

Variance Application:**VAR 25-1294****LUHO Hearing Date:**

October 27, 2025

Case Reviewer:

Michelle Montalbano

**Hillsborough
County Florida****Development Services Department****Applicant:** Red Cap Plumbing, Air & Electric**Zoning:** PD 77-0123 (MM 14-0677)**Location:** 6616 Surfside Blvd, Apollo Beach, FL 33572; Folio 52091.1710**Request Summary:**

The applicant is requesting a variance to the minimum side setback required for a generator on a single-family lot.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.1.3	Mechanical equipment, including generators, may project three feet or no more than 50 percent of the required side yard(s), whichever is more restrictive. PD 77-0123 requires a minimum side yard setback of 5 feet. Therefore, a minimum 2.5-foot side yard setback is required for mechanical equipment.	1-foot	1.5-foot side yard setback for a generator.

Findings:

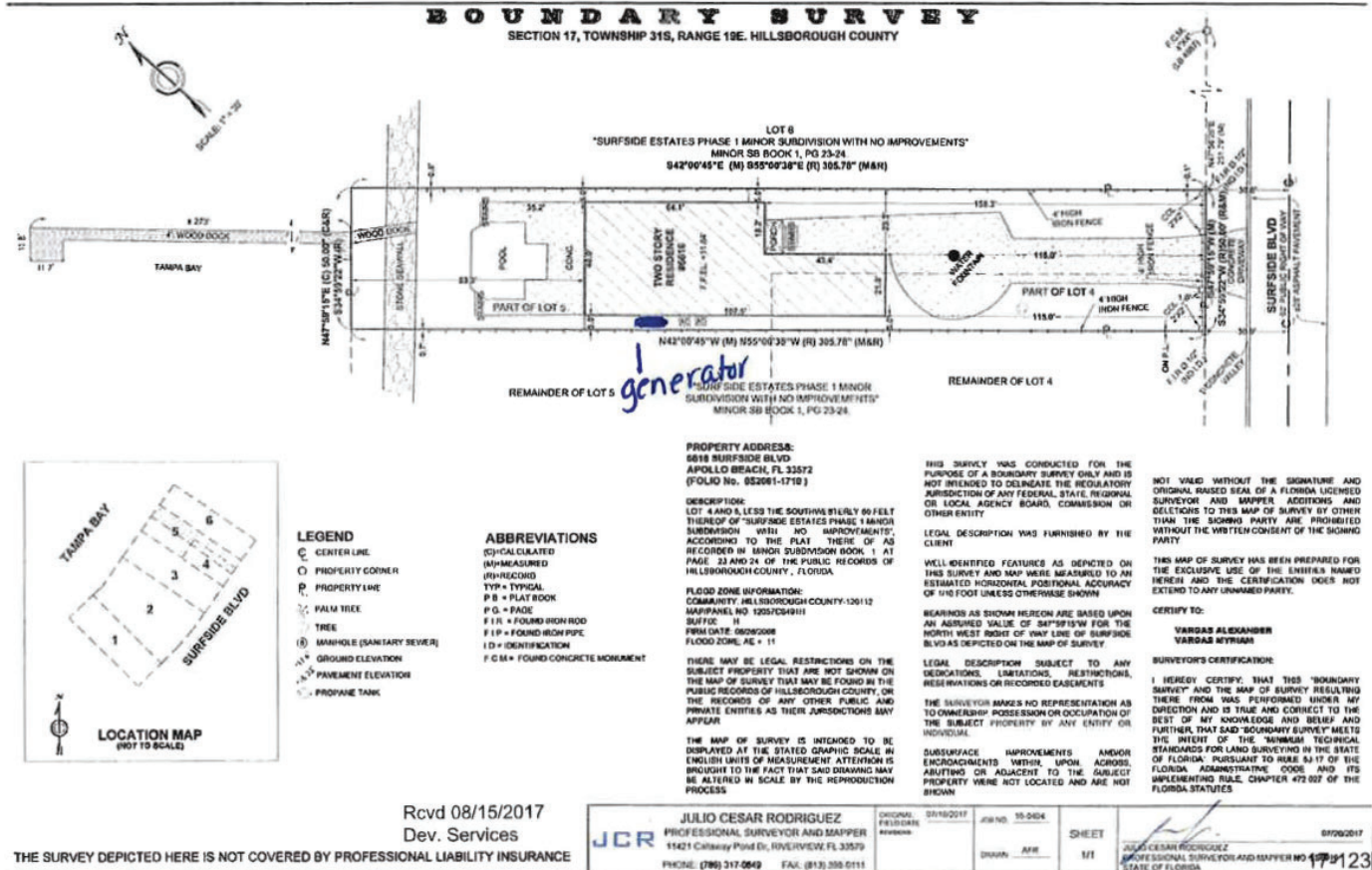
The applicant applied for a Building Permit (HC-BTR-0262566) for the generator.

The property has an approved variance to the minimum side setback requirement for mechanical equipment for two air conditioning units (VAR 17-1237). The current variance request for the generator is requesting the same resulting setback of 1.5 feet to the south side property line.

Zoning Administrator Sign Off:Colleen Marshall
Thu Oct 9 2025 12:51:56**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.

SURVEY/SITE PLAN





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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: VAR 25-1294 Applicant's Name: Alex Vargas
Reviewing Planner's Name: Michelle Montabano Date: 9-25-2025

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): 10-27-25

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

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.

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.

Chantel Ross

Signature

9-25-25

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

25-1294

☐ 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:

Chantel Ross

(Must be signed by applicant or authorized representative)

Intake Staff Signature:

Date:



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☒	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☒	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	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.



**Hillsborough
County Florida**
Development Services

Application No: 25-1294

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.

Need a 1.5 foot set back for generator. The AC was approved for Variance and we want to put the generator right along with total 2.5.

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

Land Development Code, Section 601.03.1.3

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



**Hillsborough
County Florida**

BUILDING PERMIT

Permit Number: HC-BTR-25-0262566

Issue Date: 4/14/2025

Project Location: 6616 Surfside Blvd Apollo Beach FL 33572

Issued to: Brian Manibusan RED CAP PLUMBING & AIR

Permit Type: Residential Electrical Trade Permit

Description of Work: VARGAS - Generator Install with gas lines, 10-12ft.

IMPORTANT NOTE: In order to obtain inspections, you must provide a hardcopy of the approved construction drawings, when applicable, for your inspector on the job site (min 18" x 24"). *Signs, aluminum enclosures, State approved modular structures, and sheds may be on 11" x 17" size.*

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

**This Permit Card Must Be Posted and Properly Maintained In A Conspicuous Location at the
Job Site Throughout the Construction Project**

Development Services Department
601 E. Kennedy Blvd., Tampa, FL 33602
Phone (813) 272-5600
www.HCFLGov.net/HillsGovHub

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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?

We are just trying to match AC unit that was already approved for set backs.

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 would on the set back

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.

It is aligned with already approved AC unit.

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).

Next to AC unit that was approved.

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.

AC unit has already been approved in 2017 by 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.

Customer can keep their Generator.

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Prepared by:
Christine Kiraly
Hillsborough Title II, LLC d/b/a Paramount Title II
6542 U.S. Highway 41 North
Apollo Beach, Florida 33572
incidental to the issuance of a title insurance policy.
File Number: PT2A-14-0458

General Warranty Deed

Made this December 10, 2014 A.D. By
Alfred J. Ferrelra, Jr. and Lisa Ann Ferrelra, husband and wife,
whose address is:
880 Mandalay Avenue Apt. S804, Clearwater, FL 33767,
hereinafter called the grantor, to
Alexander Vargas and Myriam Vargas, husband and wife,
whose post office address is:
5020 Abisher Wood Lane, Brandon, FL 33511,
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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lots 4 and Lot 5, less the Southwesterly 50 feet thereof, of SURFSIDE ESTATES PHASE 1 MINOR
SUBDIVISION WITH NO IMPROVEMENTS, according to the plat thereof as recorded in Minor
Subdivision Book 1, Page(s) 23 and 24, of the Public Records of Hillsborough County, Florida.

Parcel ID Number: 520911710

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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, 2013.

Prepared by:
 Christine Kiraly
 Hillsborough Title II, LLC d/b/a Paramount Title II
 6542 U.S. Highway 41 North
 Apollo Beach, Florida 33572
 incidental to the issuance of a title insurance policy.
 File Number: PT2A-14-0458

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:

Witness Printed Name

Christine Kiraly

Witness Printed Name

Aixa M. Moore

Alfred J. Ferreira, Jr. (Seal)

Address:

Lisa Ann Ferreira (Seal)

Address:

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 10th day of December, 2014, by Alfred J. Ferreira, Jr. and Lisa Ann Ferreira, husband and wife, who is/are personally known to me or who has produced driver's license as identification.



Notary Public
 Print Name:

Christine Kiraly

My Commission Expires:

February 20, 2015



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1294

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

Date: _____

Type: LUHO

Type: _____

Intake Date: 08/20/2025

Receipt Number: 511246

Intake Staff Signature: Julie Boatright

Property Information

Address: 6616 Surfside Blvd City/State/Zip: Apollo Beach, FL 33572

TWN-RN-SEC: 31-19-17 Alio(s): 052091-1710 Zoning: PD Future Land Use: CX-20 Property Size: 0.35

Property Owner Information

Name: Alex Vargas Daytime Phone: 813-943-2323

Address: 6616 Surfside blvd City/State/Zip: Apollo Beach, FL 33572

Email: varcashome@gmail.com

Fax Number: _____

Applicant Information

Name: Red Cap Plumbing, Air & Electric Daytime Phone: 813-963-3056

Address: 7218 E MLK Dr Blvd City/State/Zip: Tampa, FL 33619

Email: permits@redcapplumbingandair.com

Fax Number: _____

Applicant's Representative (if different than above)

Name: Red Cap plumbing Air & Electric Daytime Phone: 813-448-1637

Address: 7218 MLK BLVD. City/State/Zip: TAMPA FL 33619

Email: Cross@redcapnow.com

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.

Chantel Ross
Signature of the Applicant

Alexander Vargas Chantel Ross
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.

Alexander Vargas / Myriam Vargas
Signature of the Owner(s) (All parties on the deed must sign)

Alexander Vargas / Myriam Vargas
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1294

Intake Date: 08/20/2025

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

Type: LUHO

Receipt Number: 511246

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: Red Cap plumbing and electric Phone: 813-448-6379

Representative's Email: ross@redcapnow.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	☒	☐ <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	☒	☐ <u>Legal Description</u> for the subject site
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

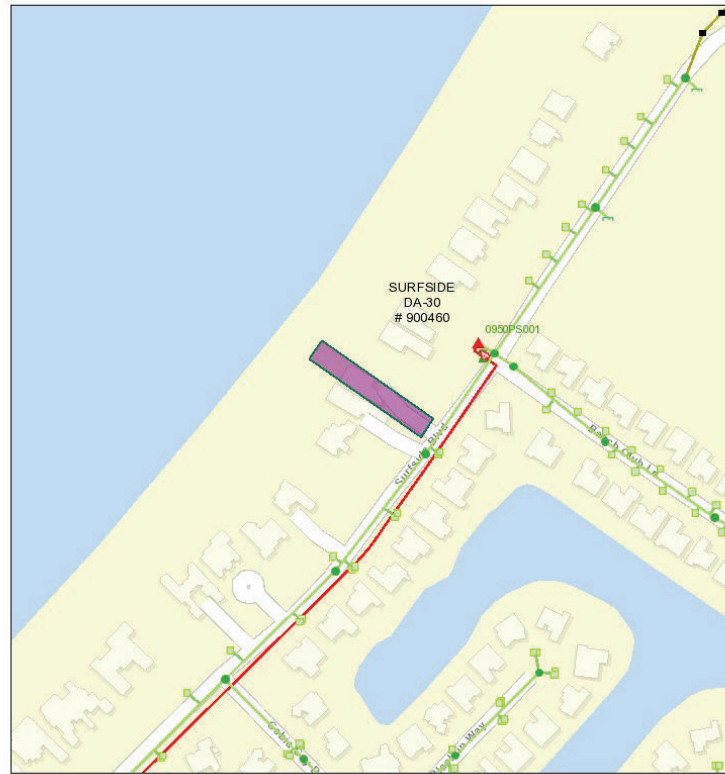
Additional Submittal Requirements for a Variance

- 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

Folio: 52091.1710



August 19, 2025

1:2,934
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

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Hillsborough County Florida

Folio: 52091.1710
PIN: U-17-31-19-1T2-000000-00005.0
Alexander And Myriam Vargas
Mailing Address:
 6616 Surfside Blvd
 null
 Apollo Beach, FL 33572-3067
Site Address:
 6616 Surfside Blvd
 Apollo Beach, FL 33572
SEC-TWN-RNG: 17-31-19
Acreage: 0.35
Market Value: \$1,393,854.00
Landuse Code: 0100 SINGLE FAMILY

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