

Variance Application: 25-1034
LUHO Hearing Date: August 25, 2025
Case Reviewer: Wayne Doyon



**Hillsborough
County Florida**

Development Services Department

Applicant: Dennis G. Mason **Zoning:** AS-1
Location: 2007 Sparkman Road, Plant City, FL 33566

Request Summary:

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant's specific request, as shown on the site plan submitted on 06/30/2025, is to allow for encroachment for a concrete ramp to be within the 30-foot Wetland Conservation Area setback.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot Wetland Conservation Area setback.	6.8-foot max encroachment for a concrete ramp in the Wetland Conservation Area setback.	23.4-foot remaining setback

Findings:

1. No mitigation plantings required.

Zoning Administrator Sign Off:

Wayne A. Doyon

COMPLETED

By DoyonW at 10:08:24 AM, 08/07/2025

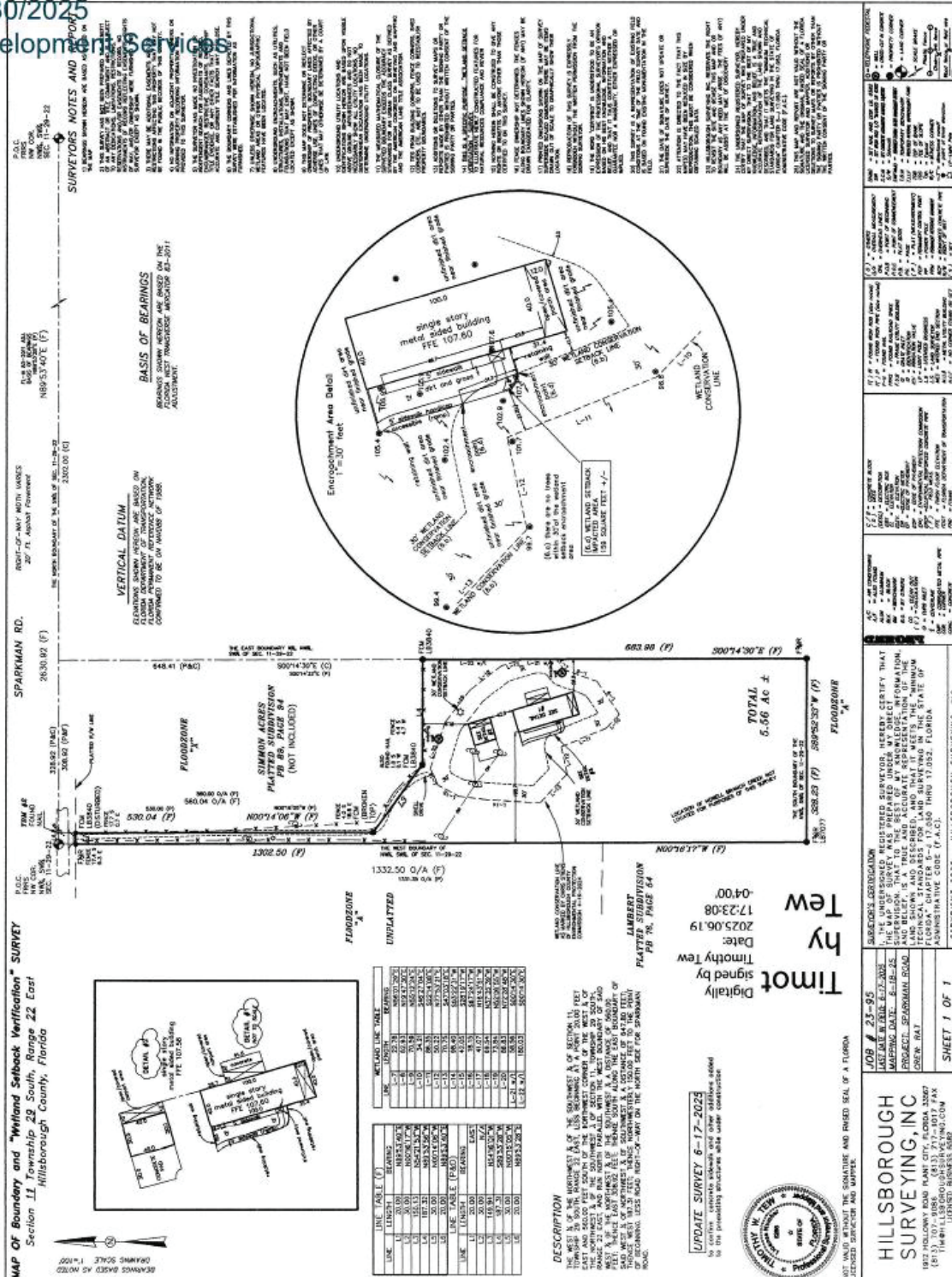
DISCLAIMER:

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

SURVEY/SITE PLAN

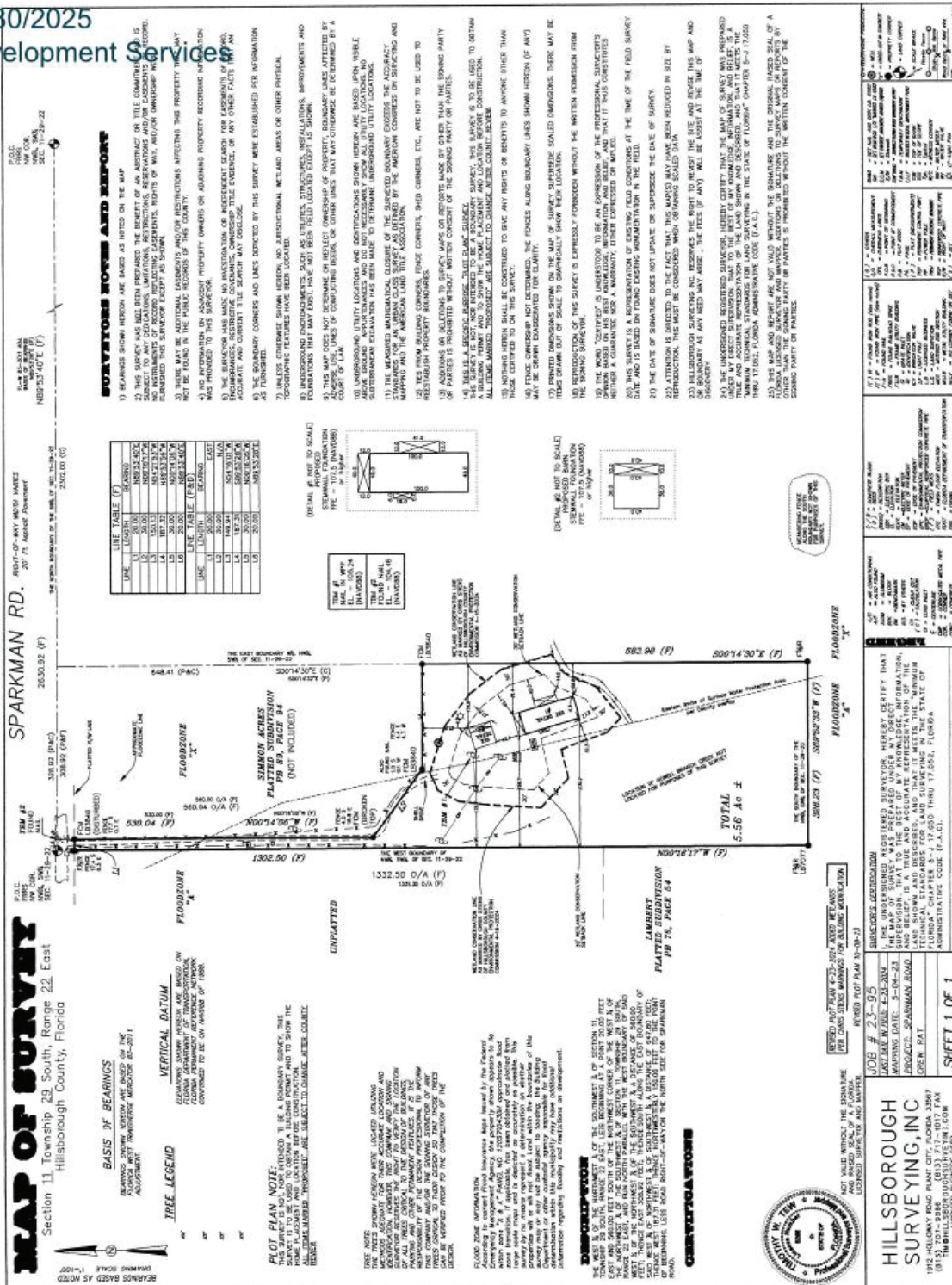
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Development Services



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06/30/2025
Development Services



25-1034

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Project Description (Variance Request)

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

When the stem wall for our new home was installed, the east side was 2 block high and the west side was 7 block high. The west side is the entry side of the home. I have been on disability for 20+ years and have been scheduled for another hip replacement on 7/3/25. We constructed a ramped concrete walkway with a stem wall to reach the front door with a wheelchair or electric chair. This 60+ foot long ramp encroached on the 30' set back of the wetland by 159sf.

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

Sec. 4.01.07
B. Setbacks

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): Revision to our house build: HC-BLD-24-0061815-REV1
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 Reclaimed 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?

It would deprive resident from access to home due to disability.

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.

It would deprive resident from access to home due to disability.

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.

This would not affect other property owners or their properties.

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

It satisfies that the resident or any person in a wheelchair could access the home

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.

Due to resident disability in good faith and realized after the fact.

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 ramp is medically necessary for the homeowner to access his home safely, provide a secure and stable surface for mobility challenges, crucial in emergency situations to allow emergency responders to safely enter & exit home.

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Recorded at Request of _____ at _____, Fee Paid \$ _____,
\$ _____ by _____ Dep.Book _____ Page _____ Ref: _____ Mail tax notice
to: Dennis G. Mason, 1913 Jaudon Road, Dover, FL 33527

Quit Claim Deed

The Rotonda Towers, LLC Limited Partnership, Grantor, of Dover, County of Hillsborough, State of Florida, hereby QUIT-CLAIM to Dennis G. and Angela S. Mason, dated the 11th day of September, 2023, Grantee for the sum of TEN DOLLARS (\$10.00) the following described tract of land in Hillsborough County, State of Florida, subject to the encumbrances owed thereof to wit:

THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 22 EAST; LESS BEGINNING AT A POINT 20 FEET EAST 560 FEET SOUTH OF THE NORTHWEST CORNER OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 22 EAST, AND RUN NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID WEST BOUNDARY OF SAID WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 560.00 FEET; THENCE EAST 308.92 FEET; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 647.80 FEET; THENCE WEST 187.31 FEET; THENCE NORTHWESTERLY 150.00 FEET TO POINT OF BEGINNING, LESS RIGHT OF WAY ON THE NORTH SIDE FOR SPARKMAN ROAD.

Parcel # U-11-29-22-ZZZ-000004-91560.0

Grantor Signature:

DATED: 9/11/2023

Dennis G. Mason

Dennis G. Mason, Manager on behalf of ROTONDA TOWERS LLC

Witness the hand of said grantor, this 11th day of September, 2023. Signed in the presence of:

[Signature]

Signature of Witness

Eddy Valerio

Print name of Witness

[Signature]

Signature of Witness

Judelyn Argen

Print Name of Witness

STATE OF: Florida

COUNTY OF: Hillsborough

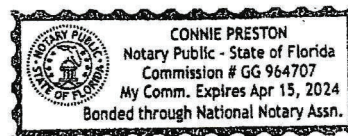
On the 11 day of Sept, 2023, Appeared Dennis Mason

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Signature of Notary Affiant



Known ☒ Produced ID Type of ID FL DL

(Seal)

[Signature]

Signature of Preparer

Dennis G. Mason

Print Name of Preparer

1913 Jordon Road, Dover, FL 33527

Address of Preparer



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1034

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

Date: _____

Type: LUHO

Type: _____

Intake Date: 06/30/2025

Receipt Number: 25-1034

Intake Staff Signature: Charles Phillips

Property Information

Address: 2007 Sparkman Road City/State/Zip: Plant City / FL / 33566

TWN-RN-SEC: 29-22-11 Folio(s): 091942-0009 Zoning: AS-1 Future Land Use: R-1 Property Size: 5.56 AC

Property Owner Information

Name: Dennis G. Mason Angela S. Mason Daytime Phone 941-468-3133

Address: 1913 Jaudon Road City/State/Zip: Dover FL 33527

Email: vacationdreams@comcast.net Fax Number _____

Applicant Information

Name: Dennis G. Mason Daytime Phone 941-468-3133

Address: 1913 Jaudon Road City/State/Zip: Dover FL 33527

Email: vacationdreams@comcast.net 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.

Dennis G. Mason
Signature of the Applicant

Dennis G. Mason
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.

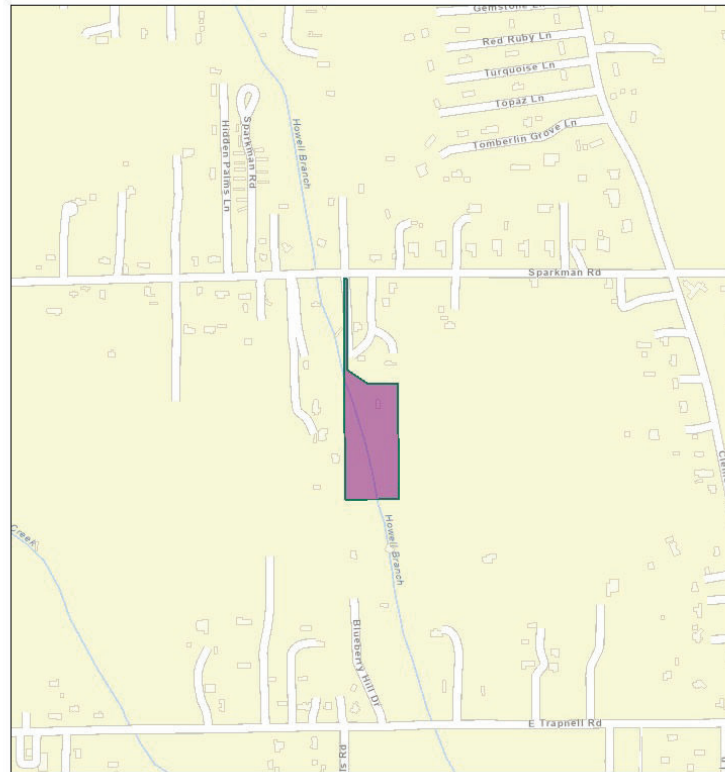
Dennis G. Mason
Signature of the Owner(s) - (All parties on the deed must sign)

Dennis G. Mason Angela S. Mason
Type or print name

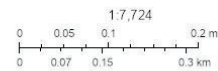


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 91942.0000



June 30, 2025



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

Hillsborough County Florida

Folio: 91942.0000

PIN: U-11-29-22-ZZZ-000004-91560.0

Dennis G And Angela S Mason

Mailing Address:

1913 Jaudon Rd

null

Dover, FL 33527-5913

Site Address:

2007 Sparkman Rd

Plant City, FL 33566

SEC-TWN-RNG: 11-29-22

Acreage: 5.33

Market Value: \$85,950.00

Landuse Code: 0000 VACANT RESIDENT

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