

Variance Application: 25-1233
LUHO Hearing Date: October 27, 2025
Case Reviewer: Wayne Doyon



**Hillsborough
County Florida**

Development Services Department

Applicant: William Molloy **Zoning:** RSC-4
Location: Folio: 004168.0300, Tampa

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 08/06/2025, is to allow for encroachment for a second-story porch with support columns and stairs 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.	6.11-foot max encroachment for a second-story porch with support columns and stairs in the Wetland Conservation Area setback.	23'.1"- foot remaining setback

Findings:

Zoning Administrator Sign Off:

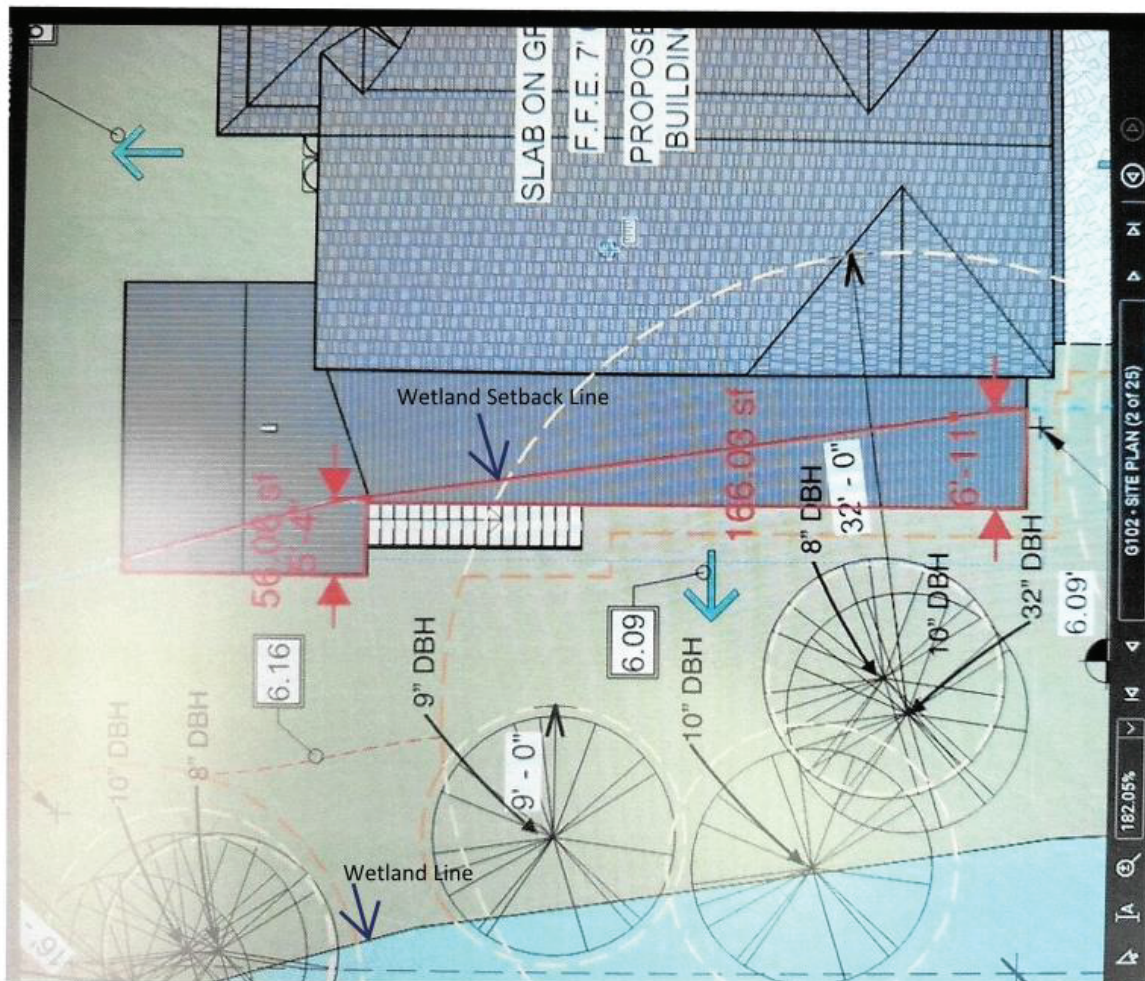
DISCLAIMER:

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.

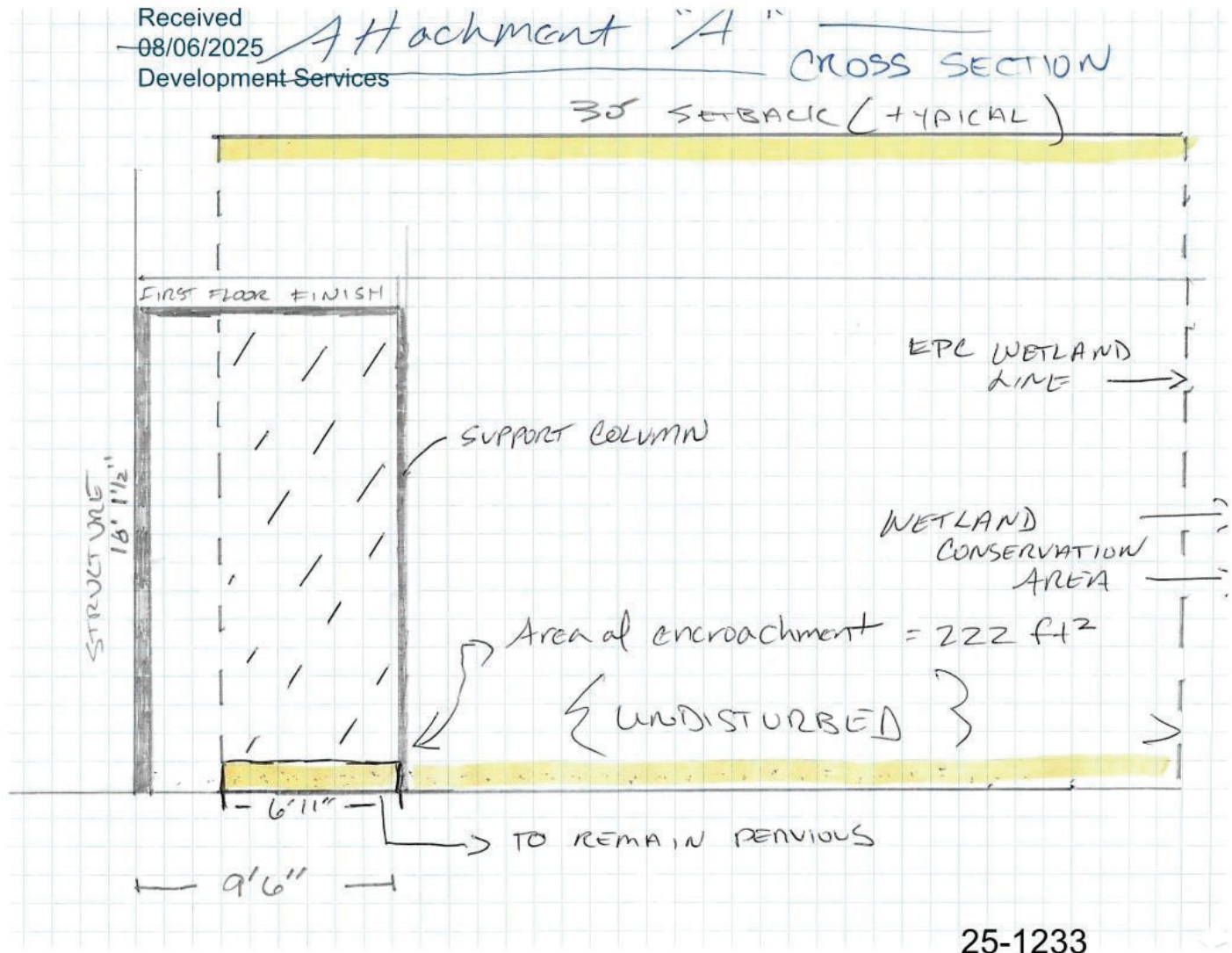
Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and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

SURVEY/SITE PLAN

Received
08/06/2025
Development Services



25-1233



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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.

The applicant requests the variance to allow for a second story porch (which is a part of a newly/ to be constructed residence) to encroach into the standard wetland setback of 30'. There is no living / enclosed space below the porch.

The impact to the actual terra firma is de minimis, in the form of simple support columns, however the overhand, though "in air" only, does encroach into the "vertical" element of the setback.

It should be noted that the applicant has disagreed with the relevant jurisdictions as to whether or not the water body triggering the setback is in fact natural or jurisdictional.

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

LDC Section 4.01.07(B)

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 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?

The subject property is part of an area with no structured development pattern in a coastal area just off of Tampa Bay. The water body triggering the request is actually freshwater and appears to be an artificial waterbody; however, the relevant agency(s) have asserted jurisdiction.

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 request is to allow for the overhang of a semi-cantilevered porch on the 2nd story. the literal requirements of the LDC in this instance are to protect sensitive waterbodies, and this second story porch area creates no potential threat to such or compromises any intent to protect environmentally sensitive areas.

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.

There are no adjoining or peripheral properties would be at all affected by the second story porch
Further the porch presents no line of site or other privacy issues for surrounding 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).

The comprehensive plan seeks to further harmony and compatibility with existing development and our natural features, and allowing a second story porch with a minimal vertical intrusion into the setback is entirely harmonious with the coastal character of the community and also, again, does not present and compatibility or consistency concerns.

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.

The applicant is "asking permission" ahead of construction or any activities which would otherwise require this variance.

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.

Substantial justice will have been achieved if the applicant is allowed to construct the porch in question; the porch has almost zero tangible impact on the surrounding environment and is entirely in line, again, with the coastal character of the community.

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Return to:
Name: Platinum National Title, LLC
Address: 28163 US Highway 19 North
Suite 100
Clearwater, FL 33761
This instrument prepared by: Danielle Woolford
Platinum National Title, LLC
28163 US Highway 19 North
Suite 100
Clearwater, FL 33761
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
File No.: 2024-214

WARRANTY DEED

This Warranty Deed Made this 19th day of April, 2024 by **WINARD E. PARSONS, JR. and MARGARET J. THATCHER as Successor Trustees of the Michael Robles Parsons Revocable Trust dated June 3, 2022**, hereinafter called the Grantor, whose post office address is: 8124 Bay Drive, Tampa, FL 33635

to: **DUSTIN KYLE HINSON, Single and CAITLIN MARYANNE HAGAMAN, Single, as Tenants in Common**, whose post office address is: 2004 Lanier Road, Plant City, FL 33565 hereinafter called the Grantee,

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars, 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 situated in Hillsborough County, Florida, viz:

Lot 3, that part of the Lot 52, Reolds Farm Plat No. 1, as per map or plat thereof as recorded in Plat Book 1, Page 145 of the Public Records of Hillsborough County, Florida, and being more particularly described as follows: For a Point of Reference commence 30.00 feet South and 30.00 feet East of the Northwest corner of Lot 52, Reolds Farm Plat No. 1, as per map or plat thereof as recorded in Plat Book 1, Page 145 of the Public Records of Hillsborough County, Florida and run thence South 00 degrees 13 minutes 45 seconds East, a distance of 199.47 feet; thence run North 89 degrees 40 minutes 01 seconds East, a distance of 130.08 feet to the Point of Beginning; thence run North 89 degrees 40 minutes 01 seconds East a distance of 130.06 feet; thence run South 01 degrees 08 minutes 00 seconds East, a distance of 196.15 feet; thence run South 89 degrees 40 minutes 01 seconds West, a distance of 132.06 feet; thence run North 00 degrees 32 minutes 56 seconds West, a distance of 196.13 feet to the Point of Beginning.

Property Appraisers Parcel Identification (Folio) Number(s): U-30-28-17-06J-000000-08800.3

This property is not the homestead of the Grantors. This property is VACANT land.

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 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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 #1

Leslie Buddemeier
Witness #1 Print Name

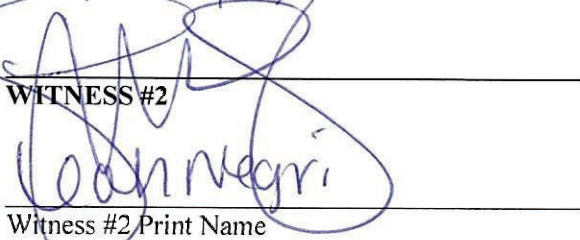

WINARD E. PARSONS, JR., Successor
Trustee of the MICHAEL ROBLES
PARSON REVOCABLE TRUST date June
3, 2022

Witness #1 Print Address:

3601 Henderson Blvd.
Tampa, FL 33609


MARGARET J. THATCHER, Successor
Trustee of the MICHAEL ROBLES
PARSON REVOCABLE TRUST date June
3, 2022

WITNESS #2


Witness #2 Print Name

Witness #2 Print Address:

29163 US Hwy 19 N #100
Clearwater FL 33761

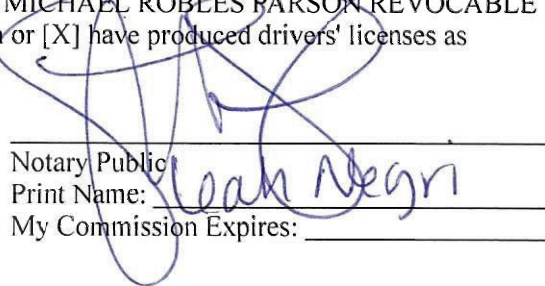
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 2024 by WINARD E. PARSONS, JR., Successor Trustee and MARGARET J. THATCHER, Successor Trustee of the MICHAEL ROBLES PARSON REVOCABLE TRUST date June 3, 2022 who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



RE: 2024-24


Notary Public
Print Name: Leah Negri
My Commission Expires: _____



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1233

Hearing(s) and type: Date: 10/27/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 08/06/2025

Receipt Number: 506942

Intake Staff Signature: Charles Phillips

Property Information

Address: Seagull Way City/State/Zip: Tampa, FL 33635

TWN-RN-SEC: 30-28-17 Folio(s): 4168.0300 Zoning: RSC-4 Future Land Use: R4 Property Size: .56 acres

Property Owner Information

Name: Dustin Kyle Hinson & Caitlin Maryanne Hagaman Daytime Phone: _____

Address: 2004 Lanier Road City/State/Zip: Plant City, FL 33565

Email: _____ Fax Number: _____

Applicant Information

Name: William Molloy Daytime Phone: 813-629-8752

Address: 325 South Boulevard City/State/Zip: Tampa, FL 33606

Email: wmolloy@mjlaw.us Fax Number: _____

Applicant's Representative (if different than above)

Name: same as above 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

William Molloy

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)

Dustin Hinson / Caitlin Hagaman

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: William Molloy Phone: 813-629-8752

Representative's Email: wmolloy@mjlaw.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 <u>on Deed</u>
9	☐	☒	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☒	<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

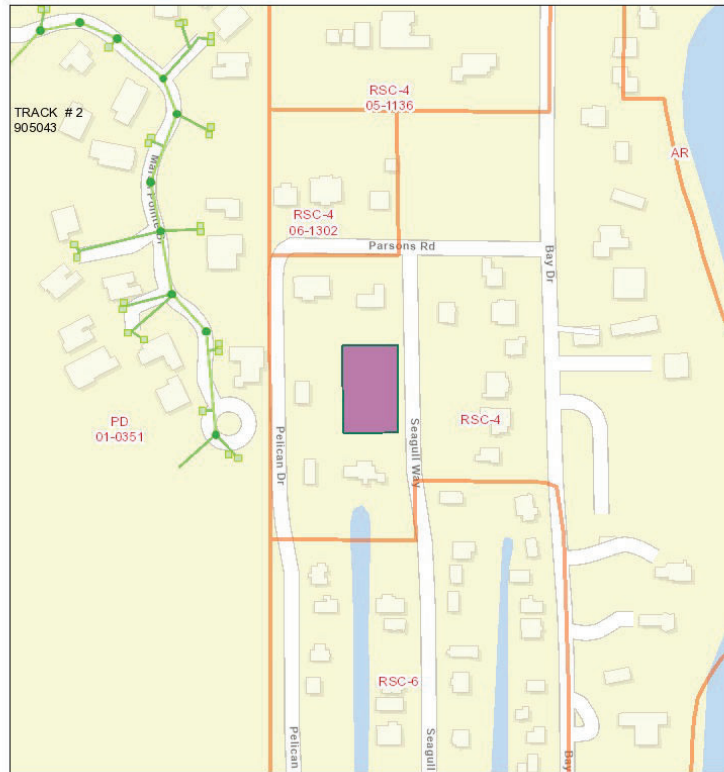
- 1 ☒ [Project Description/Written Statement of the Variance Request](#)
- 2 ☒ [Variance Criteria Response](#)
- 3 ☒ [Attachment A](#) (if applicable)
- 4 ☒ [Survey/Site Plan](#)
- 5 ☒ [Supplemental Information](#) (optional/if applicable)



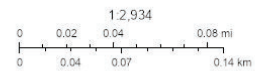
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0169H
FIRM Panel	12057C0169H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120169C
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Town and Country
Community Base Planning Area	Northwest Hillsborough
Census Data	Tract: 011709 Block: 1002
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 4168.0300



August 6, 2025



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Hillsborough County Florida

Folio: 4168.0300

PIN: U-30-28-17-06J-000000-08800.3

Dustin Kyle Hinson And Caitlin Maryanne Hagaman

Mailing Address:

2004 Lanier Rd
null

Plant City, FL 33565-7359

Site Address:

0 Seagull Way
Tampa, FL 33635-

SEC-TWN-RNG: 30-28-17

Acreage: 0.56

Market Value: \$122,075.00

Landuse Code: 0000 VACANT RESIDENT

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