



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0550	
LUHO HEARING DATE: May 23, 2022	CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting a lot width variance for an existing lot to accommodate a proposed single-family dwelling on property zoned ASC-1 and located on a cul-de-sac.

VARIANCE(S):

Lot Width

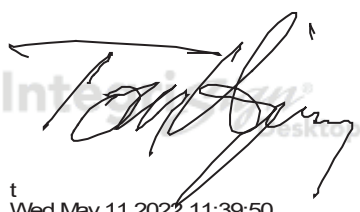
Per LDC Section 6.01.01, a minimum lot width of 150 feet is required in the ASC-1 district. Per LDC Section 6.01.03.A, the width of lots fronting on curves or cul-de-sacs shall be measured as a straight line tangent to the midpoint of the arc of the curve formed by the building line. The building line may be equal to or greater than the required front yard of the zoning district. In the subject case, this places the permitted building line is approximately 120 feet from the front lot line of the subject property. In order to move the permitted building line closer to the front lot line, the applicant requests a 33.38-foot reduction to the required lot width to allow a width of 116.62 feet. This will place the permitted building line approximately 89 feet from the front lot line, which exceeds the minimum front yard of 50 feet required in the ASC-1 district.

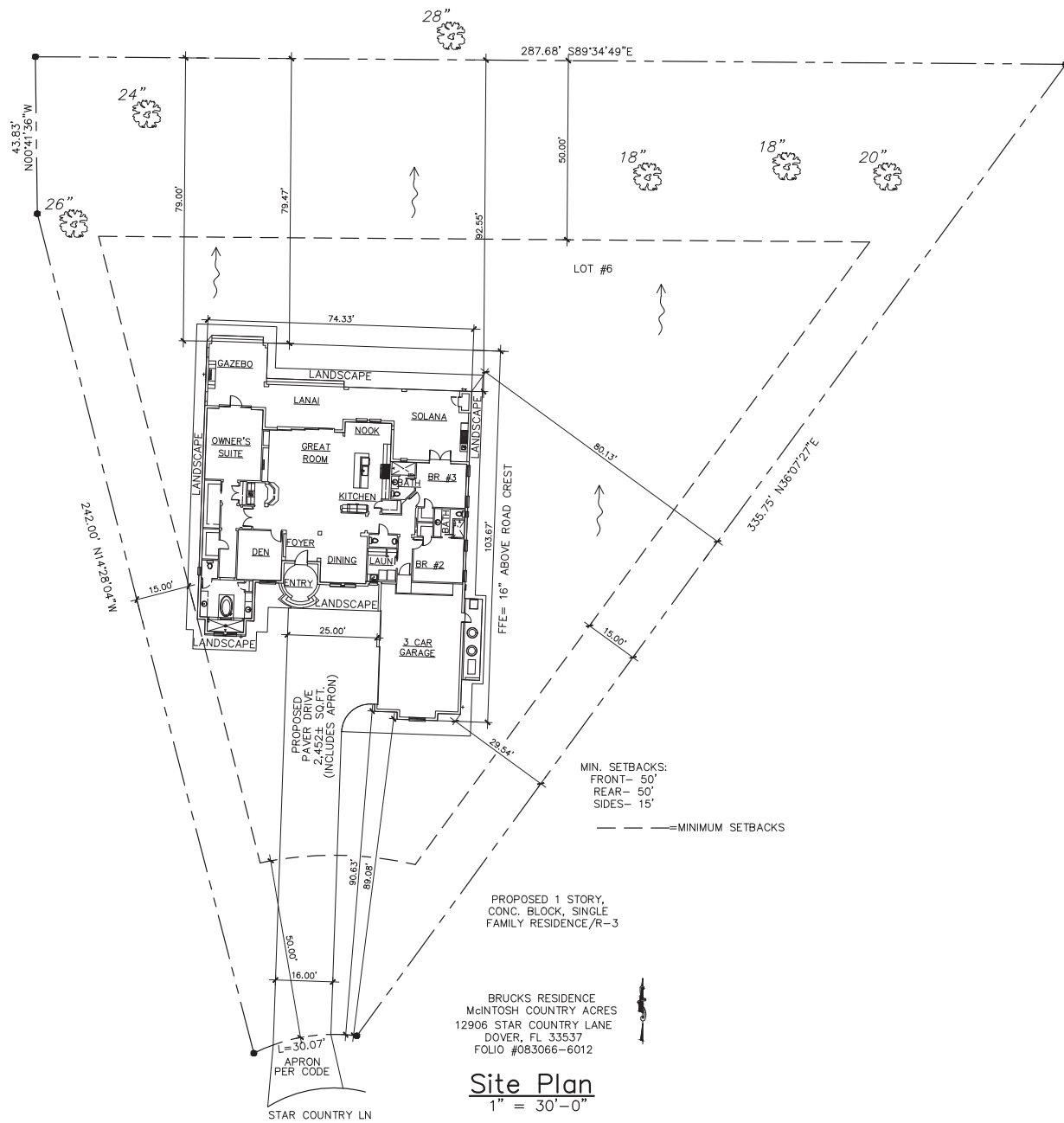
FINDINGS:

- The site plan submitted by the applicant shows the proposed single-family home will meet the 15-foot side yard and 50-foot rear yard setbacks required in the ASC-1 district.

DISCLAIMER:

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

ADMINISTRATOR'S SIGN-OFF	
	
<small>t</small> Wed May 11 2022 11:39:50	
Attachments: Application	
Property Survey	
Proposed Site Plan	
Petitioner's Written Statement	





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number:	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: 22-0550 Applicant's Name: Megan Ray

Reviewing Planner's Name: _____ Date: _____

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): 4/25

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 next 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 next 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.

Megan Ray
Signature

3/22/22
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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 22-0550

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: Megan Ray
(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
1 <input checked="" type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input checked="" type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input checked="" type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input checked="" type="checkbox"/>	Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Variance Request Form & Additional Information Form.</p> </div>

*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.



March 22, 2022

Hillsborough County Development services,

Hulbert Homes has made these revisions to some of the forms and site plan for variance request job number 22-0550.

- Added building setback line with dimension.
- Stated the proposed minimum lot width from 150 ft to 116.62 ft.
- Answered questions 4,5, and 6 on the Variance Criteria Response Form.
- Changed question 3 to reflect NO on the Additional Information portion

Sincerely,

Megan Ray
HULBERT HOMES, INC

Application Number: 22-0550

VARIANCE REQUEST

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

We would like to request a variance to the building setback line for folio # 083066.6012. The request is to reduce the minimum lot width from 150 ft to 116.62 ft. Please see attached site plan.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
6.01.01 and 6.01.03.A
-
-
-

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): Site plan presubmittal meeting completed on 2/1/22.
3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:
Public Water Public Wastewater Private Well Proposed Septic Tank Proposed
5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from 19th floor County Center).



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Sincerely,

Megan Ray
HULBERT HOMES, INC

VARIANCE CRITERIA RESPONSE

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

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The driveway is already over 100' long. If we push the home back any further, it cuts down the back yard outdoor living area.
It does not adversely affect the neighboring properties. In fact, it's consistent with the street scape of the neighborhood.

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.

If we pushed was pushed back to the front setback line, we would be deprived of an enjoyable space in the backyard.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The variance, when allowed, would position the house perfectly on the lot.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

This is a residential neighborhood. We would be building home that fits in harmony with the neighborhood and surrounding homes.

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.

This lot was legally established. There is no illegal act we are designing a home that works best with that lot.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Allowing the variance will result in substantial justice because this design and placement is similar to other surrounding homes in the neighborhood.
We are not trying to build something outside the intent of the other neighbors. Also, moving the house back to the 50 ft setback would leave very little room for a backyard and extend the driveway to around 150 ft.

Prepared by:
Debbie Koch
Lakeland Title, LLC
307 West Highland Drive
Lakeland, Florida 33813

File Number: 21818

General Warranty Deed

Made this 16th day of September, 2021 A.D. By **Craig L. Durrance**, whose address is: 12907 Star Country Lane, Dover, Florida 33527, hereinafter called the grantor, to **Jessica A. Brucks and Charles R Brucks, IV, wife and husband**, whose post office address is: 190 Diamond Ridge Blvd., Auburndale, Florida 33823, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 6, MCINTOSH COUNTRY ACRES, a subdivision according to the plat thereof recorded at Plat Book 94, Pages 63, in the Public Records of Hillsborough County, Florida, together with an undivided 1/7 interest in and to Parcel "A", known as Star Country Lane to be used for ingress, egress and utilities.

GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF THE HOMESTEAD PROPERTY

Parcel ID Number: **U-31-28-21-64W-000000-00006.0**

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, 2020.



VARIANCE APPLICATION

Received
02/14/2022
Development Services

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

Address: 12906 Star Country Lane City/State/Zip: Dover, FL 33537 TWN-RN-SEC: 31-28-21
Folio(s): 083066.6012 Zoning: ASC-1 Future Land Use: SFR Property Size: 1.02

Property Owner Information

Name: Charles and Jessica Brucks Daytime Phone: 407-234-3231
Address: 190 Diamond Ridge Blvd City/State/Zip: Auburndale, FL 33823
Email: Cbrucks77@gmail.com FAX Number: _____

Applicant Information

Name: Hulbert Homes, Inc. Daytime Phone: 863-220-5026
Address: 5116 South Lakeland Drive City/State/Zip: Lakeland, FL 33813
Email: megan@hulberthomes.com FAX Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City / State/Zip: _____
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.
Megan Ray
Signature of Applicant
Megan Ray
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.
[Signature] / [Signature]
Signature of Property Owner
Charles Brucks / Jessica Brucks
Type or Print Name

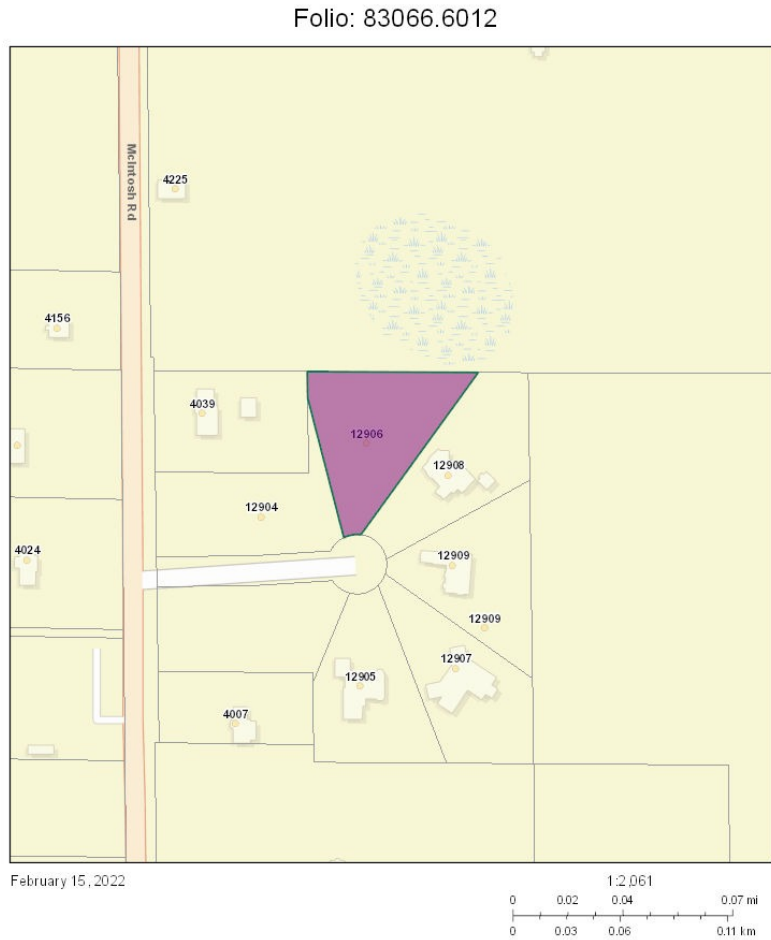
Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 02/14/22
Case Number: 22-0550 Public Hearing Date: 04/25/22
Receipt Number: _____



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0263H
FIRM Panel	12057C0263H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120265D
County Wide Planning Area	East Rural
Census Data	Tract: 012106 Block: 1019
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
Competitive Sites	NO
Redevelopment Area	NO



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 83066.6012
PIN: U-31-28-21-64W-000000-00006.0
JESSICA A AND CHARLES R BRUCKS IV
Mailing Address:
 190 DIAMOND RIDGE BLVD
 AUBURNDALE, FL 33823-8601
Site Address:
 12906 STAR COUNTRY LN
 DOVER, FL 33527
SEC-TWN-RNG: 31-28-21
Acreage: 1.02351999
Market Value: \$68,850.00
Landuse Code: 0000 VACANT RESIDENT

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.

22-0550

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Deborah A. Koch
Witness Printed Name

[Signature] (Seal)
Craig L. Durrance
Craig L. Durrance

[Signature]
Witness Signature
Brenda Jimenez
Witness Printed Name

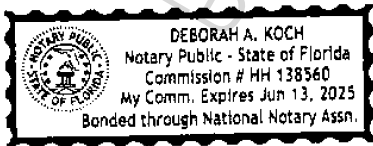
State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 14 day of Sept, 2021, by Craig Durrance, who is personally known to me or who has produced Dr. Mc as identification. The signer appeared by means of physical presence x or online notarization .

[Signature]
Notary Public
Print Name:

(seal)

My Commission Expires:



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