



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1370

LUHO HEARING DATE: November 21, 2022

CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting a variance to accommodate utilization of an existing mobile home for an accessory dwelling on property zoned AR.

VARIANCE(S):

Per LDC Section 6.11.02.C, living space in an accessory dwelling shall be limited to a maximum of 900 square feet. A variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. The applicant requests a 244 square-foot increase to the maximum living area permitted in an accessory dwelling to allow 1,144 square feet of living area.

FINDINGS:

- The subject property is approximately 12.5 acres in size and occupied by a mobile home with 1,144 square feet of living area. The applicant plans to construct a conventional single-family dwelling with approximately 15,724 square feet of living space on the property and utilize the mobile home for an accessory dwelling.
- The floor plans for the new home to be constructed, submitted by the applicant on November 3, 2022, show a two-story “north wing” with approximately 3,769 square feet of floor space that is connected to the main portion of the home by a fully enclosed corridor on the second floor. The north wing, as shown on the plans, does not appear to include a kitchen as defined by the Land Development Code and staff has advised the applicant the north wing cannot be utilized for independent living quarters. Additionally, staff has advised the applicant that a kitchen cannot be installed in the north wing without approval of a Special Use permit for an Accessory Kitchen by the Land Use Hearing Officer.

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

A handwritten signature in black ink, appearing to read "Tom H. Gray". The signature is written over a faint, semi-transparent watermark that says "Int... Desktop".

t
Mon Nov 7 2022 15:48:01

Attachments: Application
Site Plan
Floor Plan
Petitioner's Written Statement
Current Deed

NEW CUSTOM HOME

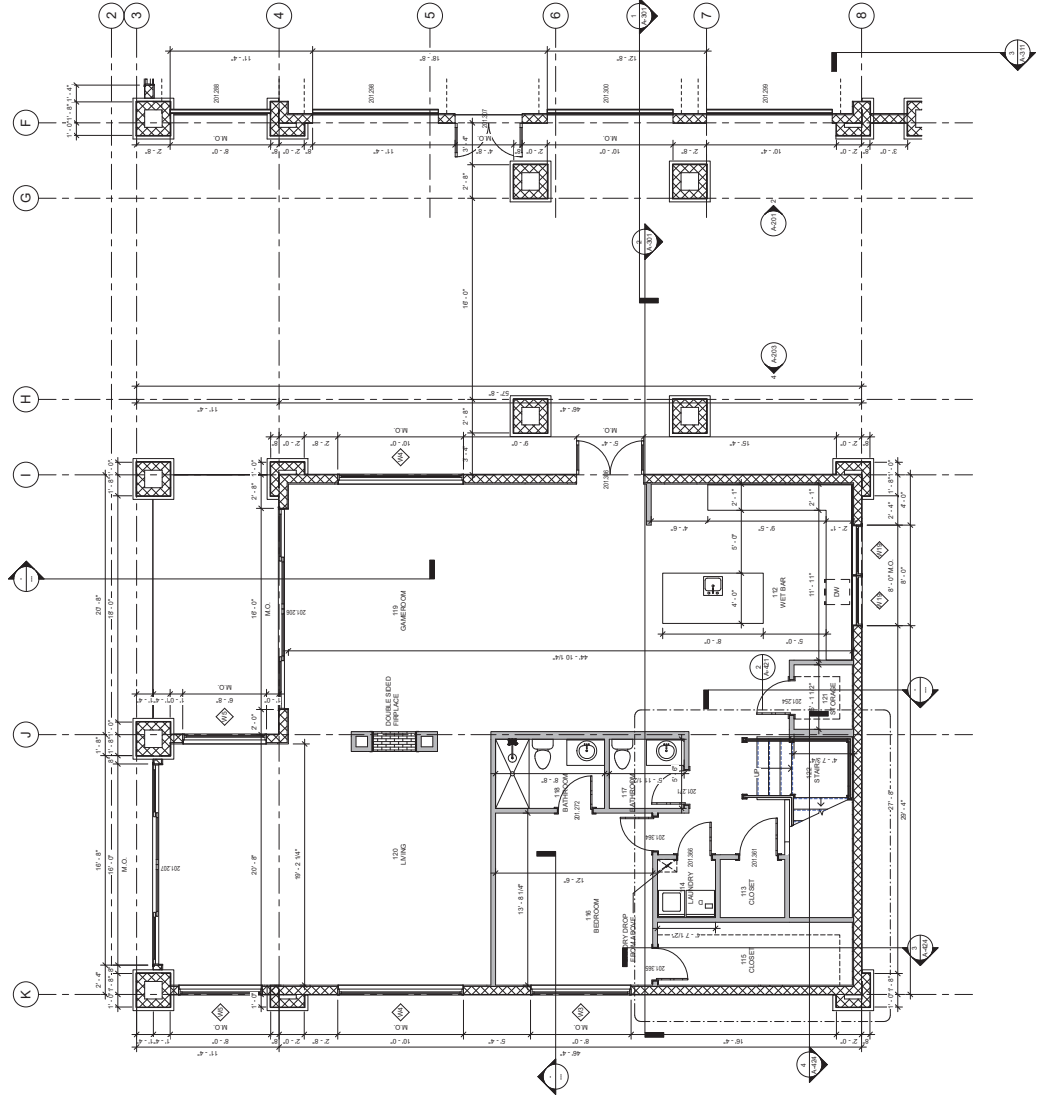
Client No.	0548202
Drawn By	CWNY
Checked By	CCO
Revision	
No.	01
Date	07/20/22
By	CCO

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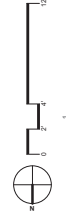


FLOOR PLAN

A-101B



LEVEL 1 - NORTH WING
1/4" = 1'-0"



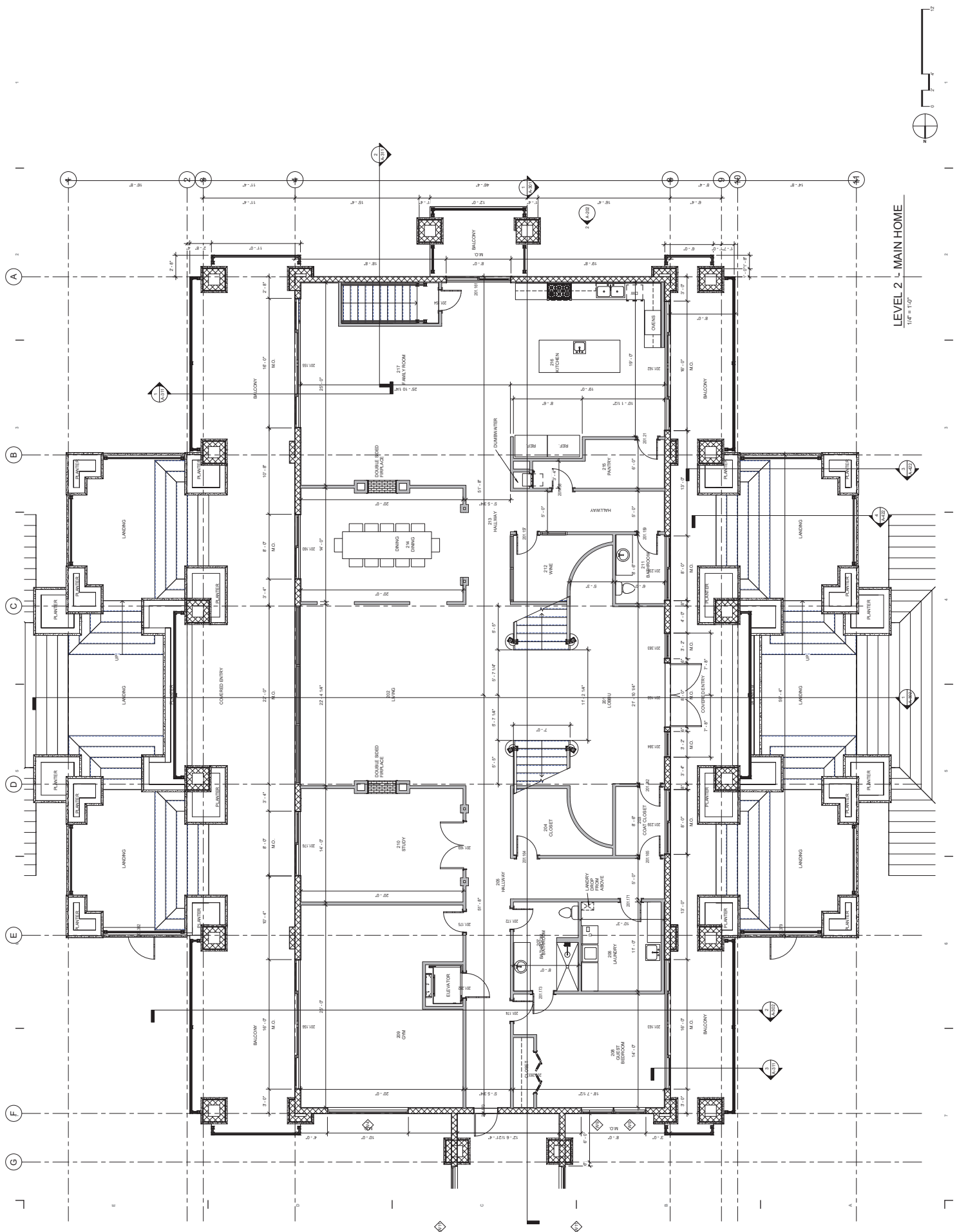
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Drawn By	CWV
Checked By	COJ
Date	05/18/22
Scale	
Revision	
No.	Description

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FLOOR PLAN
02/22/2022
CHRIS WARREN, INC.

A-102A



LEVEL 2 - MAIN HOME
1/4" = 1'-0"

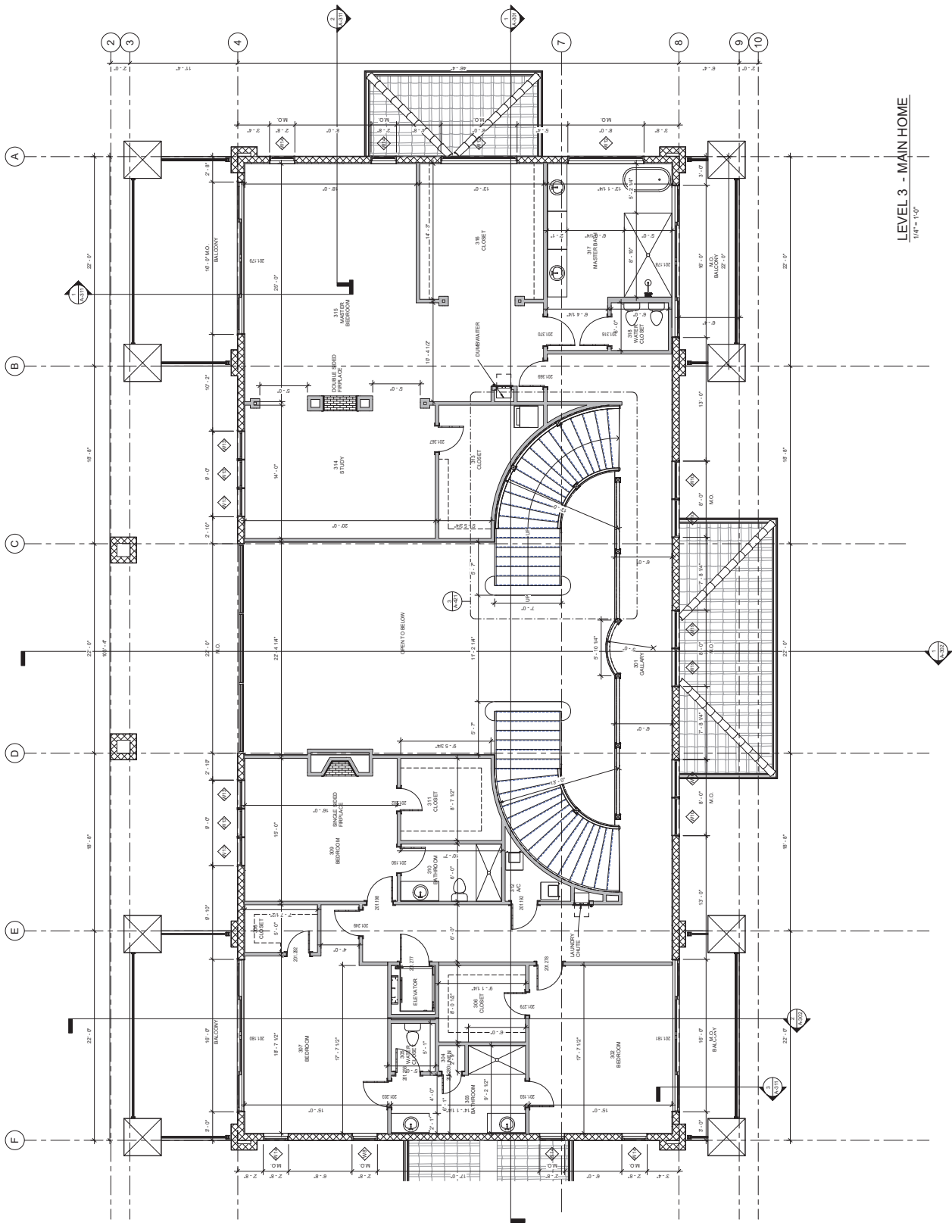
Client No.	05418202
Drawn By	CWNY
Checked By	COX
Scale	As Shown
Date	05/18/22
Revision	
By	Checked
Date	Checked

NOT TO BE CONSIDERED A CONTRACT DOCUMENT UNLESS THE DRAWING IS SIGNED AND SEALED BY THE ARCHITECT. ANY CHANGES TO THE DRAWING MUST BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE CONSTRUCTION OF THE PROJECT.



FLOOR PLAN

A-103A



LEVEL 3 - MAIN HOME
1/8" = 1'-0"



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Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR 22-1370

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 22-1370 Applicant's Name: Leslie Van Trump

Reviewing Planner's Name: Fred Ball (Sam) Date: 11/3/2022

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): Nov. 21, 2022

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 next 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 next 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.

Leslie Van Trump
Signature

11/3/2022
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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application VAR 22-1370


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: 
(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	<input type="checkbox"/> Cover Letter**+ If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**+
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**+
7	<input type="checkbox"/> Legal Description of the Subject Site**+
8	<input type="checkbox"/> Close Proximity Property Owners List**+
9	<input type="checkbox"/> Site Plan**+ All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 10px; margin-top: 5px;">Floor Plan</div>

*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: _____

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.

Moving manufacturd home (1188 sq/ft) from existing location to a location on the south side of the property to be used by the caretaker and his family taking care of the land and the agricultural activities on the property.

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

Sec.6.11.02 - Accessory Dwelling Standards

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): SINGLE FAMILY RESIDENCE BUILDING PERMIT HC-BLD-22-0034344
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

22-1370



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

It is impractical to offer living space to an employee and his family if the space is 900 sq/ft or less.

If we were forced to remove this structure we would incur expenses that would cause us a financial hardship.

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 not be able to retain a stay-in employee unless we are able to provide a comfortable living space.

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.

Having a stay-in employee will not cause any impact the neighbors, on the contrary, it will ensure that the property is maintained beautifully at all times.

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 promotes agricultural employment and the development of agricultural activities.

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.

Based on the extension of the land and the agricultural business proposed, the land requires a stay-in employee to maintain.

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.

A failure to grant the variance will result in the deterioration of our agricultural business. Ultimate causing us to suffer losses due to employment issues.

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Return to:
Name: Platinum National Title, LLC
Address: 28163 US Highway 19 North, Suite 100
Clearwater, FL 33761
This instrument prepared by: Leah Negri
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
File No.: 2021-8739-B

WARRANTY DEED

This Warranty Deed Made this 30th day of June, 2021 by **Herman Zuluaga and Lauren Zuluaga, husband and wife**, hereinafter called the grantor, whose post office address is: 3407 Gallagher Rd, Dover, FL 33527

to: **JEFFREY HASKINS and MILKA HASKINS, Husband and Wife**, whose post office address is: 6941 Belt Link Loop, Wesley Chapel, FL 33545 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Hillsborough County, Florida, viz:

PARCEL 1:

All that part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 28 South, Range 20 East, lying West of the center of drainage ditch, all lying and being in Hillsborough County, Florida.

And

PARCEL 2:

The South 100 feet of that portion of land lying West of the centerline of the dover drainage district canal, all being in the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 28 South, Range 20 East, Hillsborough County, Florida.

Property Appraisers Parcel Identification (Folio) Number(s): 063694-0000 & 063688-0800

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

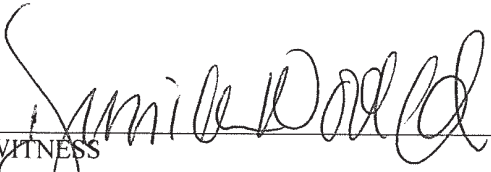
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/30/2020, reservations, restrictions and easements of record, if any.

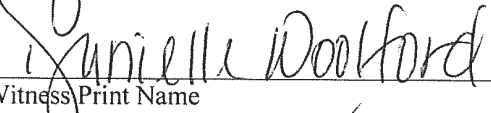
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

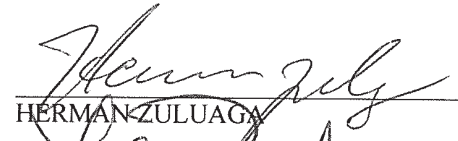

Continuation of Deed – Zuluaga to Haskins

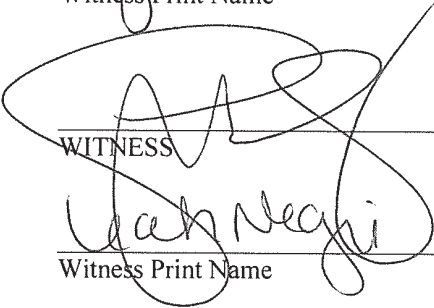
IN WITNESS WHEREOF, Grantor has hereunto set grantor’s hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:


WITNESS


Witness Print Name


HERMAN ZULUAGA

LAUREN ZULUAGA


WITNESS
Leah Negri
Witness Print Name

State of Florida
County of Hillsbough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2021 by HERMAN ZULUAGA and LAUREN ZULUAGA who are personally known or have produced drivers' licenses as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____



**Hillsborough
County Florida**
Development Services

**Property/Applicant/Owner
Information Form**

Received
08/29/22
Development Services

Official Use Only

Application No: VAR 22-1370
Hearing(s) and type: Date: 10/24/22
Date: _____

Type: LUHO
Type: _____

Intake Date: 08/29/22
Receipt Number: _____
Intake Staff Signature: Ana Lizardo

Property Information

Address: 1302 E OLD HILLSBOROUGH AVE City/State/Zip: SEFFNER, FL 33584
TWN-RN-SEC: 28-20-36 Folio(s): 063694.0000 Zoning: AR Future Land Use: RES-1 Property Size: 13.71 acres
063688.0800

Property Owner Information

Name: HASKINS, JEFFREY & MILKA, TRUSTEES Daytime Phone: 813-877-8918
Address: 1302 E OLD HILLSBOROUGH AVE City/State/Zip: SEFFNER, FL 33584
Email: LEBRONACCOUNTING@YAHOO.COM Fax Number: 813-514-2806

Applicant Information

Name: LESLIE VAN TRUMP Daytime Phone: 813-833-0775
Address: 1703 VILLAGE CT City/State/Zip: BRANDON, FL 33511
Email: LESLIEVT6@GMAIL.COM Fax Number: _____

Applicant's Representative (if different than above)

Name: same as above Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant
8/23/22
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]
Signature of the Owner(s) – (All parties on the deed must sign)
Jeffrey Haskins & Milka Haskins 8/23/22
Type or print name

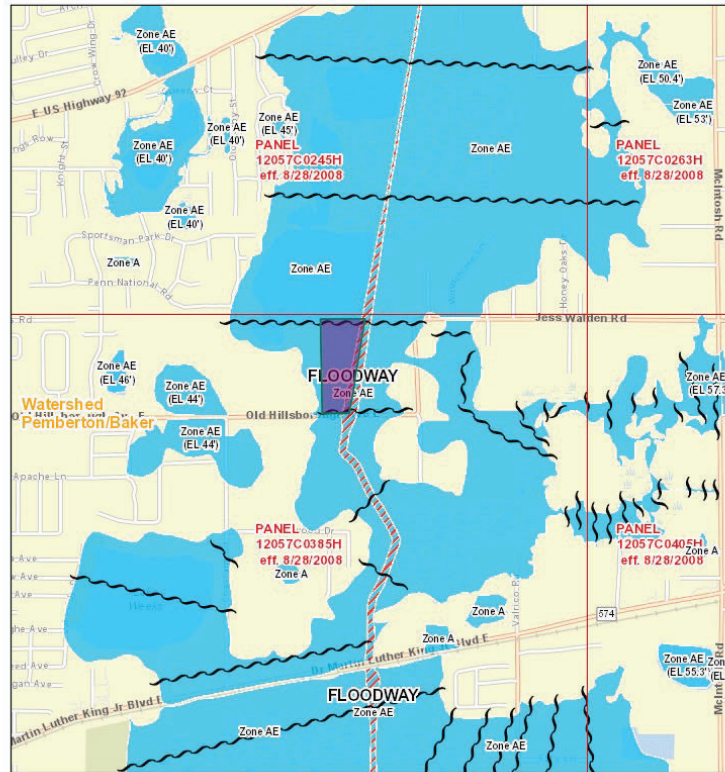
22-1370



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
RZ	05-0496
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Restr	null
Flood Zone:AE	
Flood Zone:AE	FLOODWAY
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract: 012106 Block: 2004
Census Data	Tract: 012106 Block: 2003
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 63694.0000



August 29, 2022

1:15,711

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Hillsborough County Florida

Folio: 63694.0000
 PIN: U-36-28-20-ZZZ-000002-29510.0
 JEFFREY AND MILKA HASKINS /TRUSTEES
Mailing Address:
 1302 E OLD HILLSBOROUGH AVE
 SEFFNER, FL 33584-
Site Address:
 1302 E OLD HILLSBOROUGH AVE
 SEFFNER, FL 33584
SEC-TWN-RNG: 36-28-20
Acreage: 14.41429996
Market Value: \$620,063.00
Landuse Code: 0200 MOBILE HOMES

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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.

22-1370



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

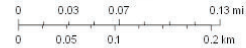
Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Restr	null
Flood Zone:AE	
Flood Zone:AE	FLOODWAY
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0245H
FIRM Panel	12057C0245H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract: 012106 Block: 2004
Census Data	Tract: 012106 Block: 2003
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 63688.0800



August 29, 2022

1:3,928



Hillsborough County Florida

Folio: 63688.0800
 PIN: U-36-28-20-ZZZ-000002-29320.0
 JEFFREY AND MILKA HASKINS /TRUSTEES
Mailing Address:
 6941 BELT LINK LOOP
 WESLEY CHAPEL, FL 33545-8206
Site Address:
 0
 SEFFNER, FL 33584
 SEC-TWN-RNG: 36-28-20
Acreage: 1.42420006
Market Value: \$908.00
Landuse Code: 0000 VACANT RESIDENT

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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.

22-1370



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: LESLIE VAN TRUMP Phone: 813-833-0775

Representative's Email: LESLIEVT6@GMAIL.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 type="checkbox"/>	<input checked="" 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.

22-1370