

Variance Application: VAR 24-0995
LUHO Hearing Date: November 20, 2024
Case Reviewer: Isis Brown



**Hillsborough
 County Florida**

Development Services Department

Applicant: **Cecilio Rivera** Zoning: **AS-1 & ASC-1**

Location: **1522 Sydney Dover Road, Dover, FL 33527** | Folio: **85349.0900**

Request Summary:

The applicant is requesting variances to allow for a Temporary Manufactured Home While Constructing, to utilize the existing mobile home as a Temporary Manufactured Home while a new primary home is constructed.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.95.A	For Temporary Manufactured Home While Constructing, the Manufactured Home shall be behind the proposed location of the permanent residence to be constructed.	Allow for the Temporary Manufactured Home Facility to be located in front of the proposed location of the permanent residence to be constructed.	Temporary Manufactured Home facility located in front of the proposed location of the permanent residence to be constructed on the lot.
6.11.95.C	Temporary Manufactured Home Facilities shall be screened or separated from public view or view from adjacent properties through use of open space of a distance equal to one-half of the lot width requirement. The required lot width within the AS-1 and ASC-1 zoning districts is 150 feet.	33.7 feet	Temporary Manufactured Home facility located 41.3 feet from the northern property boundary.
6.11.95.C	Temporary Manufactured Home Facilities shall be screened or separated from public view or view from adjacent properties through use of open space of a distance equal to one-half of the lot width requirement. The required lot width within the AS-1 and ASC-1 zoning districts is 150 feet.	48.2 feet	Temporary Manufactured Home facility located 26.8 feet from the southern property boundary.

Findings:	<p>A minimum lot width of 150 feet is required in both AS-1 and ASC-1 districts. The subject lot width is approximately 148.9 feet, and therefore is nonconforming. However, the lot has been certified as a legal nonconforming lot, per NCL 25-0095 in the case record.</p> <p>If Variances are granted, a Conditional Use permit per LDC 6.11.65 will be required prior to placement of the proposed Temporary Manufactured Home Facility on the subject property.</p>
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Zoning Administrator Sign Off:



Colleen Marshall
Tue Nov 5 2024 16:58:42

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.

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Project Description (Variance Request)

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

We want to build a new home behind old home. Want to make existing home temporary home while new is being built.

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

6.11.95.A

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
- Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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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 would want to build a nice new home.

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.

South of me and north of me have mobile homes my mobile home is existing but im going to get rid of it to build a house.

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.

Building new home would not affect others who are near by.

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 code require variance so im going to meet the setbacks so it make sense to live in mobile home while building because the mobile is in the correct zoning while house will be built in its correct zoning area

which is ASCI.

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.

Tearing down existing home and to live else where while new home is being built

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.

Once new home is built my kids will be able to have some where that is safer to live when we have hurricanes.

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First American Title Company of Florida, Inc.

REC. 5661 726

188

This Warranty Deed Made and executed the 5th day of April A.D. 19 89 by JOHN LARRY CREMER and MARY D. CREMER, husband and wife

hereinafter called the grantor, to

JAMES C. RILEY and PEGGY S. RILEY, husband and wife

whose post office address is 725 Echo Ave., Romeoville, Illinois 60441-1124 hereinafter called the grantee.

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

THE SOUTH 145.00 FEET OF THE NORTH 796.70 FEET OF THE EAST 326.00 FEET OF THE EAST ONE - HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

Documentary Tax Pd. \$ 140.25
Intangible Tax Pd. \$ 0
Richard Ake, Clerk Hillsborough County
By: J. A. Brady Deputy Clerk

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

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 from all encumbrances, except, taxes accruing subsequent to December 31, 1988 and easements, reservations, restrictions and covenants of record, if any.

In Witness Whereof, the said grantor(s) has (have) signed and sealed these presents the day and year first above written.

Signatures of Sue Halloran, James Arthur Brinkman, John Larry Cremer, and Mary D. Cremer.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of April, 19 89 by JOHN LARRY CREMER and MARY D. CREMER

Signature of Notary Public and title 'Notary Public'



This Instrument prepared by and return to: FIRST AMERICAN TITLE COMPANY 902 W. Lumsden Ave., Suite 109 Brandon, FL 33511 F840229

1989 APR -7 PM 2:23 89074973

Prepared by:
Hillsborough Title
Jennifer Straus
1605 S. Alexander Street, #102, 1605 S. Alexander Street, #102
Plant City FL 33563
incidental to the issuance of a title insurance policy
File No.: PC17-40444

GENERAL WARRANTY DEED

Made this November 14, 2017. A.D. by Jorge Mora, a married man and Minerva Mora, his wife and Maria E. DeMora, a single woman, whose address is: 612 Elnor St., Plant City, FL 33563 hereinafter called the grantor, to Cecilio Rivera Hernandez, a single man and Pablo Rivera, a single man, as joint tenants with rights of survivorship, whose post office address is: 1522 Sydney Dover Road, Dover, FL 33527, 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:

The South 145.00 feet of the North 796.70 feet of the East 326.00 feet of the East one-half of the Northwest one-quarter of the Northeast one-quarter of Section 16, Township 29 South, Range 21 East, Hillsborough County, Florida. Less road right-of-way.

Parcel ID No.: 085349-0900

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.

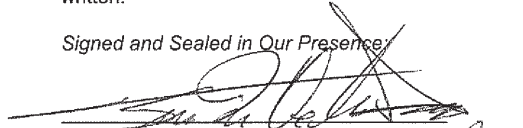
To Have and to Hold, the same in fee simple forever.

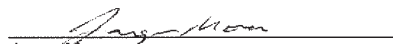
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017

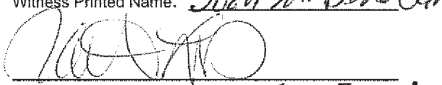
Prepared by:
Hillsborough Title
Jennifer Straus
1605 S. Alexander Street, #102, 1605 S. Alexander Street, #102
Plant City FL 33563
incidental to the issuance of a title insurance policy
File No.: PC17-40444

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:


Witness Printed Name: Susan M. DeLoCaro


Jorge Mora


Witness Printed Name: Katelyn Lewis

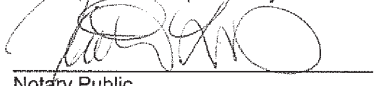

Minerva Mora

Minerva Mora by Jorge Mora her attorney in fact
Maria E. DeMora by Jorge Mora, her attorney in fact

Address:
612 Elnor St.
Plant City, FL 33563

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 14th of November, 2017, by Jorge Mora, a married man and Minerva Mora, his wife and Jorge Mora as attorney in fact for Maria E. DeMora, a single woman, who is/are personally known to me or who has produced a valid driver's license as identification.


Notary Public

My Commission Expires: _____
(SEAL)



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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 24-0995 Applicant's Name: Cecilio Rivera

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): August 26th 2024

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
*If "Yes" is checked on the above please ensure you include all items marked with * on the last page.*

Will this revision remove land from the project? Yes No
*If "Yes" is checked on the above please ensure you include all items marked with * on the last page.*

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcf.gov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcf.gov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Cecilio Rivera
Signature

08/08/2024
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: Cecilio Rivera
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

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 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: 5px; margin-top: 5px;"> <p>I am adding applicants representative address and city, state and zip number.</p> </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

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0995

Intake Date: 06/26/2024

Hearing(s) and type: Date: 08/26/2024

Type: LUHO

Receipt Number: 379779

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 1522 Sydney Dover City/State/Zip: Dover FL 33527

TWN-RN-SEC: 6.11.95.A Folio(s): 95349.0900 Zoning: ASI ASC.1 Future Land Use: R-1 Property Size: 1.08

Property Owner Information

Name: Cecilio Rivera Daytime Phone: 813 787 0658

Address: 1522 Sydney Dover City/State/Zip: Dover FL 33527

Email: Cecilio 112373@gmail.com Fax Number: _____

Applicant Information

Name: Cecilio Rivera Daytime Phone: 813 787 0658

Address: 1522 Sydney Dover City/State/Zip: Dover FL 33527

Email: Cecilio 112373@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Pablo Rivera Daytime Phone: 813 279 4951

Address: 5018 Barron Oaks Pl City/State/Zip: Plant city FL 33566

Email: Pablo 96. PR 20@gmail.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.

Cecilio Rivera

Signature of the Applicant

Cecilio Rivera

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.

x Pablo Rivera
~~Cecilio Rivera~~

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

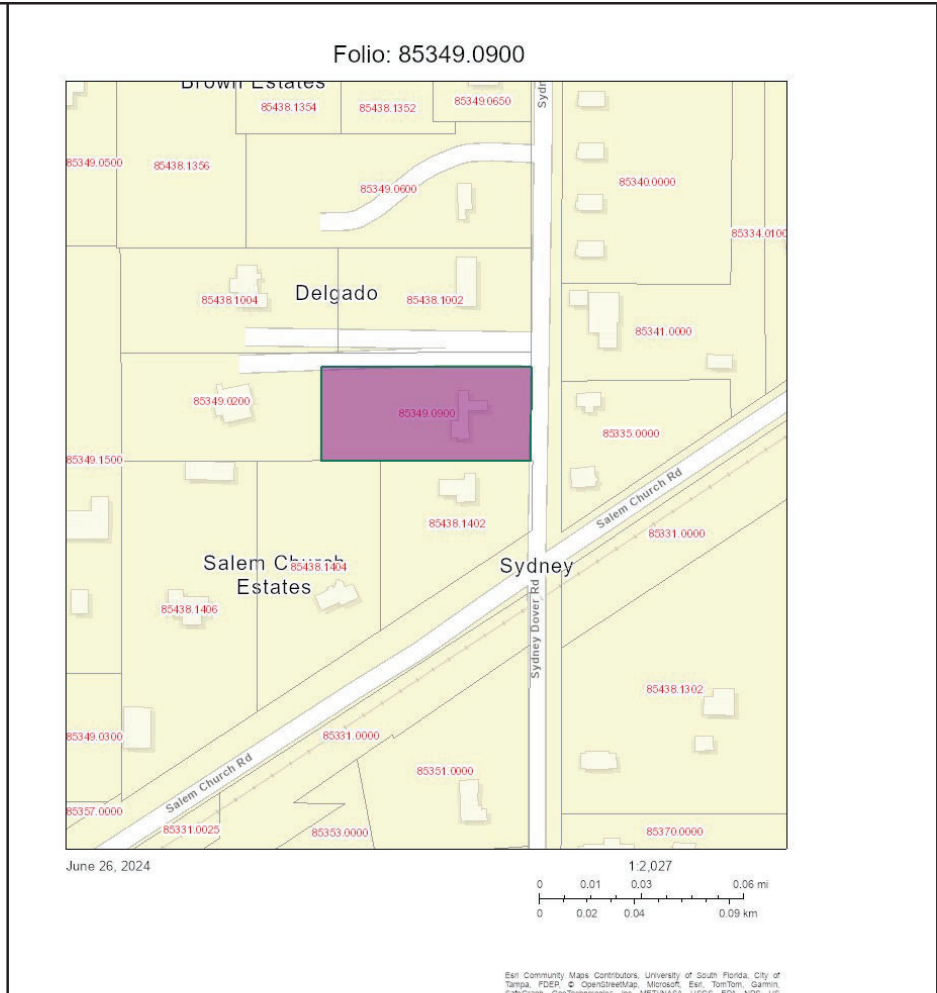
Pablo Rivera

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0405H
FIRM Panel	12057C0405H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120425C
County Wide Planning Area	East Rural
Census Data	Tract: 012402 Block: 2011
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Central
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 5
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	330' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 85349.0900
PIN: U-16-29-21-ZZZ-000004-04690.0
Cecilio Rivera Hernandez And Pablo Rivera
Mailing Address:
 1522 Sydney Dover Rd
 null
 Dover, Fl 33527-5712
Site Address:
 1522 Sydney Dover Rd
 Dover, Fl 33527
SEC-TWN-RNG: 16-29-21
Acreage: 1.08460999
Market Value: \$120,935.00
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.

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