variance from the maximum allowable structure height within the AR (Agricultural Residential) zoning district, pursuant to LDC Sec. 6.01.01 of the Hillsborough County Land Development Code. The variance is sought to allow the construction of a resurrection cross, a religious symbol, proposed to be approximately 70 feet in height, which exceeds the standard height limit of 35 feet for accessory structures in the AR District.

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

LDC Sec. 6.01.01

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



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?

Please see attached.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

A parcel which is approximately 2,500 linear feet to the north and located at 6912 Williams Road, Folio 062530-0000 has similar zoning and future land use categories of AR and R-1, respectively. The parcel contains an existing cross similar in height to the subject variance request.

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 nearest single family residence to the location of the proposed structure is approximately 1.500 linear to the north located at 6640 Williams Road, Folio 062535-0200. Additionally, the property of the subject variance request is heavily forested and will provide substantial buffering to not interfere or injure the rights of others.

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).

Please see attached.

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.

Please see attached.

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.

Please see attached.

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?

Response: The hardship in this case does not arise from the physical size or shape of the property, but from the fact that the existing zoning classification imposes a height limitation that restricts reasonable development consistent with surrounding context and current design standards. The need for a variance is a direct result of the zoning regulations as applied to this parcel, rather than a condition created by the applicant or due to site constraints. Additionally, a similarly zoned property directly to the north was recently approved for a comparable height variance, highlighting that this request is not extraordinary but rather a justified adjustment to achieve consistency and fairness in the application of zoning standards. This demonstrates that the request is both appropriate and consistent with the evolving built character of the area.

The variance would allow for development that aligns with the neighborhood context, promotes design continuity, and avoids imposing undue restrictions on this specific parcel that are not experienced by similarly situated properties nearby.

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*).

Response: The variance supports the orderly use of land by accommodating a design that responds to unique site conditions without negatively impacting adjacent properties or the neighborhood character. The proposed height increase allows for a more functional and aesthetically compatible building design while maintaining appropriate setbacks and visual buffers. Granting the variance allows the property owner to make reasonable use of the land consistent with the surrounding development pattern. It protects private property rights while ensuring that no adverse impacts to neighboring parcels will occur, thereby upholding the intent to promote property values and compatibility.

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.

Response: The need for the requested variance does not result from any illegal act or from actions taken by the applicant that would constitute a self-imposed hardship. The hardship arises from unique physical characteristics of the property, such as its irregular shape, topography, or dimensional constraints that limit the reasonable application of standard zoning requirements. In this case, the existing site conditions were present prior to the applicant's ownership and development plans. The applicant has acted in good faith to comply with all applicable regulations and has not created the conditions necessitating the variance through subdivision, construction, or modification of the lot. The request is a response to these pre-existing conditions, not the result of an intentional design decision to exceed code limitations.

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.

Response: Allowing the requested variance will result in substantial justice by balancing the public interests protected by the Land Development Code (LDC) with the individual right of the property owner to reasonably utilize their land. The LDC is intended to promote orderly development, protect public health and safety, and ensure compatibility within neighborhoods. The proposed variance does not undermine these objectives, as it maintains compliance with other key development standards such as setbacks, lot coverage, and compatibility with surrounding properties.

Failure to grant the variance would impose an unnecessary and disproportionate hardship on the property owner by preventing full use of the property due to site-specific constraints that are not common to surrounding parcels. This would limit the ability to construct a structure that is both functional and consistent with community character, despite there being no adverse impact on adjacent properties or public welfare.

Granting the variance provides equitable relief without compromising the overall purpose of the LDC. It ensures the property owner is not unfairly burdened by regulations that, in this unique case, hinder reasonable development while offering no significant public benefit in return.

Rec. Fee	44.00
Doc Stamps	
Intang Tax	44.00
Total	88.00

Prepared by and return to:

Peter J. Vasti, Esq.
DiVito, Higham & Vasti, P.A.
4514 Central Avenue
St. Petersburg, FL 33711

File Number: 10470.001

This Corrective Warranty Deed is granted by the Grantor to correct that certain Warranty Deed dated June 16, 2016, recorded June 23, 2016 in O.R. Book 24182, page 1096, of the Public Records of Hillsborough County, Florida, to correct a scrivener's error in the legal description. Documentary stamp taxes in the amount of the conveyance were affixed when the Deed was originally recorded in Hillsborough County.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made effective June 16, 2016, between Robert N. Lynch, as Bishop of the Diocese of St. Petersburg, a corporation sole whose post office address is PO Box 40200, Saint Petersburg, FL 33743, grantor, and Miserere Guild of Hillsborough County, Inc., a Florida not-for-profit corporation whose post office address is 6363 Ninth Avenue North, Saint Petersburg, FL 33713, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Numbers: A0626840000 and A0626880000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015.**

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

Signed, sealed and delivered in our presence:

Witness Name: JOSEPH A. DIVITO

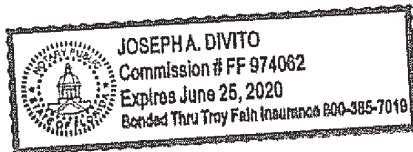
Witness Name: PETER J. VASTI

Robert N. Lynch, as Bishop of the Diocese of St. Petersburg, a corporation sole

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 9 day of August, 2016 by Robert N. Lynch, as Bishop of the Diocese of St. Petersburg, a corporation sole. He [X] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Joseph A. Divito

My Commission Expires: on Sept



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0987

Intake Date: 06/20/2025

Hearing(s) and type: Date: 08/25/2025

Type: LUHO

Receipt Number: 492588

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: Williams Road

City/State/Zip: Seffner, FL 33584

TWN-RN-SEC: 32-28-20 Folio(s): 062689, 0000 Zoning: AR Future Land Use: R-1 Property Size: 54.83 acres

Property Owner Information

Name: Terry Young

Daytime Phone: 727.572.4355

Address: 10706 E Sligh Ave

City/State/Zip: Tampa, FL 33584

Email: ty@calvarycemetery.net

Fax Number _____

Applicant Information

Name: Hamilton Engineering and Survey, LLC - Lucas Carlo

Daytime Phone: 813.250.3535

Address: 3409 W Lemon St

City/State/Zip: Tampa, FL 33609

Email: lucasc@hamiltonengineering.us

Fax Number _____

Applicant's Representative (if different than above)

Name: Hamilton Engineering and Surveying, LLC - Ryan McCaffrey

Daytime Phone: 813.250.3535

Address: 3409 W Lemon St

City/State/Zip: Tampa, FL 33609

Email: ryanm@hamiltonengineering.us

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

Lucas Carlo

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)

Terry Young

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: Hamilton Engineering and Surveying, LLC - Lucas Carlo Phone: 813.250.3535

Representative's Email: lucasc@hamiltonengineering.us

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 Sunbiz.org .
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	☒	☐	Legal Description for the subject site
9	☐	☒	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	☐	☒	Fastrack Approval (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

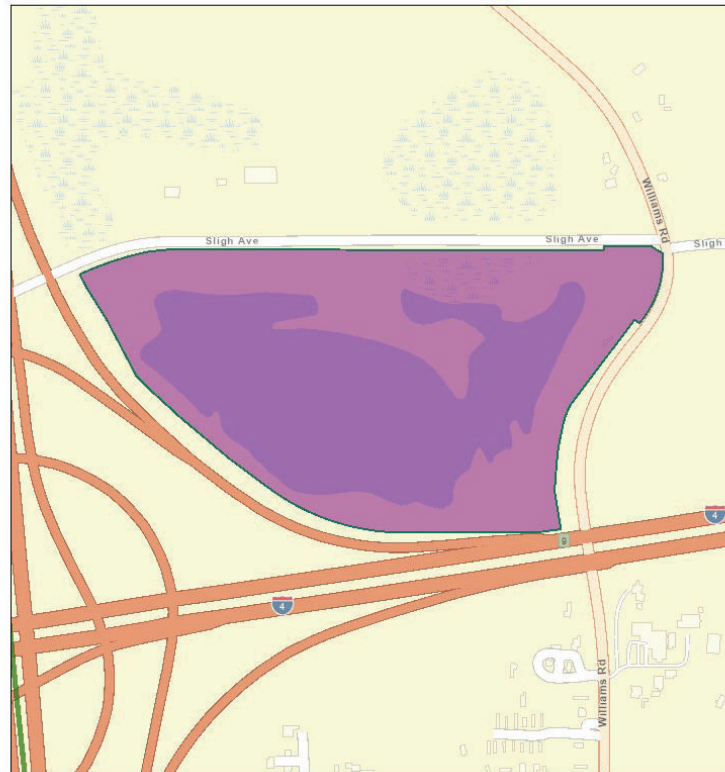
Additional Submittal Requirements for a Variance

- 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: 62689.0000



June 20, 2025

1:5,868
0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

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	AR
Description	Agricultural - Rural
Flood Zone:AE	BFE = 18.5 ft
Flood Zone:AE	BFE = 19.0 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0240H
FIRM Panel	12057C0240H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120240C
County Wide Planning Area	Thonotosassa
Community Base Planning Area	Thonotosassa
Community Base Planning Area	East Lake Orient Park Area
Census Data	Tract: 010305 Block: 2044
Census Data	Tract: 010305 Block: 2035
Census Data	Tract: 010305 Block: 2036
Future Landuse	P/QP
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	70' AMSL
Aviation Authority Height Restrictions	90' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 62689.0000
PIN: U-32-28-20-ZZZ-000002-24440.2
Miserere Guild Of Hillsborough County Inc
Mailing Address:
 6363 9th Ave N
 null
 Saint Petersburg, FL 33710-6299
Site Address:
 0 Williams Rd
 Seffner, FL 33584
SEC-TWN-RNG: 32-28-20
Acreage: 54.83
Market Value: \$1,689,030.00
Landuse Code: 7610 CEMETERY

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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.