

**Variance Application:** VAR 25-0352  
**LUHO Hearing Date:** February 24, 2025  
**Case Reviewer:** Michelle Montalbano



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Modern House and Building Movers, Inc. **Zoning:** RSC-6  
**Address/Location:** 3934 Versailles Drive, Tampa, FL 33634; Folio # 12127.0160

**Request Summary:**

The applicant is requesting a variance to accommodate a proposed stairway which partially intrudes into the required front yard. The first floor of the existing home is being lifted to 19-feet above sea level (7-feet above the base flood elevation) to mitigate future flood risk.

**Requested Variances:**

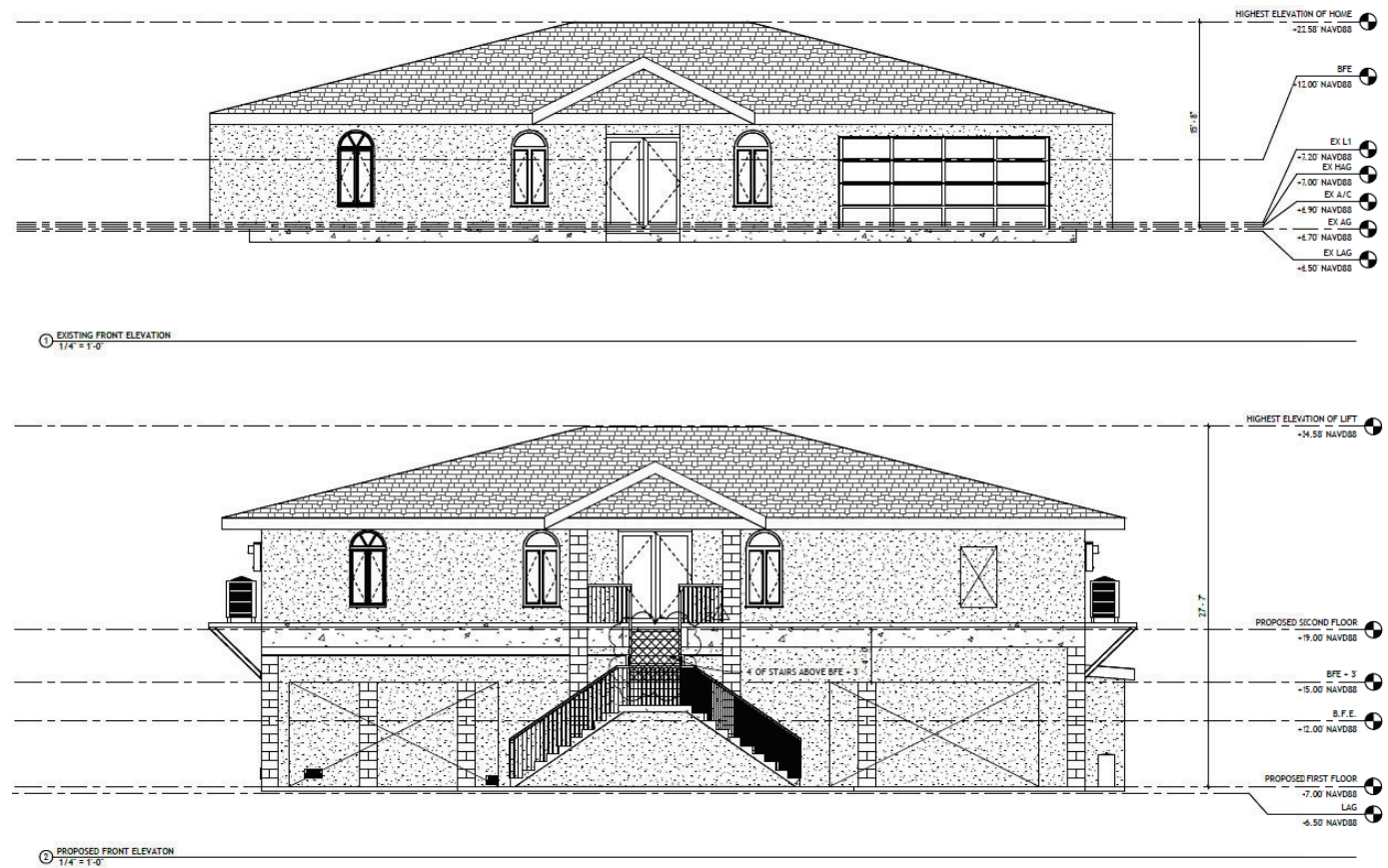
LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.I.2, 6.01.01	<p>Other architectural features, such as bay windows, fireplaces and stairways, which may occupy a portion of a building footprint or extend from the building below the roof eaves, may project not more than 3-feet into required front yards.</p> <p>The required front yard in the RSC-6 zoning district is 25-feet. Therefore, a 22-foot front yard setback is required for the proposed stairway.</p>	6.7-feet	15.3-foot front yard setback for stairway 15-feet in height and greater above sea level.

Findings:	<p>Per the LDC definition of yard in Section 12.00.01, any structure less than 3-feet in height is not regulated and can be placed anywhere in the required front yard. The baseline allowance for any projection into required yards for properties within the Special Flood Hazard Area is the base flood elevation, which is 12 feet for this property. Therefore, any portions of the stairwell that are below 15-feet in height (12 + 3) can be placed anywhere within the required yard. Any portion of the stairway that is 15-feet in height or more above sea level must comply with the setback requirements as outlined in LDC Section 6.01.03.I.2.</p> <p>The building permit requesting to raise the structure due to hurricane impacts is currently in process (HC-BLD-25-0068480). The stairway setback is one of the unresolved permit issues at this time.</p>
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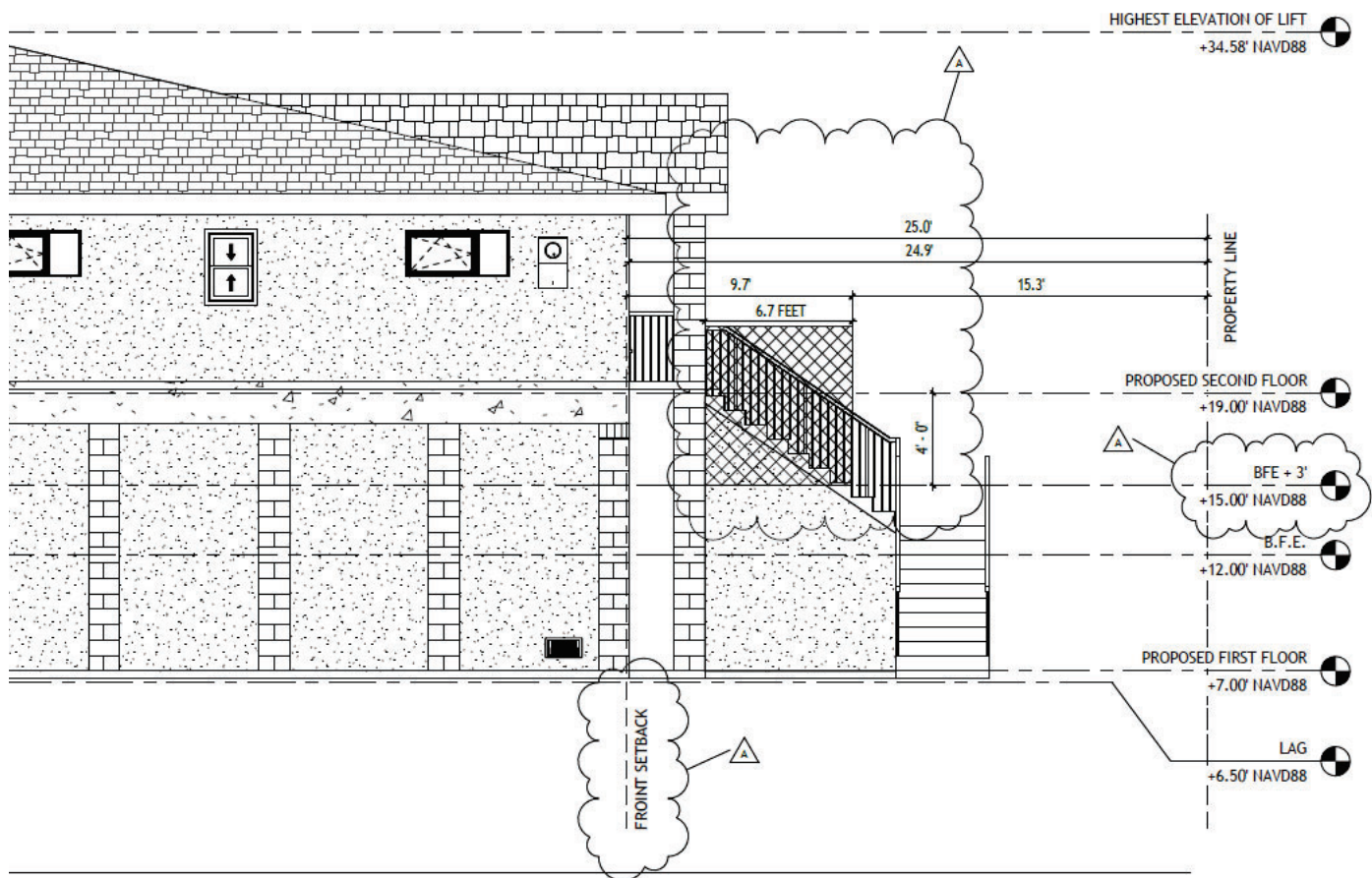
**Zoning Administrator Sign Off:**A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive style. To the right of the signature, the word "Desktop" is printed in a small, light blue font.Colleen Marshall  
Wed Feb 12 2025 13:45:46**DISCLAIMER:**

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



## SURVEY/SITE PLAN



## SURVEY/SITE PLAN

## SITE NOTES

- EXISTING AND PROPOSED SITE PLANS ARE BASED UPON SURVEY INFORMATION PROVIDED TO THE MODERN HOUSE & BUILDING MOVERS, INC., AND UPON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- EXISTING STRUCTURE IS LOCATED IN A SUBURBAN RESIDENTIAL NEIGHBORHOOD. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT NEIGHBORING STRUCTURES, FENCES, PUBLIC STREETS, AND UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH EXISTING UTILITY PROVIDERS REGARDING DISCONNECTION PRIOR TO THE WORK, TEMPORARY SERVICE DURING THE WORK, AND RECONNECTION OF UTILITY SERVICE AFTER THE WORK IS COMPLETED.
- THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING MUNICIPALITY'S TRAFFIC ENGINEERING DEPARTMENT, REGARDING ANY NECESSARY ROAD CLOSURES.
- NO NEW CURB CUTS OR DRIVEWAYS ARE ANTICIPATED AS A PART OF THIS WORK.
- EXISTING LANDSCAPING AROUND PERIMETER OF THE HOME TO REMAIN. DO NOT DISTURB ANY NATIVE VEGETATION IN THE COURSE OF THE WORK. THE GC SHALL PRESERVE & PROTECT NATIVE TREES AND SHRUBS THROUGHOUT THE COURSE OF THE WORK. REPLACE SOILS, GRADE, AND SOD UPON COMPLETION OF THE WORK.
- THE DEVELOPMENT OF THE PROPERTY AS SHOWN SHALL NOT HAVE ADVERSE HYDROLOGICAL EFFECTS ON ADJACENT PROPERTIES.

SETBACKS	LEGAL	EXIST.
FRONT YARD:	25'	24.9'
REAR YARD (CANAL EASEMENT):	25'	64'
SIDE YARD (LEFT):	7.5'	7.8'
SIDE YARD (RIGHT):	7.5'	5.6'
EXIST. BUILDING HEIGHT:		19' 8"
PROP. BUILDING HEIGHT:		27' 8"
EXIST. LIVING AREA:		2,536.2 SQ. FT.
PROP. LIVING AREA:		2,604.94 SQ. FT.
EXIST. BUILDING FOOTPRINT:		3,787 SQ. FT.
PROP. BUILDING FOOTPRINT:		4,116.73 SQ. FT.
EXISTING LOT AREA:		14,810.4 SQ. FT.
EXIST. BUILDING COVERAGE:		25.56%
PROP. BUILDING COVERAGE:		27.75%
*Includes decks, porches, & stairs		
EXIST. LOT IMPRV. COVERAGE:		7,842.55 SQ. FT.
EXIST. IMPRV. PERCENTAGE:		52.95%
PROP. LOT IMPRV. COVERAGE:		7,930.92 SQ. FT.
PROP. IMPRV. PERCENTAGE:		53.55%

## EXISTING CONDITIONS

EXISTING ELEVATIONS	NAVD83
LOWEST ADJACENT GRADE:	6.5 FT
HIGHEST ADJACENT GRADE:	7.0 FT
BASE FLOOD ELEVATION:	12 FT
EXIST. 1ST FL. ELEVATION:	7.2 FT
EXIST. 2ND FL. ELEVATION:	N/A

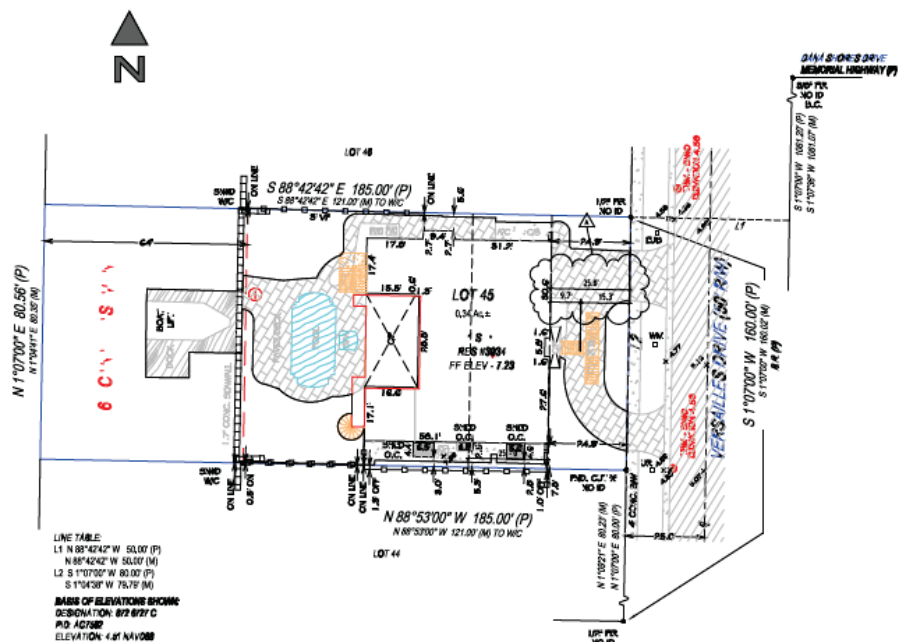
## PROPOSED CONDITIONS

PROPOSED ELEVATIONS	NAVD83
PROP. 1ST FL. ELEVATION:	7.0 FT
PROP. 2ND FL. ELEVATION:	19.0 FT

\*ELEVATION CERTIFICATE PROVIDED BY THE SURVEYOR SHOWS A FIRM PANEL  
EFFECTIVE DATE OF 10/7/21 FLOOD ZONE AE, BASE FLOOD ELEVATION OF 12.0' NAVD83.

① SITE PLAN  
1718 - 1-0

HEIGHT OF FRONT STAIRCASE ABOVE BFE +3' : 4 FEET  
LENGTH OF FRONT STAIRCASE ABOVE BFE +3' : 6.7 FEET  
ENCROACHMENT OF 22' FRONT SETBACK ABOVE BFE +3 : 6.7 FEET  
ENCROACHMENT OF 25' FRONT SETBACK ABOVE BFE +3 : 9.7 FEET



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# Additional / Revised Information Sheet

**Office Use Only**

**Application Number:** VAR 25-0352

**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 25-0352 Applicant's Name: Modern House & Building Movers, Inc.

Reviewing Planner's Name: Michelle Montalbano Date: 01/31/2025

**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): 02/24/2025

## 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](mailto: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](mailto: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.***

**Mindy Wilson**



Digitally signed by Mindy Wilson  
Date: 2025.02.06 17:13:45 -06'00'

Signature

**2/6/2025**

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 VAR 25-0352


☐ 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: Mindy Wilson  Digitally signed by Mindy Wilson  
Date: 2025.02.06 17:14:09 -06'00'

(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 checked="" type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input checked="" type="checkbox"/>	<b>Revised Application Form**</b> <b>REVISED PART B; NO CHANGES TO PART A</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input checked="" type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter. <b>See Site Plan, Sheet S.001 of the full Engineering plan</b>
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input checked="" type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input checked="" type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input checked="" type="checkbox"/>	<b>Other Documents</b> (please describe): <div>Engineering Design 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.



**MODERN MOVERS**  
THE SLAB HOME ELEVATION EXPERTS

February 6, 2025

**VIA EMAIL**

Hillsborough County Planning and Zoning  
Development Services Department  
[zoningintake-dsd@hcfl.gov](mailto:zoningintake-dsd@hcfl.gov).

Re: Revised Variance Application, VAR 25-0352  
3934 Versailles Dr.

Dear Sirs/Madams:

Please accept the revised Variance Application per review comments received from the Senior Planning Staff. The following revisions were made:

**Engineering Plan**

- Sheet S.001, Site Plan – added variance request details in revision cloud
- Sheet S.005, Front Elevation – added revision cloud to highlight measurement of stair height difference between 15' NAVD 88 and 19' NAVD 88.

**Variance Application, Part B**

*Project Description (Variance Request)*

1. Response updated to reflect the variance request only for portions of the stairs necessitated by the additional elevation height.
2. Updated code to LDC Section 6.01.03.I.2.

*Variance Criteria Response Document*

- Referenced attachment for each criteria response.

Your consideration and assistance with this variance request are greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Mindy Wilson". The signature is written in a cursive, flowing style.

Mindy Wilson  
504.396.0855  
[mindy@modernmovers.com](mailto:mindy@modernmovers.com)

**ATTACHMENTS:**

Revised Information Sheet  
Variance Application Part B  
Variance Criteria Response  
Engineering Plan with Site Plan included



**Hillsborough  
County Florida**  
Development Services

## 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)



**Hillsborough  
County Florida**  
Development Services

## 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 property at 3939 Versailles Dr., located in the Dana Shores neighborhood, has a significant risk of flooding due to its proximity to a canal. In order to mitigate the flood risk and protect personal property, the home is going to be elevated and a code-required staircase constructed to provide safe egress to the elevated home.

The minimum Design Flood Elevation on this property is BFE +3'. The BFE is 12' NAVD 88; the DFE is 15' NAVD 88. The homeowners, in anticipation of future increases to their Base Flood Elevation, have elected to elevate their home to 19' NAVD 88, an additional 4'.

The current front yard setback is 25' with an allowance for 3' of stairways, for a 22' setback. Constructing the staircase within this limit is not feasible. Therefore, to provide egress to the home, we are requesting a variance for the portions of the stairs necessitated to service the additional 4' of elevation, which will encroach into the 22' front setback by 6.7' (9.7' total into the 25' setback). This adjustment will ensure compliance with elevation standards while maintaining the safety and accessibility of the home.

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

Hillsborough County, Florida - Land Development Code , LDC 6.01.03.I.2.

## 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): permit application is in progress (HC-BLD-25-0068480)
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
☒ Public Water ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



# Additional / Revised Information Sheet

**Office Use Only**

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**2/6/2025**

Date



**Hillsborough  
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Development Services

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(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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**MODERN MOVERS**  
THE SLAB HOME ELEVATION EXPERTS

February 6, 2025

**VIA EMAIL**

Hillsborough County Planning and Zoning  
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[zoningintake-dsd@hcfl.gov](mailto:zoningintake-dsd@hcfl.gov).

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3934 Versailles Dr.

Dear Sirs/Madams:

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- Sheet S.005, Front Elevation – added revision cloud to highlight measurement of stair height difference between 15' NAVD 88 and 19' NAVD 88.

**Variance Application, Part B**

*Project Description (Variance Request)*

1. Response updated to reflect the variance request only for portions of the stairs necessitated by the additional elevation height.
2. Updated code to LDC Section 6.01.03.I.2.

*Variance Criteria Response Document*

- Referenced attachment for each criteria response.

Your consideration and assistance with this variance request are greatly appreciated.

Sincerely,

*Mindy Wilson*

Mindy Wilson  
504.396.0855  
[mindy@modernmovers.com](mailto:mindy@modernmovers.com)

**ATTACHMENTS:**

Revised Information Sheet  
Variance Application Part B  
Variance Criteria Response  
Engineering Plan with Site Plan included



**Hillsborough  
County Florida**  
Development Services

## 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?

See attached Variance Criteria Response.

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.

See attached Variance Criteria Response.

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.

See attached Variance Criteria Response.

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*).

See attached Variance Criteria Response.

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.

See attached Variance Criteria Response.

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.

See attached Variance Criteria Response.



**MODERN MOVERS**  
THE SLAB HOME ELEVATION EXPERTS

**3934 Versailles Dr. | Variance Application (VAR 25-0352)**

**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.**

Not all of the homes in the area will have the same features or construction type that would require this setback adjustment.

**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 requested variance pertains to an existing structure rather than a new development. Elevating the structure is essential to maintain its value and reduce the risk of flooding. To achieve the required elevation, stairs and landings must be added. Denying the variance would force Mr. and Mrs. Caruso to lose access to the front of the structure—the main entrance to their home—therefore altering the functionality and aesthetics of the structure and potentially diminishing the value of the home.

**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 proposed staircase design, which descends to an intermediate landing before branching into stairs on either side, minimizes the front yard setback encroachment required for egress. This design ensures the stairs remain set back from the sidewalk, avoiding any obstruction to pedestrian traffic and maintaining safe access for the community. Granting the variance will preserve sidewalk safety and accessibility while preventing any adverse impact on neighboring properties or public use.

**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).**

Elevating the home to mitigate flood risks directly supports the objectives by enhancing the safety of the property's occupants. The proposed staircase design, which descends to an intermediate landing before branching into stairs to the left and right, ensures safe egress from the elevated structure. By minimizing encroachment into the front yard, the design preserves access to the public sidewalk enjoyed by other members of the neighborhood. Further, this is not new construction and will not require a significant additional footprint that would contradict the intent of these sections.

**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 home's proximity to the canal and its location in South Florida make it highly susceptible to hurricanes and other natural events that cause flooding and property damage. The home was originally constructed legally and in full compliance with the applicable building codes at the time.



**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.**

Failure to obtain the variance would deprive the homeowners, Mr. and Mrs. Caruso, of safe and functional access to the front entrance of their home. Additionally, without the variance, the elevation of the home may not be feasible, leaving the property vulnerable to continued exposure to flooding and its associated risks, and possible loss of value, which could affect the value of other properties in the neighborhood.

**Prepared by and when recorded return to:**

CYNTHIA I WAISMAN  
2451 McMullen Booth Road  
Clearwater, Florida 33759

Return to: Christopher and Renee Caruso  
3934 Versailles Drive, Tampa, Fl 33634

**Property Appraiser's Parcel Identification  
No. 012127-0160**

**SCRIVENER'S CERTIFICATE**

This instrument has been prepared from  
Information given to the above scrivener by  
*the parties hereto*. The scrivener does not  
guarantee either marketability of title or  
accuracy of the legal description as is did  
not examine the title of this property.

(Space above this line reserved for recording office use only)

THIS IS A DEED OF CONVENIENCE FOR WHICH  
MINIMUM DOCUMENTARY STAMP TAXES ARE DUE

**QUITCLAIM DEED**

**THIS INDENTURE** is made on July 26, 2019, between RENEE D. CARUSO and CHRISTOPHER H. CARUSO, Husband and Wife (hereinafter referred to jointly as "Grantor"), who reside at, 3934 Versailles Drive, Tampa, Hillsborough County, Florida 33634, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by RENEE D. CARUSO and CHRISTOPHER H. CARUSO, Co-Trustees of the CARUSO REVOCABLE TRUST (hereinafter referred to as "Grantee"), such Grantee having an address of 3934 Versailles Drive, Tampa, Hillsborough County, Florida 33634, and such trust having been established under that certain revocable trust agreement dated July 26, 2019, by RENEE D. CARUSO and CHRISTOPHER H. CARUSO, as grantors and as co-trustees. Grantor hereby REMISES, RELEASES and QUITCLAIMS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Hillsborough and State of Florida:

**LOT 45, OF DANA SHORES UNIT #3, SECTION "B", ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE(S) 65, OF THE  
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Hillsborough County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

**Signed, Sealed and Delivered**

in presence of

*Melly Dorian*  
Witness

Printed Name: Melly Dorian

*Reshma Patel*  
Witness

Printed Name: Reshma Patel

*Renée D. Caruso*  
RENEE D. CARUSO

*Christopher H. Caruso*  
CHRISTOPHER H. CARUSO

STATE OF FLORIDA

§  
§  
§

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, the undersigned authority, by RENEE D. CARUSO, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, and by CHRISTOPHER H. CARUSO, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on July 26,  
2019.

*Cynthia Waismann*  
Notary Public, State of Florida





# Variance Application Package



Hillsborough  
County Florida  
Development Services

## Instructions to Applicants for Requests Requiring Public Hearing:

### I. Prior to completing this application:

If you have any questions regarding your proposed project prior to submittal of this application, please email [ZoningIntake-DSD@HCFLGov.net](mailto:ZoningIntake-DSD@HCFLGov.net).

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting [Sunbiz.org](http://Sunbiz.org).
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at [HCPAFL.org](http://HCPAFL.org) and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing [gisdept@hcpafl.org](mailto:gisdept@hcpafl.org). Include all folio numbers and the notice buffer distance area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation (A, AR, AM, AE) or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property. If the property contains more than one future land use category, the greatest applicable notice distance shall apply per [LDC Section 10.03.02.E.1](#). If the notice distance extends to include parcels in an adjacent county jurisdiction, those property owners will need to be included in the list. Contact the property appraiser's office for the applicable county jurisdiction to obtain that list.

### II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to [ZoningIntake-DSD@HCFLGov.net](mailto:ZoningIntake-DSD@HCFLGov.net). Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

**IMPORTANT:** Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

### III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Adjacent Property Owners List and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.



**Hillsborough  
County Florida**  
Development Services

**Property/Applicant/Owner  
Information Form**

**Official Use Only**

Application No: 25-0352

Intake Date: 1/10/25

Hearing(s) and type: Date: 2/24/25

Type: LUHO

Receipt Number: 438461

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: Cierra James

**Property Information**

Address: 3934 Versailles Drive City/State/Zip: Tampa, FL 33634-7425

TWN-RN-SEC: 29-17-12 Folio(s): 012127-0160 Zoning: RSC-6 Future Land Use: R-4 Property Size: Acreage: .34

**Property Owner Information**

Name: Christopher and Renee Caruso Daytime Phone: 813-766-5310

Address: 3934 Versailles Drive City/State/Zip: Tampa, FL 33634-7425

Email: ccaruso33@gmail.com Fax Number: N/A

**Applicant Information**

Name: Modern House & Building Movers, Inc. Daytime Phone: 239-994-4409

Address: 208 3rd Street Unit A City/State/Zip: Fort Myers, FL 33907

Email: info@modernmovers.com Fax Number: N/A

**Applicant's Representative (if different than above)**

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Signature of the Applicant

Mindy Wilson

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)

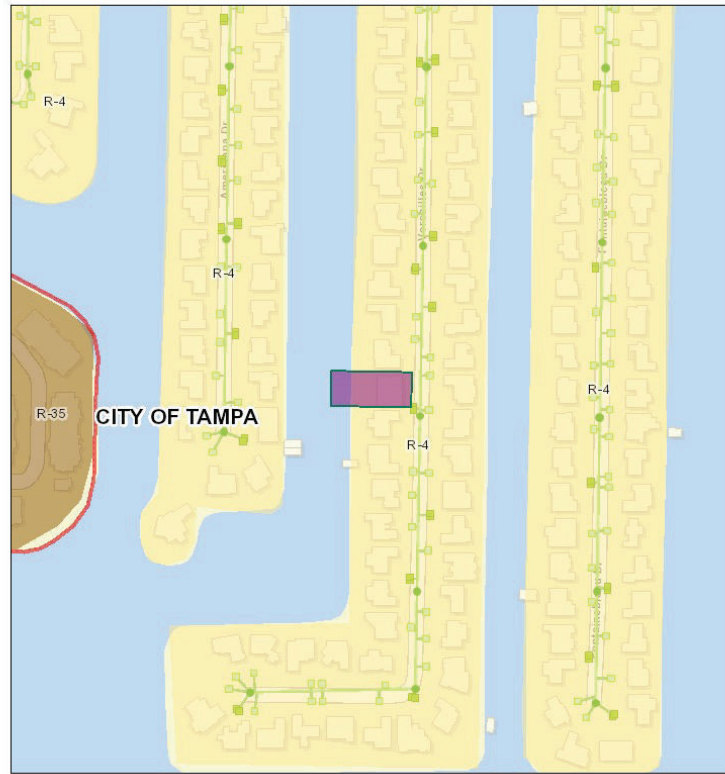
Christopher Caruso/Renee Caruso

Type or print name

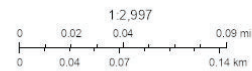


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 12127.0160



January 13, 2025



Edits: Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDEP & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satefy, GeoTechnologies, Inc., METIUSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

**Folio: 12127.0160**

**PIN: U-12-29-17-0GA-000000-00045.0**

**Christopher H And Renee Caruso/trustees**

**Mailing Address:**

3934 Versailles Dr  
null

Tampa, FL 33634-7425

**Site Address:**

3934 Versailles Dr  
Tampa, FL 33634

**SEC-TWN-RNG: 12-29-17**

**Acreage: 0.34**

**Market Value: \$1,005,569.00**

**Landuse Code: 0100 SINGLE FAMILY**

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