

Variance Application: VAR 26-0927
LUHO Hearing Date: July 13, 2026
Case Reviewer: Michelle Montalbano



**Hillsborough
County Florida**

Development Services Department

Applicant: Sam Rex – Luminous Electric

Zoning: PD 93-0357

Location: 7517 Dunbridge Dr, Odessa, FL 33556; Parcel Folio # 901.5238

Request Summary:

The applicant is requesting setback variances to accommodate two above ground tanks for a single-family residence.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.I.3 PD 93-0357	Mechanical equipment may project three feet or no more than 50 percent of the required side yard(s), whichever is more restrictive. The PD district requires a minimum side yard setback of 10 feet. Therefore, a minimum side yard setback of 4.5 feet is required.	3 feet	4-foot side yard setback for mechanical equipment
6.01.03.I.3 PD 93-0357	Mechanical equipment may project 5 feet into required rear yards. The PD district requires a minimum rear yard setback of 25 feet. Therefore, a minimum rear yard setback of 20 feet is required.	8 feet	12-foot rear yard setback for mechanical equipment

Findings:

The variance request is associated with active building permit HC-BTR-25-029019.

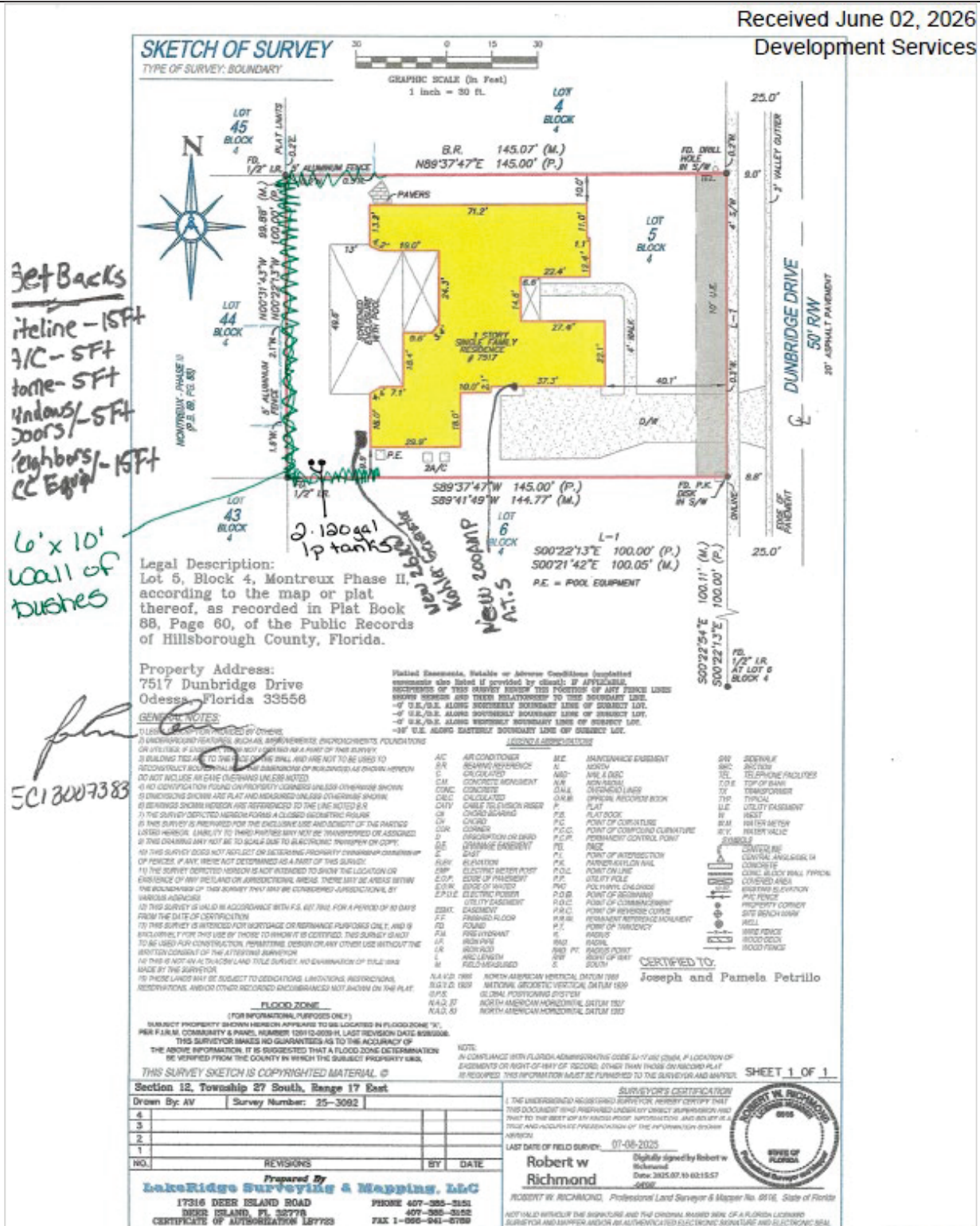
Zoning Administrator Sign Off:


Colleen Marshall
Thu Jun 25 2026 08:16:48

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



26-0927



Additional / Revised Information Sheet

Received June 02, 2026
Development Services

Office Use Only

Application Number: VAR 26 0927

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 0927 Applicant's Name: Petrillo
Reviewing Planner's Name: Michelle Montalbano Date: 06/02/2026

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): _____

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.

Signature

6/2/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Received June 12, 2026
Development Services

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

VAR 26 0927

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: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____

Date: _____

6/2/2026



Additional / Revised Information Sheet

Received June 02, 2026
Development Services

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

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

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

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 tanks are 4 feet from the side property line to the south. Since 7 foot side setback is required for mechanical equipment, a 3 foot variance is needed.

The tanks are 12 feet from the rear property line to the west. Since a 20 foot rear setback is required for the mechanical equipment, an 8 foot variance is needed.

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

Sec 6.01.03.I

permitting projections in required yard

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 HC BTR 25 0290195
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



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?

This is a unique to this property only, as it only affects the homeowner's backyard and the space they have.

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.

Without a variance the tanks would have to be moved to the opposite side of the home and be up against the home with the propane piped thru the attic. The HOA will not approve this as the tanks would then be able to be seen and the homeowner prefers not to have the gas line thru the attic or tanks against the 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.

If allowed, the tanks are currently hidden by 6ft by 10ft bushes and can not be seen from the road or the neighbors home.

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).

This variance would only affect the homeowners.

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 tanks were installed and passed all gas inspections, so they were filled. The electrical inspector is the one who notated that they needed to be moved and in result the inspector went back in and failed the gas inspection.

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.

This does not affect the public as they are in the backyard and blocked from all views. This would allow the homeowner room in the backyard and the tanks would be away from the home.

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Prepared By: Denise M Seibel
Brokers Title of Tampa, LLC
3644 Madaca Lane
Tampa, FL 33618
incidental to the issuance of a title insurance policy.
File Number: 01-8030
Parcel ID #: 000901.5238

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated October 16, 2013 by Luis Vireilha, an unmarried man, whose post office address is 8350 Savannah Trace Circle, #103, Tampa, FL 33615, hereinafter called the GRANTOR, to Joseph Petrillo and Pamela J Petrillo, husband and wife, whose post office address is 7517 Dunbridge Dr., Odessa, Florida 33556, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all 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 \$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 FL, viz:

Lot 5, Block 4, MONTREUX PHASE II, according to the map or plat thereof, as recorded in Plat Book 88, Page(s) 60, of the Public Records of Hillsborough County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

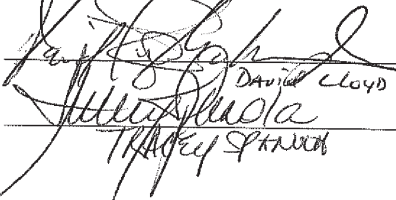
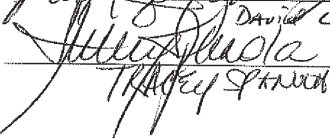
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

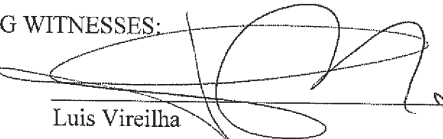
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

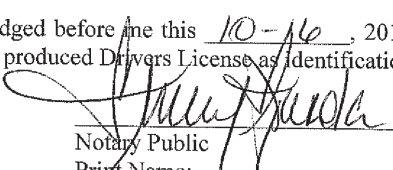

David Lloyd Marks, Jr. Witness

Tracey L. Spanola - Witness


Luis Vireilha - Seller
- Seller

STATE OF Florida,
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 10-16, 2013 by Luis Vireilha who is/are personally known to me or who has/have produced Drivers License as identification.

(SEAL)


Notary Public
Print Name:
My Commission Expires:



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Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0927

Intake Date: 05/06/2026

Hearing(s) and type: Date: 07/13/2026

Type: LUHO

Receipt Number: 591814

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 7517 Dunbridge Dr City/State/Zip: Odessa FL 33556

TWN-RN-SEC: 27-17-12 Folio(s): 000901-5238 Zoning: PD Future Land Use: R-1 Property Size: 0.33

Property Owner Information

Name: Joseph + Pamela Petrillo Daytime Phone: 816-783-3903

Address: 7517 Dunbridge Dr City/State/Zip: Odessa FL 33556

Email: Joejpetrillo@yahoo.com Fax Number: —

Applicant Information

Name: Sam Rex Luminous Electric Daytime Phone: 941-727-0272

Address: 3165 Lakewood Ranch Blvd Ste 103 City/State/Zip: Bradenton FL 34211

Email: permitting@lumelect.com Fax Number: —

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.

Samantha Rex
Signature of the Applicant

Samantha Rex
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.

Joseph Petrillo + Pamela Petrillo
Signature of the Owner(s) — (All parties on the deed must sign)

Joseph + Pamela Petrillo
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	93-0357
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0039H
FIRM Panel	12057C0039H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120040D
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	99-0950 WD
Personal Appearances	97-0116 WD
Census Data	Tract: 011509 Block: 4012
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 901.5238
PIN: U-12-27-17-5NH-000004-00005.0
Joseph And Pamela J Petrillo
Mailing Address:
 7517 Dunbridge Dr
 null
 Odessa, Fl 33556-2271
Site Address:
 7517 Dunbridge Dr
 Odessa, Fl 33556
SEC-TWN-RNG: 12-27-17
Acreage: 0.33
Market Value: \$654,454.00
Landuse Code: 0100 SINGLE FAMILY

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