



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1262	
LUHO HEARING DATE: November 21, 2022	CASE REVIEWER: Tania C. Chapela

REQUEST: The applicant is requesting a variance for a proposed accessory structure on a single-family lot zoned AR.

VARIANCE(S):

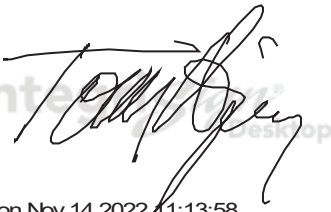
Per LDC Section 6.11.04.B., accessory structures which exceed 15 feet in height shall meet principal building setbacks. According to the applicant, the proposed pole barn will be 20 feet in height. Per LDC Section 6.01.01, the required minimum side yard setback for property zoned AR is 25 feet. The applicant requests a 15-foot reduction to the required side yard setback to allow a side setback of 10 feet from the south property line for the proposed accessory structure.

FINDINGS:

- None.

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.

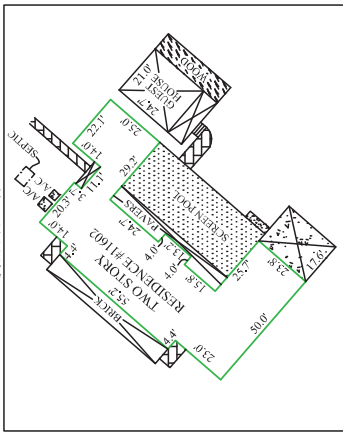
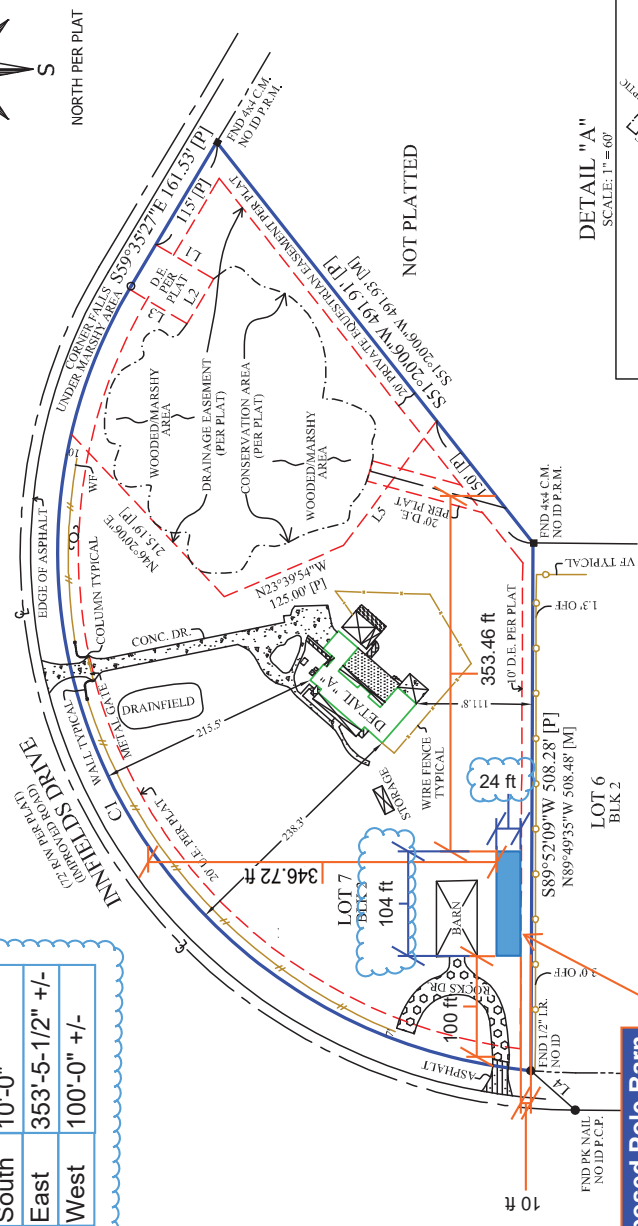
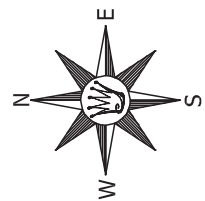
ADMINISTRATOR'S SIGN-OFF
 t Mon Nov 14 2022 11:13:58
Attachments: Application Site Plan Petitioner's Written Statement Current Deed

LEGEND

- A.C. = AIR CONDITIONER
- Δ = CENTRAL ANGLE
- B.K. = BLOCK
- CAL. = CALCULATED
- C.B. = CONCRETE BLOCK
- C.C. = CONCRETE CURB
- C.N. = CONCRETE MONUMENT
- CONC. = CONCRETE
- D = DEED
- D.E. = DRAINAGE EASEMENT
- F.F. = FINISHED FLOOR ELEVATION
- F.I.D. = FOUND
- I.D. = IDENTIFICATION
- I.P. = IRON PIPE
- I.R. = IRON ROD
- L.A. = LOT AREA
- L.L. = LOT LENGTH
- L.B. = LICENSED BUSINESS
- L.S. = LAND SURVEYOR
- M = MEASURED
- M.B. = METRIC BEARING
- O.B. = OFFICIAL RECORDS
- P = PLAT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMMENCEMENT CURVATURE
- P.C.M. = POINT OF COMMENCEMENT MONUMENT
- P.I. = POINT OF INTERSECTION
- P.L. = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.L. = POINT OF BEGINNING CURVATURE
- P.O.R. = POINT OF REFERENCE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- RAD. = RADIAL
- R.O. = RIGHT OF WAY
- S.W. = SIDEWALK
- U.E. = UTILITY EASEMENT
- W.F.S. = WOOD FRAME STRUCTURE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = FOUND "X" CUT
- = 4" CONCRETE MONUMENT
- = FOUND DRILL HOLE
- ⊕ = HYDRANT
- ⊗ = MANHOLE
- ⊕ = POWER POLE
- ⊗ = WELL
- ⊕ = RISER
- ⊗ = WATER METER
- ⊕ = WATER VALVE
46.00

LEGAL DESCRIPTION: LOT 7, BLOCK 2, INNFIELDS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 33-1 THROUGH 33-5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Pole Barn to Property Line Measurements	
North	346'-8-3/4" +/-
South	10'-0"
East	353'-5-1/2" +/-
West	100'-0" +/-



LINE TABLE

LINE	LENGTH	BEARING
L1[PI]	65.00'	S30°24'53"W
L2[PI]	50.00'	N89°55'27"W
L3[PI]	64.99'	N30°24'50"E
L4[PI]	57.24'	N41°40'02"E
L4[M]	57.07'	N41°53'04"E
L5[PI]	150.00'	N53°59'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH DISTANCE	CH BEARING
C1[PI]	101.18'	301.15'	115°36'29"	848.17'	N62°56'21"E

Dimensions to Property Lines

05/27/2022

22-1262



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-1262 Applicant's Name: Russell Lees Jr.

Reviewing Planner's Name: Tania Chapela Date: 11/04/2022

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): 11/21/2022

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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.

Russell Lees Jr.

Digitally signed by Russell Lees Jr.
DN: cn=Russell Lees Jr., c=US, o=Vertical Builders, LLC, email=rleesjr@verticalbuildersllc.com
Date: 2022.11.04 12:29:16 -04'00'

Signature

11/04/2022

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

November 04, 2022

Tania Chapela
Senior Planner
Development Services – Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

RE: VAR 22-1262
Revised Information
116032 Innfields Drive
Odessa, FL

Dear Planner Chapela and whom it may concern,

This letter is being submitted to summarize the update to the original variance application.

Due to the minimum lot size required for a public stable, adding a second use on the property, the owner has decided to build the barn/accessory structure for private use, but would still like to build it in the proposed location that requires a variance on the side yard set-back.

We no longer require a variance for the commercial stable setback.

All references to the use of this private accessory structure and references to a public stable have been removed from the updated application.

If there is anything you may need from us, please do not hesitate to contact us for any issues, comments, or concerns.

Sincerely,

Vertical Builders, LLC

A handwritten signature in blue ink, appearing to read "Russell Lees Jr.", is written over a light blue horizontal line.

Russell Lees Jr., LEED AP BD+C
Chief Executive Officer

6201 N Nebraska Ave – Suite C • Tampa, FL 33604 • (813) 260-1407

22-1262



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

November 04, 2022

Tania Chapela
Senior Planner
Development Services – Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

RE: VAR 22-1262
Revised Information
116032 Innfields Drive
Odessa, FL

Dear Planner Chapela and whom it may concern,

This letter is being submitted to summarize the update to the original variance application.

Due to the minimum lot size required for a public stable, adding a second use on the property, the owner has decided to build the barn/accessory structure for private use, but would still like to build it in the proposed location that requires a variance on the side yard set-back.

We no longer require a variance for the commercial stable setback.

All references to the use of this private accessory structure and references to a public stable have been removed from the updated application.

Please see below for the updated project narrative and responses in the application:

Project Description:

We understand that the existing side yard set back for the property is 25'-0" for this subject property. The property owner would like to erect a pole barn/accessory structure as close to the south property line as possible to allow for the most room between the existing barn for equestrian traffic as well as access for tractors between barns, etc.

We would like to request a variance to allow the construction of the pole barn up to 10'-0" away from the property line in lieu of 25'-0"; this is not a wetland set back location.

The existing property has a dwelling, wetlands, other accessory structures; making this location, with a variance, the best location for the new pole barn.

6201 N Nebraska Ave – Suite C • Tampa, FL 33604 • (813) 260-1407

22-1262



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

Updated Variance Criteria Responses:

- Due to the odd shape of the lot, the large wetland area and many other existing easements that exist on the property; selecting build-able locations for barn structures is difficult while leaving room for riding arena's, multiple accessory structures, and for it all to allow for a reasonable flow and logic to the placement of the different requirements of a horse farm. (barns, places to ride, room for tractors, property "traffic" etc.
- The existing requirements in the code do not in their own specific definition create a depravity in this situation, but the operation of the various set back requirements found in the code, in addition to the wetlands that exist, its buffers, the lot shape, and the many easements on this property it really limits the ability to add a large barn/accessory structure just anywhere on the property, without it being in an awkward location for utility and aesthetics; this variance will allow for the most pleasing and useful location of the new accessory structure.
- The immediate adjacent property to where the variance is being asked is an existing and operating horse farm and a new barn a little closer to the property line would not affect or invade any areas that would prevent work or passage on the adjacent property and the new pole barn would be similar in look and design of the adjacent horse farm structures and it being 10-15 closer to the property line would not adversely effect any lines of sight, bad views from other properties, consistent with the agricultural neighborhood, and will not create undue burden and will likely fit in so well that it might otherwise go unnoticed that a variance was granted.
- We believe the general intent of having setbacks is to prevent encroachment to an adjacent property that in a blanket application would prevent the erection of buildings in a place that may cause undue burden, create unpleasing views, or possibly cause injury to an adjacent neighbor. This is especially true where a farm may be adjacent to a residential only property. We believe with the existing neighborhood and its many horse farms, along with the set back variance being requested along a property line of an existing horse farm that the variance and subsequent construction allowed to be closer to the property line works harmoniously with the existing agricultural and equestrian setting found in this particular neighborhood. In other words this accessory structure will not look out of place, nor crowding with the history of properties with many accessory structures in this neighborhood.
- The owner of this property has retained professional designers as well as a professional construction management firm familiar working with local jurisdictions. When the owner had proposed the new accessory structure location and that it requires a variance; the team hired had done the research and found that this new structure would be within a set back. This was found by due diligence research by the CM and design team. No work regarding this request has commenced and we are still in the planning stages.

CONTINUED ON NEXT PAGE



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

- The property owner is looking to build a new barn/accessory structure on their property in the place that makes the most sense logistically and would be in harmony with property, and adjacent properties, aesthetically. As stated above we would like to reiterate that no injustice will be done to adjacent properties, and a great justice will be done to allow the existing owner to construct an accessory structure for their own private use on their property where they desire and that will be in place that is not an awkward placement due to the many encumbrance on the property. (see #2 above)

If there is anything you may need from us, please do not hesitate to contact us for any issues, comments, or concerns.

Sincerely,

Vertical Builders, LLC

A handwritten signature in blue ink, appearing to read "Russell Lees Jr.", is written over a light blue horizontal line.

Russell Lees Jr., LEED AP BD+C
Chief Executive Officer



**Hillsborough
County Florida**
Development Services

Application No: _____

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.

We understand that the existing side yard set back for the property is 25'-0" for this subject property. The property owner would like to erect a pole barn/accessory structure as close to the south property line as possible to allow for the most room between the existing barn for equestrian traffic as well as access for tractors between barns, etc.

We would like to request a variance to allow the construction of the pole barn up to 10'-0" away from the property line in lieu of 25'-0"; this is not a wetland set back location.

The existing property has a dwelling, wetlands, other accessory structures; making this location, with a variance, the best location for the new pole barn.

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

Section 6.01.00-6.01.00

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): BLD-22-0034492 is a building permit for the a remodel of the home on property.
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 Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-1262 Applicant's Name: Russell Lees Jr.

Reviewing Planner's Name: Tania Chapela Date: 11/04/2022

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): 11/21/2022

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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.

Russell Lees Jr.

Digitally signed by Russell Lees Jr.
DN: cn=Russell Lees Jr., c=US, o=Vertical Builders, LLC, email=rleesjr@verticalbuildersllc.com
Date: 2022.11.04 12:29:16 -04'00'

Signature

11/04/2022

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

November 04, 2022

Tania Chapela
Senior Planner
Development Services – Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

RE: VAR 22-1262
Revised Information
116032 Innfields Drive
Odessa, FL

Dear Planner Chapela and whom it may concern,

This letter is being submitted to summarize the update to the original variance application.

Due to the minimum lot size required for a public stable, adding a second use on the property, the owner has decided to build the barn/accessory structure for private use, but would still like to build it in the proposed location that requires a variance on the side yard set-back.

We no longer require a variance for the commercial stable setback.

All references to the use of this private accessory structure and references to a public stable have been removed from the updated application.

If there is anything you may need from us, please do not hesitate to contact us for any issues, comments, or concerns.

Sincerely,

Vertical Builders, LLC

A handwritten signature in blue ink, appearing to read "Russell Lees Jr.", is written over a light blue horizontal line.

Russell Lees Jr., LEED AP BD+C
Chief Executive Officer

6201 N Nebraska Ave – Suite C • Tampa, FL 33604 • (813) 260-1407

22-1262



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

November 04, 2022

Tania Chapela
Senior Planner
Development Services – Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

RE: VAR 22-1262
Revised Information
116032 Innfields Drive
Odessa, FL

Dear Planner Chapela and whom it may concern,

This letter is being submitted to summarize the update to the original variance application.

Due to the minimum lot size required for a public stable, adding a second use on the property, the owner has decided to build the barn/accessory structure for private use, but would still like to build it in the proposed location that requires a variance on the side yard set-back.

We no longer require a variance for the commercial stable setback.

All references to the use of this private accessory structure and references to a public stable have been removed from the updated application.

Please see below for the updated project narrative and responses in the application:

Project Description:

We understand that the existing side yard set back for the property is 25'-0" for this subject property. The property owner would like to erect a pole barn/accessory structure as close to the south property line as possible to allow for the most room between the existing barn for equestrian traffic as well as access for tractors between barns, etc.

We would like to request a variance to allow the construction of the pole barn up to 10'-0" away from the property line in lieu of 25'-0"; this is not a wetland set back location.

The existing property has a dwelling, wetlands, other accessory structures; making this location, with a variance, the best location for the new pole barn.

6201 N Nebraska Ave – Suite C • Tampa, FL 33604 • (813) 260-1407

22-1262



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

Updated Variance Criteria Responses:

- Due to the odd shape of the lot, the large wetland area and many other existing easements that exist on the property; selecting build-able locations for barn structures is difficult while leaving room for riding arena's, multiple accessory structures, and for it all to allow for a reasonable flow and logic to the placement of the different requirements of a horse farm. (barns, places to ride, room for tractors, property "traffic" etc.
- The existing requirements in the code do not in their own specific definition create a depravity in this situation, but the operation of the various set back requirements found in the code, in addition to the wetlands that exist, its buffers, the lot shape, and the many easements on this property it really limits the ability to add a large barn/accessory structure just anywhere on the property, without it being in an awkward location for utility and aesthetics; this variance will allow for the most pleasing and useful location of the new accessory structure.
- The immediate adjacent property to where the variance is being asked is an existing and operating horse farm and a new barn a little closer to the property line would not affect or invade any areas that would prevent work or passage on the adjacent property and the new pole barn would be similar in look and design of the adjacent horse farm structures and it being 10-15 closer to the property line would not adversely effect any lines of sight, bad views from other properties, consistent with the agricultural neighborhood, and will not create undue burden and will likely fit in so well that it might otherwise go unnoticed that a variance was granted.
- We believe the general intent of having setbacks is to prevent encroachment to an adjacent property that in a blanket application would prevent the erection of buildings in a place that may cause undue burden, create unpleasing views, or possibly cause injury to an adjacent neighbor. This is especially true where a farm may be adjacent to a residential only property. We believe with the existing neighborhood and its many horse farms, along with the set back variance being requested along a property line of an existing horse farm that the variance and subsequent construction allowed to be closer to the property line works harmoniously with the existing agricultural and equestrian setting found in this particular neighborhood. In other words this accessory structure will not look out of place, nor crowding with the history of properties with many accessory structures in this neighborhood.
- The owner of this property has retained professional designers as well as a professional construction management firm familiar working with local jurisdictions. When the owner had proposed the new accessory structure location and that it requires a variance; the team hired had done the research and found that this new structure would be within a set back. This was found by due diligence research by the CM and design team. No work regarding this request has commenced and we are still in the planning stages.

CONTINUED ON NEXT PAGE



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

- The property owner is looking to build a new barn/accessory structure on their property in the place that makes the most sense logistically and would be in harmony with property, and adjacent properties, aesthetically. As stated above we would like to reiterate that no injustice will be done to adjacent properties, and a great justice will be done to allow the existing owner to construct an accessory structure for their own private use on their property where they desire and that will be in place that is not an awkward placement due to the many encumbrance on the property. (see #2 above)

If there is anything you may need from us, please do not hesitate to contact us for any issues, comments, or concerns.

Sincerely,

Vertical Builders, LLC

A handwritten signature in blue ink, appearing to read "Russell Lees Jr.", is positioned below the company name.

Russell Lees Jr., LEED AP BD+C
Chief Executive Officer



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?

Due to the odd shape of the lot, the large wetland area and many other existing easements that exist on the property; selecting build-able locations for barn structures is difficult while leaving room for riding arena's, multiple accessory structures, and for it all to allow for a reasonable flow and logic to the placement of the different requirements of a horse farm. (barns, places to ride, room for tractors, property "traffic" etc)

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 existing requirements in the code do not in their own specific definition create a depravity in this situation, but the operation of the various set back requirements found in the code, in addition to the wetlands that exist, its buffers, the lot shape, and the many easements on this property it really limits the ability to add a large barn/accessory structure just anywhere on the property, without it being in an awkward location for utility and aesthetics; this variance will allow for the

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 immediate adjacent property to where the variance is being asked is an existing and operating horse farm and a new barn a little closer to the property line would not affect or invade any areas that would prevent work or passage on the adjacent property and the new pole barn would be similar in look and design of the adjacent horse farm structures and it being 10-15 closer to the property line would not adversely effect any lines of sight, bad views from other

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).

We believe the general intent of having setbacks is to prevent encroachment to an adjacent property that in a blanket application would prevent the erection of buildings in a place that may cause undue burden, create unpleasing views, or possibly cause injury to an adjacent neighbor. This is especially true where a farm may be adjacent to a residential only property. We believe with the existing neighborhood and its many horse farms, along with the set back variance being

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 owner of this property has retained professional designers as well as a professional construction management firm familiar working with local jurisdictions. When the owner had proposed the new accessory structure location and that it requires a variance; the team hired had done the research and found that this new structure would be within a set back. This was found by due diligence research by the CM and design team. No work regarding this request has

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 property owner is looking to build a new barn/accessory structure on their property in the place that makes the most sense logistically and would be in harmony with property, and adjacent properties, aesthetically. As stated above we would like to reiterate that no injustice will be done to adjacent properties, and a great justice will be done to allow the existing owner to construct an accessory structure for their own private use on their property where they desire an



Prepared by: Andrew Johnston
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1780319-11552

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 16th day of April, 2021 by Dallas Neil Bishoff and Patricia Charlotte Adams, Husband And Wife, hereinafter called the Grantor, to Marc Roland Daudet and Kimberley Rae Daudet, Husband And Wife, whose post office address is: 103 Westwater Drive Winnipeg, Manitoba, Canada R3X 2G2, ,, 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 consideration, 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 7, Block 2, INNFIELDS SUBDIVISION, according to plat thereof as recorded in Plat Book 53, Page 33, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: U-32-27-17-02M-000002-00007.0

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Print Name: Dore Klim

[Signature]
Witness: (Signature)

Print Name: Ken KordeLSki

[Signature]
Dallas Neil Bishoff

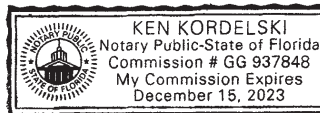
4935 Constance Street
Shawnee, KS 66216

[Signature]
Patricia Charlotte Adams
4935 Constance Street
Shawnee, KS 66216

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2021, by Dallas Neil Bishoff and Patricia Charlotte Adams, who: is personally known to me or produced [Signatures] as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Andrew Johnston Ken KordeLSki
My Commission Expires:
Stamp/Seal:



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-1262 Applicant's Name: Russell Lees Jr.

Reviewing Planner's Name: Tania Chapela Date: 11/04/2022

Application Type:

- Planned Development (PD) [] Minor Modification/Personal Appearance (PRS) [] Standard Rezoning (RZ)
Variance (VAR) [x] Development of Regional Impact (DRI) [] Major Modification (MM) []
Special Use (SU) [] Conditional Use (CU) [] Other []

Current Hearing Date (if applicable): 11/21/2022

Will this revision add land to the project? [] Yes [x] No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? [] Yes [] No

The following must be attached to this Sheet.

- [x] Cover Letter with summary of the changes and/or additional information provided.
[x] An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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.

Russell Lees Jr.

Digitally signed by Russell Lees Jr. DN: cn=Russell Lees Jr., c=US, o=Vertical Builders, LLC, email=rleesjr@verticalbuildersllc.com Date: 2022.11.04 12:29:16 -04'00'

Signature

11/04/2022

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent [] Scanned into OPTIX []
Transmittal Completed []

In-Take Completed by: _____



VERTICAL BUILDERS

GENERAL CONTRACTOR CGC 1523113

November 04, 2022

Tania Chapela
Senior Planner
Development Services – Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

RE: VAR 22-1262
Revised Information
116032 Innfields Drive
Odessa, FL

Dear Planner Chapela and whom it may concern,

This letter is being submitted to summarize the update to the original variance application.

Due to the minimum lot size required for a public stable, adding a second use on the property, the owner has decided to build the barn/accessory structure for private use, but would still like to build it in the proposed location that requires a variance on the side yard set-back.

We no longer require a variance for the commercial stable setback.

All references to the use of this private accessory structure and references to a public stable have been removed from the updated application.

If there is anything you may need from us, please do not hesitate to contact us for any issues, comments, or concerns.

Sincerely,

Vertical Builders, LLC

A handwritten signature in blue ink, appearing to read "Russell Lees Jr.", is written over a light blue horizontal line.

Russell Lees Jr., LEED AP BD+C
Chief Executive Officer

6201 N Nebraska Ave – Suite C • Tampa, FL 33604 • (813) 260-1407

22-1262

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.

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.
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at 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. 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. 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.



**Hillsborough
County Florida**
Development Services

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: Russell Lees Jr. Phone: 813-260-1407

Representative's Email: rleesjr@verticalbuildersLLC.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



**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: 11602 Innfields Drive City/State/Zip: Odessa/FL/33556
 TWN-RN-SEC: T27-R17-S32,33 Folio(s): 002692-3054 Zoning: 0100 Future Land Use: R Property Size: 5.94

Property Owner Information

Name: Marc & Kimberly Daudet Daytime Phone 204-781-8784
 Address: 11602 Innfields Dr City/State/Zip: Odessa, FL 33556
 Email: marc@herd.com Fax Number _____

Applicant Information

Name: Russell Lees Jr. Daytime Phone 813-919-5996
 Address: 6201 N Nebraska Ave - STE C City/State/Zip: Tampa, FL 33604
 Email: rleesjr@verticalbuildersLLC.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.

Russell Lees Jr. Digitally signed by Russell Lees Jr.
DN: cn=Russell Lees Jr., c=US, o=Vertical Builders, LLC, email=rleesjr@verticalbuildersllc.com
 Date: 2022.08.02 10:17:00 -04'00'

Signature of the Applicant

Russell Lees Jr.

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.

Kimberley Daudet Digitally signed by Kimberley Daudet
Date: 2022.08.02 11:35:01 -05'00'

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

Kimberley Daudet

Type or print name

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >