

Variance Application: VAR 26-0992
LUHO Hearing Date: July 13, 2026
Case Reviewer: Chris Grandlienard, AICP



**Hillsborough
County Florida**

Development Services Department

Applicant: Alvon Devette Baldwin **Zoning:** RSC-6
Address/Location: 505 Rooks Road, Seffner, FL 33584; Folio 63678.4336

Request Summary:

The applicant is requesting a variance to the distance separation requirement for a Type A Community Residential Home to allow a Type A Community Residential Home within 1,000 feet of an existing facility located on Knight Street.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.28.A	Community Residential Homes housing 6 or fewer residences shall not be located within a radius of 1,000 feet of another such existing home with 6 or fewer residents.	560 feet	440-foot distance separation to existing Community Residential Home

Findings:

Knight Street Group Home, a Community Residential Home for up to 6 residents, is located at 903 Knight Street, approximately 440 feet from the proposed Community Residential Home.

Zoning Administrator Sign Off:

Colleen Marshall
Wed Jul 1 2026 07:34:24

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

Received
05-19-2026
Development Services

Create Address List (1000 max)

Select Units For Buffer feet

Count Distance Feet

Select Parcel Click on address to remove

Seffner, FI 33584
915 Knight St Seffner, FI 33584
913 Knight St Seffner, FI 33584
911 Knight St Seffner, TX 33584
909 Knight St Seffner, FI 33584
907 Knight St Seffner, FI 33584
905 Knight St Seffner, FI 33584
903 Knight St Seffner, FI 33584
901 Knight St Seffner, FI 33584
404 Gay Rd Seffner, FI 33584
406 Gay Rd Seffner, FI 33584
408 Gav Rd



**Hillsborough
County Florida**
Development Services

Application No: _____

Project Description (Variance Request)

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

This applicant is requesting a variance from the 1000ft separation requirement applicable to community residential homes and ALF's. A variance request of 460ft using the straight line method is being requested. The distance between the two residential homes using the straight line method is 606 feet. The driving distance between the two residential homes is 1023 feet. The proposed ALF is intended to operate as a small residential style care home that will provide housing, supervision, and assistance with activities of daily living for elderly residents in a safe supportive environment. The subject property is a residential home that can adequately accommodate residents while meeting parking, accessibility and operational standards required for state licensing and local compliance. The proposed use is low impact in nature and will not substantially increase traffic, noise, or other conditions that would negatively affect neighboring properties. This applicant seeks to provide quality care services in a smaller home like setting designed to promote dignity, comfort, and individualized attention to residents. This request is being made in order to allow reasonable use of the property while continuing to serve an important community need for senior housing and assisted living services.

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

LDC Section 6.11.28

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 Re-claimed 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?

The alleged hardship and practical difficulties are unique to the subject property because the property is otherwise fully suitable for use as an ALF and complies with the residential character of the surrounding neighborhood. The hardship arises specifically from the property's proximity to another licensed residential care facility when measured by the straight line method, despite the proposed facility operating independently and without adverse impact on surrounding properties.

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 enforcement of the LDC would deprive the subject property of rights commonly enjoyed by other similarly zoned residential properties within the same district by preventing the reasonable operation of a residential ALF solely due to the spacing requirement. The subject property is otherwise suitable for the proposed use and is capable of complying with all applicable licensing, life safety, and operational requirements.

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.

Granting the requested variance will not substantially interfere with or injure the rights of neighboring property owners or others affected by the variance because the proposed ALF will operate in a manner that is fully compatible with the surrounding residential neighborhood. The facility is intended to function as a small residential style care home that will maintain the appearance and character of the existing residential property.

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).

The proposed ALF is consistent with the residential character of the area and supports the community's need for safe, accessible housing, and care services for elderly residents.

The intent of the LDC and Comprehensive Plan is to promote orderly development, protect neighborhood compatibility, and ensure the health, safety, and welfare of the public. The proposed facility advances these goals by providing a professionally supervised residential care

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 situation for which the variance is being requested was not created by an illegal act and is not the result of actions taken by the applicant that would constitute a self imposed hardship. The applicant did not establish or create the location of the existing licensed residential care facility that is located within 1000 feet of the subject property under the straight line method.

The subject property is an existing residential property that is otherwise suitable for use as an

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.

Granting the requested variance will result in substantial justice being done by balancing the public purposes of the Land Development Code (LDC) with the reasonable use of the subject property and the community's need for quality assisted living services. The variance will allow the property to be utilized in a manner that remains consistent with the neighborhood while providing an important service to the elderly residents in need.

Variance Criteria Response

1. The alleged hardship and practical difficulties are unique to the subject property because the property is otherwise fully suitable for use as an ALF and complies with the residential character of the surrounding neighborhood. The hardship arises specifically from the property's proximity to another licensed residential care facility when measured by the straight-line method, despite the proposed facility operating independently and without adverse impact on surrounding properties.

The hardship is not self-created and is not a condition generally suffered by all nearby properties. Rather, it results from the specific geographic placement of the subject property in relation to another facility under the straight-line measurement method, even though the proposed use remains compatible with the neighborhood and consistent with community needs for senior housing and care services.

2. The literal enforcement of the LDC would deprive the subject property of rights commonly enjoyed by other similarly zoned residential properties within the same district by preventing the reasonable operation of a residential ALF solely due to the spacing requirement. The subject property is otherwise suitable for the proposed use and is capable of complying with all applicable licensing, life safety, and operational requirements.

Properties located within the same zoning district are generally permitted to be used for residential care purposes, including assisted living and community residential uses, provided they satisfy applicable regulations. However, because another licensed facility is located within 1000 feet of the subject of the subject property when measured by the straight-line method, the applicant is effectively denied the ability to utilize the property in a manner otherwise permitted within the district.

Strict application of the spacing requirement creates an unreasonable limitation on the use of the property that is not related to the actual compatibility of the proposed facility with the neighborhood. The proposed ALF will maintain the residential character of the area, generate minimal traffic, and operate in compliance with all required health, safety, staffing, and supervision standards.

Without the requested variance, the subject property would be deprived of a reasonable and beneficial use commonly available to similarly situated residential properties in the same zoning classification. Granting the variance would allow the property to enjoy rights and uses consistent with those available to other properties within the district while still protecting the public health, safety, and welfare.

3. Granting the requested variance will not substantially interfere with or injure the rights of neighboring property owners or others affected by the variance because the proposed ALF will operate in a manner that is fully compatible with the surrounding residential neighborhood. The facility is intended to function as a small residential-style care home that will maintain the appearance and character of the existing residential property.

The proposed use is low impact in nature and is not expected to create excessive traffic, noise, congestion, parking issues, or other disturbances that would negatively affect nearby properties. Residents will live in a supervised home environment with professional oversight and care services consistent with normal residential occupancy patterns.

In addition, the facility will comply with applicable state licensing requirements, fire, and life safety standards, staffing requirements, and

operational regulations designed to protect both residents and the surrounding community. The property will continue to be maintained in a safe and orderly manner, and no substantial exterior changes or incompatible commercial activities are proposed.

The requested variance relates specifically to the spacing requirement and does not alter the fundamental residential nature of the proposed use. As a result, approval of the variance will not impair neighboring property owners' use, enjoyment, or value of their properties, nor will it be contrary to the public health, safety, or welfare.

4. The proposed ALF is consistent with the residential character of the area and supports the community's need for safe, accessible housing, and care services for elderly residents.

The intent of the LDC and Comprehensive Plan is to promote orderly development, protect neighborhood compatibility, and ensure the health, safety, and welfare of the public. The proposed facility advances these goals by providing a professionally supervised residential care environment that will operate in compliance with all applicable state and local licensing, safety, and operational requirements.

Although the property is located within 1000 feet of another residential care facility under the straight-line measurement method, the proposed use remains compatible with surrounding residential properties and will not create adverse impacts related to traffic, noise, parking, or neighborhood character. The facility will maintain the appearance and function of a residential home while providing an important community service for seniors who require assistance with daily living activities.

Granting the variance would further the purposes of the Comprehensive Plan by supporting housing diversity, community-based residential care

options, and services that meet the needs of the aging population. The variance request is limited in scope and does not undermine the overall intent of the spacing regulation, as the proposed facility will continue to operate in a safe, low-impact, and residential manner.

Accordingly, approval of the variance would be consistent with the spirit and intent of the LDC and Comprehensive Plan while allowing reasonable use of the property in a manner beneficial to the community.

5. The situation for which the variance is being requested was not created by an illegal act and is not the result of actions taken by the applicant that would constitute a self-imposed hardship. The applicant did not establish or create the location of the existing licensed residential care facility that is located within 1000 feet of the subject property under the straight-line method.

The subject property is an existing residential property that is otherwise suitable for use as an ALF and is capable of meeting all applicable zoning, licensing, life safety, and operational requirements. The need for the variance arises solely from the application of the spacing requirement to the property's geographic location in relation to another existing facility.

This applicant has acted in good faith throughout the planning process and is seeking all required approvals, permits, and authorizations through the proper legal and administrative procedures before commencing operations. No unpermitted use or unlawful development has occurred on the property.

Additionally, the hardship is not self-created because the applicant does not control the placement or licensing status of nearby residential

care facilities. The requested variance is therefore necessary due to circumstances related to the property itself and existing regulatory spacing requirement, rather than any intentional action or improper conduct by the applicant.

6. Granting the requested variance will result in substantial justice being done by balancing the public purposes of the Land Development Code (LDC) with the reasonable use of the subject property and the community's need for quality assisted living services. The variance will allow the property to be utilized in a manner that remains consistent with the neighborhood while providing an important service to the elderly residents in need.

The public benefits intended to be secured by the LDC, including protection of neighborhood compatibility, public safety, and orderly land use, will continue to be preserved because the proposed ALF will comply with all applicable licensing, operational, fire safety, and health regulations. The facility will function as a small residential style care home with minimal impact on surrounding properties.

Failure to grant the variance would create an unnecessary hardship by preventing reasonable use of a property that is otherwise appropriate and qualified for residential assisted living purposes solely because of the spacing requirement measured by the straight-line method. Denial of the variance would also limit the availability of much needed community-based senior care services and reduce housing options for elderly individuals who benefit from smaller home-like care environments.

Allowing the variance would therefore achieve fairness to the applicant without undermining the intent of the LDC. The request is limited in scope, compatible with surrounding land uses, and consistent with the public interest. As a result, granting the variance represents a fair and

equitable outcome that serves both the community and the purposes of the Land Development Code.

By approving the requested variance, the property owner, who is a Licensed Practical Nurse, will have the opportunity to give back to the same community in which they have proudly resided for the past sixteen years. As a long-term member of the community, the applicant understands the needs of local families and seniors and is committed to providing compassionate, safe, and quality care for elderly residents within a home-like environment.

The proposed ALF represents not only a business endeavor, but also a meaningful commitment to serving the community through professional healthcare experience, personal involvement, and responsible ownership. The applicant's nursing background and long-standing ties to the area reflect a genuine dedication to improving the quality of life for seniors and supporting families who are in need of reliable residential care services.

Approving the variance would allow this applicant to contribute positively to the community by expanding access to personalized senior care while maintaining the residential character and integrity of the neighborhood.

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WARRANTY DEED

THIS WARRANTY DEED made this 12TH ^{JULY} day of ~~June~~ 2013, by Equity Trust Company Custodian FBO Robert J. Goldstein, IRA (the "Grantor"), whose address Post Office Box 75127 Tampa, Fl. 33675, to Alvon Devette Hart, a single woman (the "Grantee"), whose address is 505 Rooks Rd., Seffner, Florida 33584.

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain real property situate in Hillsborough County, Florida, as more particularly described as follows:

505 Rooks Road , Sefner, Fl. 33584

Lot 3, in Block 8, SHANGRI LA II SUBDIVISION PHASE ONE , according to the map or plat there of as recorded in Plat Book 45, Page 52, Public Records of Hillsborough County , Florida. Folio No. 63678.4336

This conveyance is subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority or of public record and taxes and assessments for 2000 and subsequent years.

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.

Grantee shall have full power and authority to deal in and with the property hereby conveyed, including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the property, or any part thereof, it being the intent to vest in Grantee full rights as grantee of the property as authorized and contemplated by Section 689.071, Florida Statutes.

Page Two

AND the Grantors hereby covenant with Grantees that Grantors are lawfully seized of said property in fee simple; that Grantors have good right and lawful authority to sell and convey said property; that the Grantors hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Property appraiser's property identification number: 63678.4336.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

WITNESSES:

Robert L. Smith
Print Name: ROBERT L. SMITH
Lena Courtright
Print Name: Lena Courtright

GRANTORS

Jeffrey S. Brown
Jeffrey S. Brown
CORPORATE ALTERNATE SIGNER

STATE OF OHIO
COUNTY OF LOKAIN

The foregoing instrument was acknowledged before me this 12TH day of JULY, 2013, by JEFFREY S. BROWN CORPORATE ALTERNATE who has produced as identification,

* SIGNER EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT J. GOLDBACH IRA.

Michelle Goldbach
Notary Public, State of Ohio
My Commission Expires August 10, 2016

Received
05-19-2026
Development Services



Property/Applicant/Owner
Information Form

Official Use Only

Application No: 26-0992 Intake Date: 05-19-2026
Hearing(s) and type: Date: 07/13/2026 Type: LUHO Receipt Number: 595633
Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Property Information

Address: 505 Rooks Rd City/State/Zip: Seffner FL 33584
TWN-RN-SEC: 28-20-35 Folio(s): 63678.4336 Zoning: RSC 6 Future Land Use: R 4 Property Size: 0.32

Property Owner Information

Name: Alvon Devette Baldwin Daytime Phone: 813 629 9379
Address: 505 Rooks Rd City/State/Zip: Seffner FL 33584
Email: ftc_services@yahoo.com Fax Number: N/A

Applicant Information

Name: Alvon Devette Baldwin Daytime Phone: 813 629 9379
Address: 505 Rooks Rd City/State/Zip: Seffner FL 33584
Email: ftc_services@yahoo.com Fax Number: N/A

Applicant's Representative (if different than above)

Name: N/A Daytime Phone: N/A
Address: N/A City/State/Zip: N/A
Email: N/A Fax Number: N/A

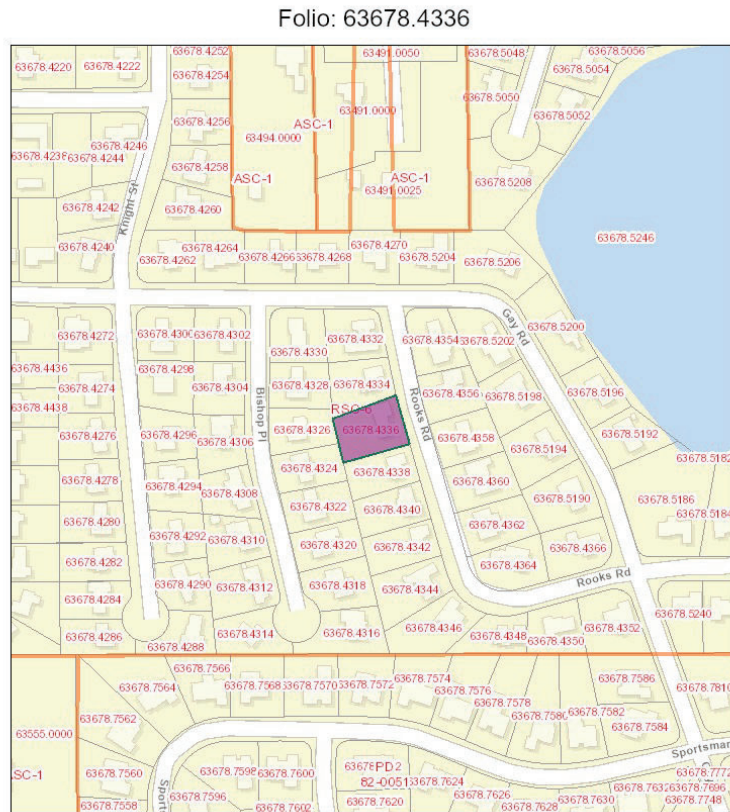
I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant
Alvon Devette Baldwin
Type or print name

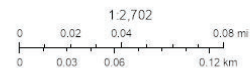
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) - (All parties on the deed must sign)
Alvon Devette Baldwin
Type or print name

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 40.0 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0245H
FIRM Panel	12057C0245H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120245D
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract: 012106 Block: 2011
Future Landuse	R-4
Urban Service Area	USA
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
Competitive Sites	NO
Redevelopment Area	NO



May 18, 2026



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Hillsborough County Florida

Folio: 63678.4336
PIN: U-35-28-20-26G-000008-00003.0
Alvon Devette Hart
Mailing Address:
505 Rooks Rd
null
Seffner, FL 33584-3939
Site Address:
505 Rooks Rd
Seffner, FL 33584
SEC-TWN-RNG: 35-28-20
Acreage: 0.32
Market Value: \$276,474.00
Landuse Code: 0100 SINGLE FAMILY

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Or

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