

Variance Application: VAR 26-0600
LUHO Hearing Date: May 11, 2026
Case Reviewer: Michelle Montalbano



**Hillsborough
 County Florida**

Development Services Department

Applicant: Matthew Groot (Suncoast Power Solutions) **Zoning:** RSC-6
Location: 9709 Hidden Grove Ct, Tampa, FL 33618; Parcel Folio # 24372.1504


Request Summary:

The applicant is requesting a variance to the minimum side yard setback permitted for mechanical equipment.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.I.3 6.01.01	Mechanical equipment, including generators, may project three feet or no more than 50 percent of the required side yard(s), whichever is more restrictive. The RSC-6 zoning district requires a minimum side yard setback of 7.5 feet. Therefore, a minimum setback of 4.5 feet is required for mechanical equipment.	6-inches	4-foot side yard setback for mechanical equipment

Findings:	None.
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Zoning Administrator Sign Off:	 Colleen Marshall Mon Apr 27 2026 09:58:00
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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.



Additional / Revised Information Sheet

Office Use Only		
Application Number: VA26-0600	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: VA26-0600 Applicant's Name: Matthew Groot

Reviewing Planner's Name: Michelle Montalbano Date: 04/17/2026

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): 05/11/2026

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.

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**Email this form along with all submittal items indicated on the next page in pdf form to:
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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.

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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

4/17/26
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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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 VA26-0600


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: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
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17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%;"></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.

26-0600
RCVD
4-17-26



Suncoast Power Solutions
4101 W. Linebaugh Ave
Tampa FL 33624

4/16/26

VAR26-0600

Site plan Revision

Generator Placement

The site plan that was originally submitted shows the generator 3'-11" from the property line. There was a measurement error in this placement. The generator with is 2' and will be 1'-6" from the home, this will result in the generator being 4' from the property line, which aligns will the application of needed a 6" variance.

Have a great day,

Matthew Groot

Applicant

Suncoast Power Solutions



Project Description (Variance Request) 4-20-26

- 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.

REQUESTING A VARIANCE OF 6 INCHES FROM THE REQUIRED SIDE YARD SETBACK OF 7'-6" RESULTING IN A 4 FOOT SIDE SETBACK. TE FACILITATE THE INSTALLATION OF AN EMERGENCY GENERATOR. DUE TO THE SETBACK REQUIREMENTS ON THE PROPERTY AND CODE REQUIREMENTS FOR THE GENERATOR INSTALLATION, THERE IS NO LOCATION ON THE PROPERTY THAT FIT THE SETBACK REQUIREMENTS.

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

6.01.03.I.3

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? [X] 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?
[X] 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? [X] 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?
[X] No [] Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water - Service Application Conditional Approval - Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

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

THE LAYOUT OF THE HOME HAS A WINDOW IN THE BACK CORNER OF THE HOME WHICH THE GENERATOR WOULD HAVE TO BE 5 FEET FROM. THIS PUTS THE GENERATOR INTO THE REAR SETBACK

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.

THE REQUIREMENTS OF THE LDC WOULD DEPRIVE THE RIGHT TO HAVE EMERGENCY POWER IN THE EVENT OF A WEATHER EVENT OR POWER FAILURE. THIS EMERGENCY POWER IS A VITAL COMPONENT TO LIVING STANDARDS.

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.

CURRENTLY THERE IS A FENCE SEPERATING THE PROPERTIES. THE GENERATOR BEING AN ADDITIONAL 6 INCHES WILL NOT CHANGE ANYTHING FOR THE NEIGHBORING PROPERTY

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).

1.02.03 REFERS TO THE WELFARE AND COMFORT OF THE CITIZENS OF HILLSBOROUGH COUNTY. THE ABILITY TO INSTALL AN EMERGENCY BACKUP GENERATOR WOULD PROVIDE THE HOME OWNER COMFORT AND ENHANCED WELFARE DURING HIGH STRESS AND DANGEROUS POWER OUTAGES

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

THERE HAS BEEN NO CHANGE TO THE PEOPERTY SINCE THE HOME WAS BUILT IN 1997 THAT WOULD RESULT IN A GENERATOR NOT BEING ABLE TO FIT ON THE PROPERTY.

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.

THE ABILITY TO HAVE EMERGENCY BACKUP POWER WOULD BE THE JUSTICE TO THE HOMEOWNER. THE LDC INTENT IS TO AID IN THE HARMONIOUS DEEVELOPMENT, THIS GENERATOR WILL STILL BE SHEILDED BY A FENCE SO THERE WILL BE NO CHANGE TO THE HARMONY

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") made the 10th day of April, 1997, by HOMEWOOD CORPORATION, an Ohio corporation, whose post office address is 750 Northlawn Drive, Columbus, Ohio 43214 (hereinafter called the "Grantor"), to SALVATORE MUSUMECI and STEPHANIE G. MUSUMECI, husband and wife, whose post office address is 12105 WASATCH COURT,
TAMPA, FL 33624 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, that certain land situate in Hillsborough County, Florida, to wit:

Lot 2, Block 1, THE ESTATES AT WHITE TROUT LAKE, according to the Plat thereof as recorded in Plat Book 74, Page 1, of the Public Records of Hillsborough County, Florida (hereinafter the "Property")

Parcel Identification No. 24372.1504

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.

**RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY**

Documentary Tax Pd - F.S. 201.02 \$ 371.00
Documentary Tax Pd - F.S. 201.09 \$ 0
Intangible Tax Pd - F.S. 199 \$ 0
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

Prepared By and Return To:
JANA ANDREWS, ESQUIRE
Jana Andrews & Associates, P.A.
2807 W. Busch Boulevard, Suite 202
Tampa, FL 33618

1997 JUN -4 AM 10:39

0097140166

This conveyance is subject to:

- a. Real property taxes and assessments for year 1997 and subsequent years;
 - b. Declaration of Covenants, Conditions and Restrictions as recorded in the public records of Hillsborough County as may be amended from time to time;
 - c. Matters shown on all applicable plats as recorded in the public records of Hillsborough County, Florida;
 - d. Easements, rights-of-way, limitations, conditions, covenants and restrictions of record or matters otherwise common to the subdivision;
 - e. The nature and extent, if any, of riparian or littoral rights;
 - f. Zoning and other regulatory laws and ordinances affecting the land;
- and
- g. Matters which are disclosed by an accurate survey.

The Grantor hereby covenants with the Grantee that except as set forth above, at the time of delivery of this Deed, the Property is free from all encumbrances made by Grantor and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its name, and its corporate seal to be affixed hereto by its officers thereunto duly authorized, on the day and year first above written.

Signed, sealed and delivered
in our presence:

HOMEWOOD CORPORATION,
an Ohio corporation

Theresa L. Rice
Signature of Witness

BY: [Signature]
John H. Bain, President
750 Northlawn Drive
Columbus, OH 43214

Print Witness Name: Theresa L. Rice

Elizabeth Schelling
Signature of Witness

Print Witness Name: Elizabeth Schelling

OFF REC 8587 P 0336

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 10th day of April, 1997 by John H. Bain, as President of Homewood Corporation, an Ohio corporation, on behalf of said corporation. Mr. Bain is personally known to me.

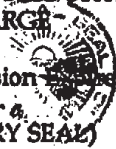
Theresa L. Rice

Print Notary Name: _____

NOTARY PUBLIC, STATE OF
OHIO AT LARGE

My Commission Expires _____

(NOTARY SEAL)



THERESA L. RICE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 2/28/99

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4/7/26

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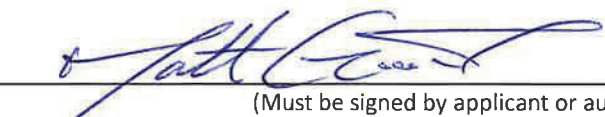
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Type of information included and location _____

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

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

Property Information

Address: 9709 Hidden Cove CT City/State/Zip: TAMPA, FL 33618-4542
TWN-RN-SEC: 28-18-22 Folio(s): 24372.1504 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.25

Property Owner Information

Name: MUSUMECI SALVATORE & MUSUMECI STEPHANIE G Daytime Phone 813-767-8916
Address: 9709 HIDDEN COVE CT City/State/Zip: TAMPA, FL 33618-4542
Email: smusumeci09@gmail.com Fax Number _____

Applicant Information

Name: Matthew Groot
Stan Hawkins (Suncoast Power Solutions) Daytime Phone (813) 688-0116
Address: 4101 W. Linebaugh Avenue City/State/Zip: Tampa, FL 33624
Email: Permits@suncoastpowersolutions.com Fax Number _____

Applicant's Representative (if different than above)

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

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

Signature of the Applicant
Matthew Groot
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)
Stephanie G Musumeci
Type or print name

SALVATORE MUSUMECI

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