

**Variance Application:** VAR 25-0307

**LUHO Hearing Date:** 03-31-2025

**Case Reviewer:** Logan McKaig



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Bruce E. Duncan

**Zoning:**

AS-0.4

**Location:** 306 S. Taylor Road; Folio: 64216.5000

**Request Summary:**

The applicant is requesting a rear yard setback variance for the purpose of building an accessory structure over 15 feet in height.


**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.04.B 6.01.01	Accessory structures over 15 feet in height shall meet primary structure setbacks of the district. A 50-foot rear yard setback is required in the AS-0.4 district.	40 feet	10-foot rear yard setback

**Findings:**

The subject parcel has been certified as a legal nonconforming lot under application NCL 25-0611 for its 2.14-acre lot size within the AS-0.4 district.

**Zoning Administrator Sign Off:**

  
Colleen Marshall  
Fri Mar 14 2025 15:22:56

**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

25-0307  
RCVD  
1-31-25

**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: 25-0307 Applicant's Name: Bruce E. Duncan / Cynthia J. Duncan  
Reviewing Planner's Name: Logan McKaig Date: 1/28/25

**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): 2/24/25

**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 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@hcf.gov.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@hcf.gov.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.**

Bruce Duncan / Cynthia J. Duncan 01-28-2025  
Signature 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 \_\_\_\_\_

☐ 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: Bruce Duncan  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

25-0307  
RCVD  
1-31-25

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.



## Project Description (Variance Request)

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.

East side of property - requesting variance to be  
10' of property line  
North & South side is 35'

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

Variance requested is 10' from east side of  
Property line.

### Additional Information

- Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes  
If yes, you must submit a copy of the Citation with this Application.
- 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): \_\_\_\_\_
- 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.
- Please indicate the existing or proposed utilities for the subject property:  
☒ Public Water ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
- 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

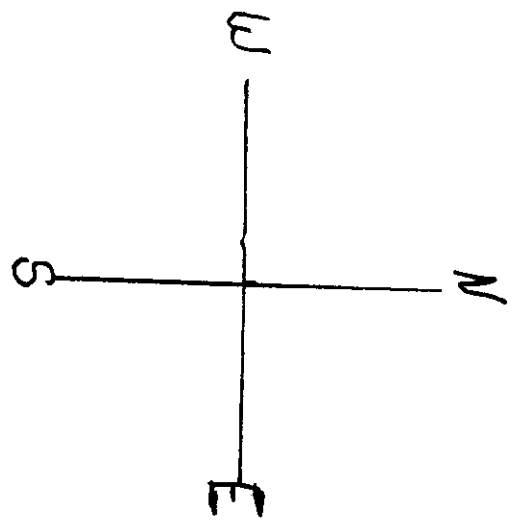
2 ACRES of land This is one Acre for Building

Property line N

210'

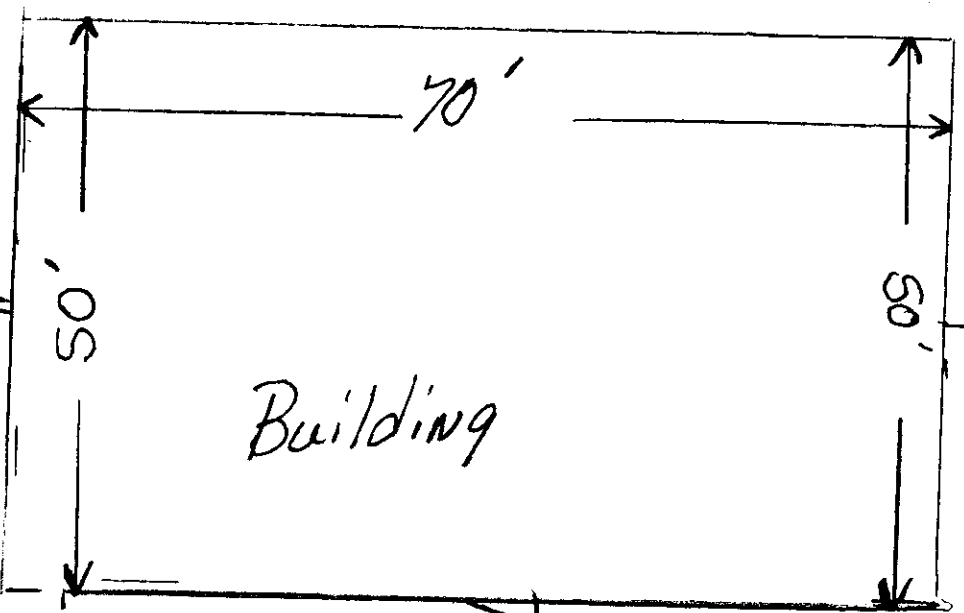
N. Field (spoon)

\* Second Acre  
Not drawn  
Is west



Property line S

210'



Property line E

5 Acres of Vacant Land Behind Building

S. Field Vacant





## 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?

There are No Hardships Between Myself & Neighbors  
I AM Retiring and will Need The Building

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.

We HAVE Lived Here 27 yrs AND Supported our County  
and do NOT expect rights because of THAT but Certainly  
would be appreciated

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.

Our Property Borders a 5 Acre Field That The  
owner expects To keep THAT way McGuinness 813 220 4339

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 Will Be a design of beauty and Trimmed  
IN Very Blending Colors we will Look forward To it

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 will be NO LAND intrusion or Contaminant  
of Any kind - FARM Building

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.

AS This Building goes up from Allsteel Co  
is The Best Builder There is AND The building will  
SHOW THAT



Received  
12/30/24  
Development Services

# This Warranty Deed

I HEREBY CERTIFY THAT THE SIGNATURE OF THE GRANTEE HAS BEEN VERIFIED BY ME TO BE THE SAME AS THE SIGNATURE OF THE GRANTEE AS SHOWN IN THE RECORDS OF THE CLERK OF THE COUNTY OF HILLSBOROUGH, FLORIDA.

Made this 4th day of February A.D. 2003  
by Evelyn C. Burgess, Unmarried

INSTR # 2003055557

O BK 12351 PG 0828

RECORDED 02/12/2003 11:10:16 AM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD (F.S. 201.02) 1,084.30  
DEPUTY CLERK F Tecer

hereinafter called the grantor, to  
Bruce E. Duncan and Cynthia J. Duncan,  
Husband and Wife

whose post office address is:  
306 S. Taylor Road  
Seffner, Florida 33584  
Grantees' SSN:

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 \$ 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:

Tract of land Situate, lying and being in Hillsborough County,  
Florida, to wit:

The North 140 feet of the south 1/2 of the SW 1/4 of the NE 1/4  
of the NE 1/4 of Section 3, Township 29 South, Range 20 East,  
Less Right-of-Way for Taylor Road off the West side thereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for  
the current year. Said property is not the homestead of the  
Grantor(s) under the laws and constitution of the State of Florida in  
that neither Grantor(s) or any members of the household of Grantor(s)  
reside thereon.

Parcel Identification Number: 64216.5000

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, 2002

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:

Arday B. Smith  
Witness Print Name: ARDAY B. SMITH

Christine Riley  
Witness Print Name: CHRISTINE RILEY

Evelyn C. Burgess  
Name & Address: Evelyn C. Burgess  
3522 Alexandra Arbor Ln.  
Tempe Terrace, FL 33637

Christine Riley  
Name & Address: CHRISTINE RILEY

Witness Print Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_

Witness Print Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 4th day of February, 2003, by

Evelyn C. Burgess, Unmarried

who is personally known to me or who has produced drivers license as identification.



Christine Riley  
Notary Public, State of Florida  
My Comm. Exp. Feb 11, 2003  
Commission # CG808421

Christine Riley  
Notary Public  
Print Name: CHRISTINE RILEY  
My Commission Expires: \_\_\_\_\_

PREPARED BY: Christine A. Riley  
RETURN TO: Alday-Donalson Title  
311 Noland Dr., Suite D  
Brandon, Florida 33511  
File No: 1030019

# Variance Application Package



Hillsborough  
County Florida  
Development Services

## Instructions to Applicants for Requests Requiring Public Hearing:

### I. Prior to completing this application:

If you have any questions regarding your proposed project prior to submittal of this application, please email [ZoningIntake-DSD@HCFLGov.net](mailto:ZoningIntake-DSD@HCFLGov.net).

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting [Sunbiz.org](http://Sunbiz.org).
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at [HCPAFL.org](http://HCPAFL.org) and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing [gisdept@hcpafl.org](mailto:gisdept@hcpafl.org). Include all folio numbers and the buffer area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property.

### II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to [ZoningIntake-DSD@HCFLGov.net](mailto:ZoningIntake-DSD@HCFLGov.net). Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

**IMPORTANT:** Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

### III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Adjacent Property Owners List and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.





## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-0307

Intake Date: 12/30/24

Hearing(s) and type: Date: 02/24/25

Type: LUHO

Receipt Number: 434844

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: Cierra James

### Property Information

Address: 306 S. Taylor Road City/State/Zip: Seffner, FL 33584

TWN-RN-SEC: 03-29-20 Folio(s): 64216.5000 Zoning: AS-0.4 Future Land Use: R-4 Property Size: 2.14 ACRES

### Property Owner Information

Name: Bruce E. Duncan/Cynthia J. Duncan Daytime Phone: 813-601-3701

Address: 306 S. TAYLOR ROAD City/State/Zip: SEFFNER, FL 33584

Email: bduncan@powersourcemarine.com Fax Number: na

### Applicant Information

Name: Bruce E. Duncan Daytime Phone: 813-601-3701

Address: 306 S. TAYLOR ROAD City/State/Zip: Seffner, FL 33584

Email: bduncan@powersourcemarine.com Fax Number: 813-623-3849

### 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.

Bruce E. Duncan

Signature of the Applicant

Bruce E. Duncan

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.

Bruce E. Duncan Cynthia J. Duncan

Signature of the Owner(s) – (All parties on the deed must sign)

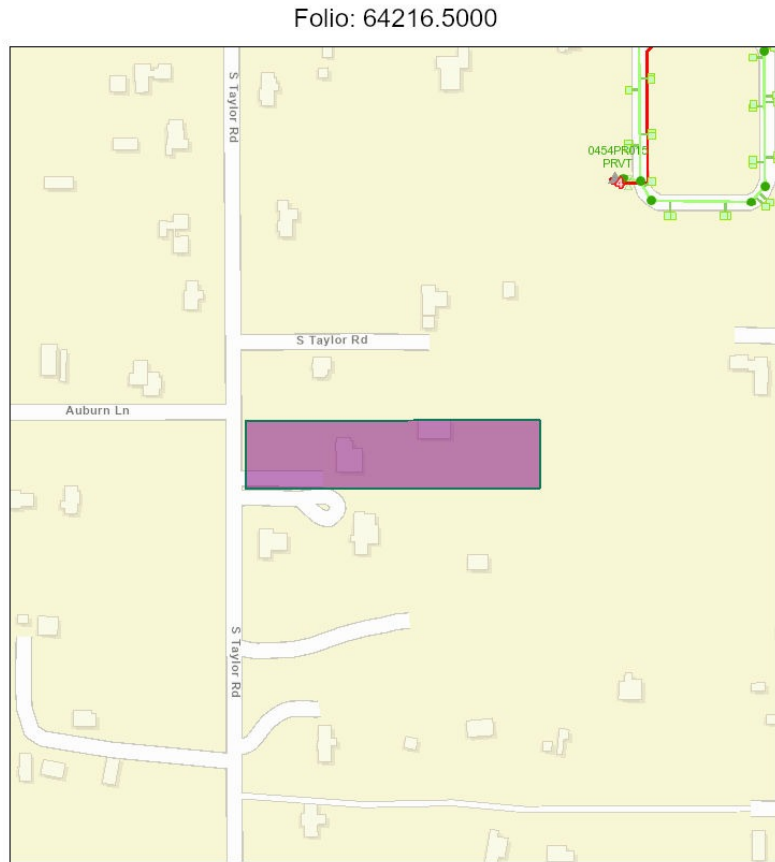
Bruce E. Duncan/Cynthia J. Duncan

Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-0.4
Description	Agricultural - Single-Family Estate
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract: 012107 Block: 2000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
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	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO



**Folio:** 64216.5000  
**PIN:** U-03-29-20-ZZZ-000002-32680.0  
**Bruce E And Cynthia J Duncan**  
**Mailing Address:**  
 306 S Taylor Rd  
 null  
 Seffner, FL 33584-4208  
**Site Address:**  
 306 S Taylor Rd  
 Seffner, FL 33584  
**SEC-TWN-RNG:** 03-29-20  
**Acreage:** 2.14  
**Market Value:** \$427,880.00  
**Landuse Code:** 0100 SINGLE FAMILY

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





# 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: Bruce E. Duncan Phone: 813-601-3701

Representative's Email: bduncan@powersourcemarine.com

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	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input type="checkbox"/>	<input checked="" type="checkbox"/> <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	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input checked="" type="checkbox"/>	<input type="checkbox"/> <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) *NA*
- 4 ☒ Survey/Site Plan *see attached*
- 5 ☐ Supplemental Information (optional/if applicable) *NA*