

Variance Application: VAR 26-0649
LUHO Hearing Date: May 11, 2026
Case Reviewer: Michelle Montalbano



**Hillsborough
 County Florida**

Development Services Department

Applicant: Shayne Robinson **Zoning:** CG
Address/Location: 5219 Eureka Springs Rd, Tampa, FL 33610; Parcel Folio # 40563.0000


Request Summary:

The applicant is requesting a variance to buffering and screening standards to waive a required vehicular use area buffer.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.06.04.E.1.	A landscaped buffer a minimum of six feet in width shall be required between the off-street vehicular use area and any property boundary not fronted by a road right-of-way, unless stricter requirements in 6.06.06 and 6.06.06.C apply, or if the adjacent property already provides the necessary buffer and screening.	6-feet	0-foot landscape buffer along the north property line

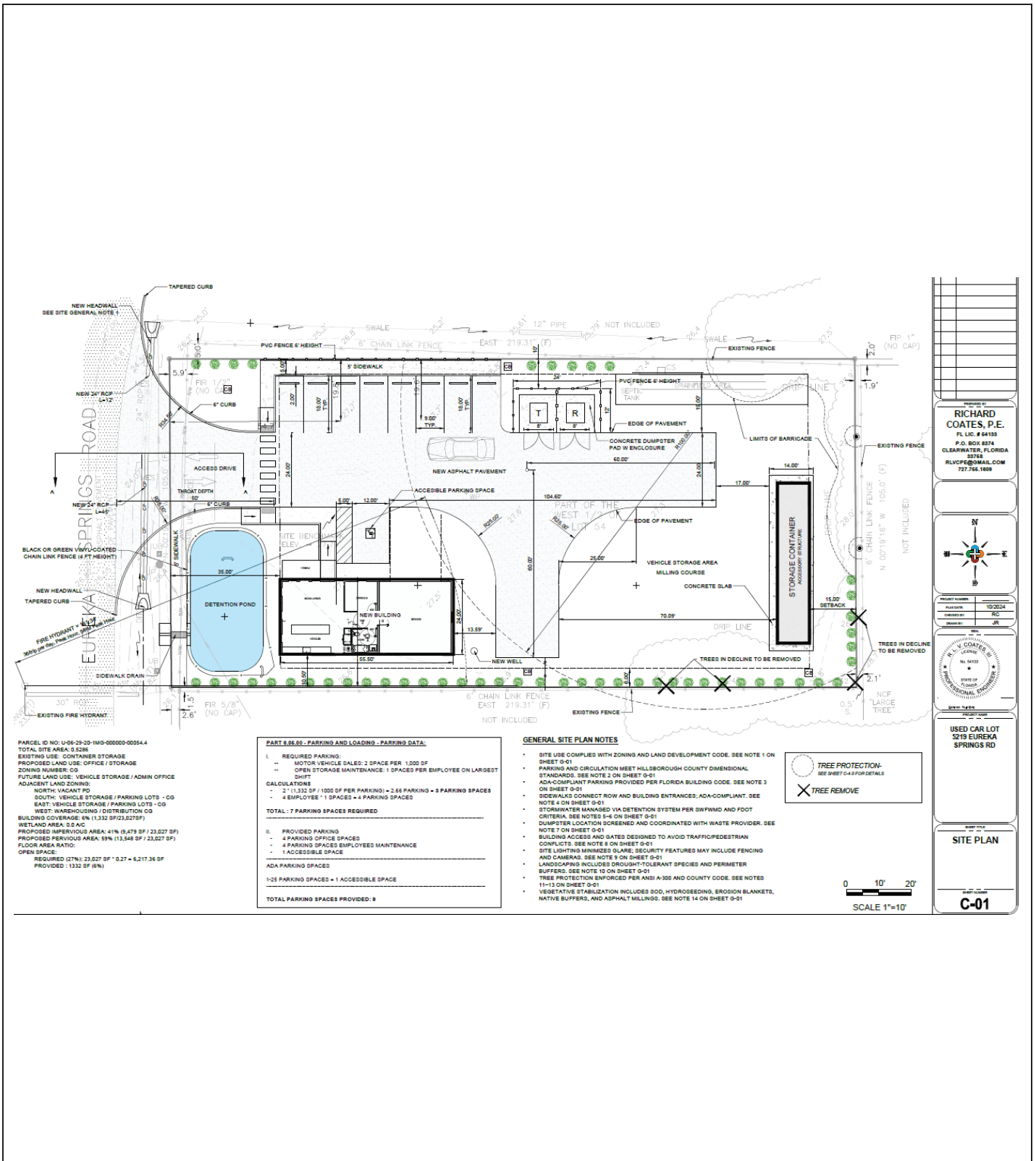
Findings:	None.
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Zoning Administrator Sign Off:	 Colleen Marshall Mon Apr 27 2026 10:49:13
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DISCLAIMER:

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





Additional / Revised Information Sheet

Application Number:

Office Use Only

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 26-0649

Applicant's Name: Shayne Robinson
Arista Carlton, agent

Reviewing Planner's Name: _____ Date: _____

Application Type:

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

Current Hearing Date (if applicable): 5/11/2026

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@hcflgov.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@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.

Arista Carlton
Signature

3/24/2026
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Atrista Carlton
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



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 checked="" 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 type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></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.



Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The variance request is for the landscape buffer reduction along the parking spaces adjacent to the northern property line. There will be a reduction in the required Other Perimeter buffer from 6 feet to 0 feet.

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

(LDC Section 6.06.04.E.1)

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



Variance Criteria Response

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

The hardship is unique to this property because the shallow depth between the building entrance, parking stalls, and the property boundary creates a physical constraint that prevents the site from accommodating both the required continuous front-of-parking sidewalk and the 6-foot Buffer Strip 1. This dimensional conflict does not occur on other similarly zoned properties, which typically have greater setback depth and can meet both requirements without overlap. The limitation is inherent to the parcel's configuration and is not shared in common with surrounding properties, making the hardship singular to this site.

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 literal application of the LDC deprives this property of rights commonly enjoyed by others because the combined requirements of a continuous 5- or 7-foot sidewalk in front of all parking spaces and a separate 6-foot Buffer Strip 1 cannot physically fit within the limited depth of this parcel, making full compliance impossible. Other properties in the same district typically have greater setback depth that allows both standards to be met simultaneously, but on this site the two required elements occupy the same space, preventing the installation of compliant parking, pedestrian access, and buffering that comparable properties are able to provide under the same code.

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 requested variance will not interfere with or injure the rights of surrounding property owners because the relief sought is limited solely to adjusting the internal placement of the required buffer and sidewalk within the site, without reducing setbacks, intensifying use, increasing traffic, or altering drainage patterns that could affect adjacent parcels. The proposed site layout continues to maintain all required property-line setbacks, preserves existing separation from neighboring uses, and provides landscaping and screening consistent with the intent of the LDC, ensuring that adjacent properties experience no loss of privacy, buffering, or functional protection. The variance simply resolves an internal dimensional conflict on this uniquely shallow parcel and does not create any external impact that would diminish the rights or reasonable expectations of nearby property owners.

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).

Because the 6-foot buffer is required only along the northern portion of the parking lot approximately 78 feet of a total 219.31-foot property line the requested variance will not injure the rights of adjacent property owners, as the majority of the property line (over 140 feet) continues to meet or exceed buffering intent, and the reduced segment still maintains safe separation, landscaping, and visual screening consistent with surrounding development. The variance affects only an internal dimensional conflict on a uniquely shallow portion of the site and does not reduce setbacks, intensify use, or create any adverse visual, environmental, or functional impacts on neighboring parcels, ensuring that surrounding property owners retain the same level of protection, compatibility, and aesthetic continuity envisioned by the LDC.

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 need for this variance is not the result of any illegal act or a self-imposed hardship, because the dimensional conflict arises entirely from the parcel's pre-existing lot depth and the mandatory County requirements for both the 6-foot buffer along the northern 78-foot portion of the 219.31-foot property line and the continuous sidewalk in front of the parking spaces. The new building and site layout were designed using accepted engineering practices to ensure safe access, circulation, and compliance with all applicable standards, but the physical constraints of the lot make it impossible to satisfy both departments' requirements simultaneously. Since the applicant did not create the lot configuration or the overlapping code requirements, the hardship is inherent to the site and not the result of any action by the applicant.

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.

Allowing the variance results in substantial justice because it enables reasonable use of the property without undermining the public benefits the LDC is intended to protect, since all required setbacks, circulation standards, and overall buffering intent are still maintained. The hardship created by the overlapping requirements for a continuous front-of-parking sidewalk and a 6-foot buffer along the northern 78 feet of a 219.31-foot property line is unique to this shallow parcel and would prevent functional site development if the variance were denied. Granting the variance preserves safe access, pedestrian connectivity, and appropriate landscaping while avoiding an unnecessary burden that other similarly zoned properties do not face, achieving a fair balance between the public interest and the applicant's ability to reasonably develop the site.

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consideration: 750000

Prepared by:
Sherry Gray
WR Title Services, LLC
3639 Cortez Road West, Suite 140
Bradenton, Florida 34210

File Number: 23-0110

General Warranty Deed

Made this June 5, 2023 A.D. By **Hal John Bennett aka Hal J. Bennett, unmarried**, whose address is: 1304 Valrico Lake Rd, Valrico, Florida 33594, hereinafter called the grantor, to **Shayne M. Robinson, married**, whose post office address is: 4207 West Santiago Street, Tampa, Florida 33629, 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Parcel 1:

The North 105 feet of the following:

Begin at the SW corner of Tract 54 of STATE HIGHWAY FARMS, as recorded in Plat Book 26, Page 12, of the Public Records of Hillsborough County, Florida, and run East 220.4 feet; thence North 331.91 feet; thence West 220.4 feet; thence South 332.56 feet to the Point of Beginning.

Parcel 2:

Description of a portion of Lot 54 and Lot 55, map or plat entitled "STATE HIGHWAY FARMS", as recorded in Plat Book 26, Page 12, of the Public Records of Hillsborough County, Florida:

STATE HIGHWAY FARMS: Lot begin 332.56 feet North of SW Corner of Lot 54 and run East 523.66 feet, North 246.48 feet, West 523.66 feet and South 246.48 feet to the Point of Beginning; LESS an easement of 20 feet South and 100 feet West on the NE corner; LESS that part of the North 246.48 feet of the South 579.04 feet of Tract 54 and 55 of State Highway Farms Subdivision, according to Plat Book 26, Page 12, of the Hillsborough County Records. Lying within 20 feet of each side of the Survey Line G of State Road 400, Section 1019, said survey line being described as follows:

Commence at the West line on the NE 1/4 of the NW 1/4 of Section 6, Township 29 South, Range 20 East, at a point 2.57 feet South of the NW corner, thence run N 70°00'47" E, 903.51 feet to the center line of Eureka Springs Road; thence run S 00°26'13" E, 92 feet to the Point of Beginning of Survey Line G; thence run N 70°00'47" E, 184.61 feet to the beginning of a curve concave to the South, having a radius of 179.05 feet; thence run Easterly 140.63 feet along said curve, through a central angle of 45°00'00" to the end of said curve, said point being the beginning of a curve concave to the North, having a radius of 217.07 feet; thence run Easterly 95.66 feet along said curve, through a central angle of 25°15'00" to the end of said curve; thence run N 89°45'47" E, 79.10 feet to the end of said survey line G.

Said parcel being more particularly described as follows:

A portion of Lots 54 and 55, map or plat entitled "STATE HIGHWAY FARMS", as recorded in Plat Book 26, Page 12, of the Public Records of Hillsborough County, Florida, bounded and described as follows:

Commence at an SRD monument located on the Easterly right of way line of Eureka Springs Road and run along the said Easterly right of way line of Eureka Springs Road, N 00°07'18" E, a distance of 296.31 feet to the Point of Beginning; run thence from said Point of Beginning: N 00°07'18" E, a distance of 211.14 feet; thence run N 70°01'50" E, a distance of 101.65 feet; thence run S 89°37'19" E, a distance of 237.37 feet; thence run in a Southeasterly direction around a curve bearing to the left having a radius of 237.07 feet, an arc length of 45.82 feet (Chord Bearing: S 84°40'58" E, Chord = 45.75 feet); thence run N 89°46'50" E, a distance of 79.10 feet; thence run N 00°13'10" W, a distance of 3.11 feet; thence run S 89°37'19" E, a distance of 66.19 feet; thence run S 00°07'18" W, a distance of 246.48 feet; thence run N 89°37'19" W, a distance of 523.66 feet to the Point of Beginning.

LESS road right of way as described in Order of Taking recorded in Official Records Book 8454, Page 847, of the Public Records of Hillsborough County, Florida.

consideration: 750000

Prepared by:
Sherry Gray
WR Title Services, LLC
3639 Cortez Road West, Suite 140
Bradenton, Florida 34210

File Number: 23-0110

Parcel ID Number: 040558-0000 & 040563-0000

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, 2022.

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:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

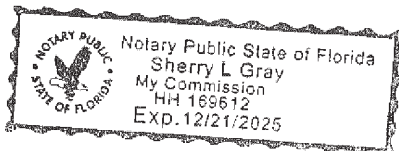
Bea M. Fulford
First Witness Signature
Witness Printed Name Bea M. Fulford

Hal John Bennett aka Hal J. Bennett (Seal)
Hal John Bennett aka Hal J. Bennett
Address: 1304 Valrico Lake Rd, Valrico, Florida 33594

Sherry L. Gray
Second Witness Signature
Witness Printed Name Sherry L. Gray

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2023, by Hal John Bennett aka Hal J. Bennett, unmarried, who is/are personally known to me or who has produced drivers license as identification.



Sherry L. Gray
Notary Public Signature
Print Name: Sherry L. Gray
My Commission Expires: _____
(SEAL)



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0649

Intake Date: 3/10/2026

Hearing(s) and type: Date: 05/11/2026

Type: LUHO

Receipt Number: 576241

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 5219 Eureka Springs Rd City/State/Zip: Tampa, FL 33610

TWN-RN-SEC: 29-20-06 Folio(s): 040563-0000 Zoning: CG Future Land Use: CHU-12 Property Size: .5286 acres

Property Owner Information

Name: Shayne Robinson Daytime Phone 813-944-2700

Address: 5207 Santiago St City/State/Zip: Tampa, FL 33629

Email: floridacoachtrader@gmail.com Fax Number _____

Applicant Information

Name: Shayne Robinson Daytime Phone 813-944-2700

Address: 5207 Santiago St City/State/Zip: Tampa, FL 33629

Email: floridacoachtrader@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: Atrista Carlton Daytime Phone 727-256-0264

Address: 3639 Cortez Rd, Suite 223 City/State/Zip: Bradenton, FL 34210

Email: service@cpspermitmanagement.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.

Signature of the Applicant

Shayne Robinson
Type or print name

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

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

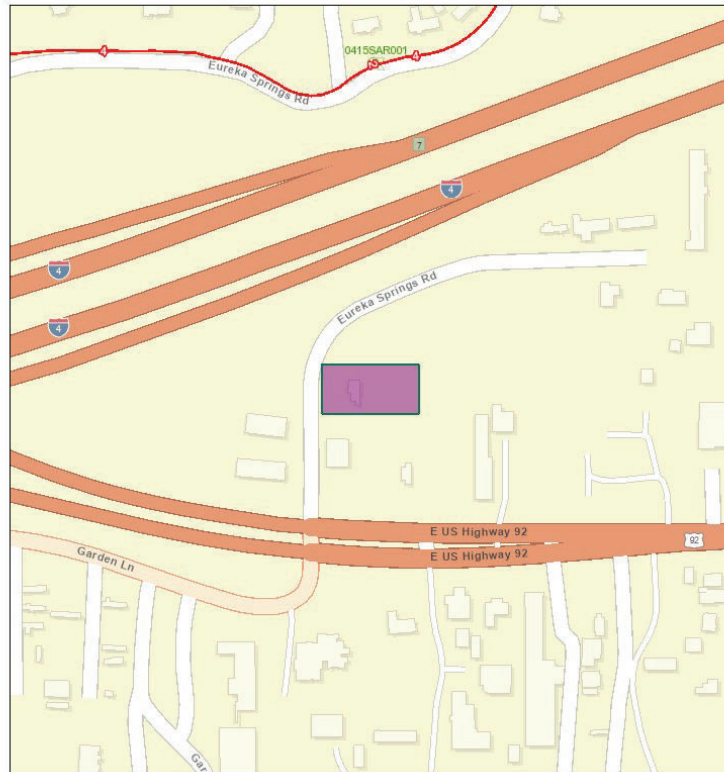
Type or print name



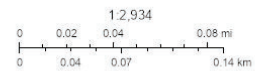
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120376C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park Area
Census Data	Tract: 012103 Block: 2008
Future Landuse	CMU-12
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	50' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 40563.0000



March 10, 2026



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANADA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 40563.0000
PIN: U-06-29-20-1MG-000000-00054.4
Shayne M Robinson
Mailing Address:
 4207 W Santiago St
 null
 Tampa, Fl 33629-7721
Site Address:
 5219 Eureka Springs Rd
 Tampa, Fl 33610
SEC-TWN-RNG: 06-29-20
Acreage: 0.56
Market Value: \$128,898.00
Landuse Code: 0000 VACANT RESIDENT

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.