

**Variance Application:** VAR 26-0321  
**LUHO Hearing Date:** February 9, 2026  
**Case Reviewer:** Chris Grandlienard, AICP



**Hillsborough  
County Florida**  
Development Services Department

**Applicant:** Yessi Mar Enterprises Corp      **Zoning:** RSC-6  
**Location:** Livingston Avenue, Lutz, FL 33559; Folio: 34665.0000

**Request Summary:**

The applicant seeks a variance to include the area of shared driveway access easements in the total lot area for a proposed single-family subdivision zoned RSC-6. The district requires a minimum lot size of 7,000 sq ft per lot. When excluding the shared easements, the proposed lots would fall slightly short of this requirement, triggering the need for a variance.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.N	Each lot must meet the minimum square footage required by its zoning district (7,000 sf), and privately owned access easements cannot be included in calculating compliance with the minimum lot area.	Include access easement in lot area calculation	Lots meet minimum size with easement included.

<b>Findings:</b>	<ul style="list-style-type: none"><li>The shared driveway design reduces the number of curb cuts along Livingston Avenue, improving safety and traffic flow.</li><li>The property is within the Urban Service Area, and the proposed design maintains compliance with density and other development standards.</li></ul>
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<b>Zoning Administrator Sign Off:</b>	 Colleen Marshall Tue Jan 27 2026 09:31:02
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**DISCLAIMER:**

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

## **SURVEY/SITE PLAN**



## 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.

A variance is being requested to allow the proposed driveway easement area to be included in the total lot area calculation for a four-lot single-family subdivision. The property is zoned RSC-6, which requires a minimum lot size of 7,000 square feet per lot.

To comply with access spacing requirements along Livingston Avenue, the development proposes two shared driveways rather than four individual driveways—one shared driveway serving Lots 1 and 2, and another shared driveway serving Lots 3 and 4. Each shared access will be contained within a 30-foot-wide easement.

If the easement areas are permitted to be counted toward the required lot size, all four proposed lots will meet the minimum 7,000 square-foot requirement. The shared driveway design has been intentionally incorporated to minimize the number of access points along Livingston Avenue and to lessen the overall impact associated with a reduced driveway spacing request. However, due to the inclusion of the shared easements, the net lot area exclusive of the easements falls slightly below the minimum threshold; therefore, this variance is being requested to allow the easement areas to contribute toward the required lot area.

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

6.01.03.N

### 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): OPTX-SS-12595619-7728
3. Is this a request for a wetland setback variance?  No  Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
 Public Water  Public Wastewater  Private Well  Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
 No  Yes      If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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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?

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

## Variance Criteria Response

1. The hardship associated with this request is unique to the subject property due to the combination of its limited lot depth, its direct frontage along Livingston Avenue—a County collector road subject to strict access spacing requirements—and the necessity to provide a shared driveway configuration to comply with those standards. The need for a 30-foot shared driveway easement is a direct result of these access spacing constraints and is not a condition common to other RSC-6 lots within the area. Other similarly zoned residential properties are typically located on local streets without such access restrictions, allowing individual driveways and unencumbered lot areas.
2. Strict application of the LDC would deprive the property owner of the ability to develop four single-family lots consistent with the RSC-6 zoning district, a right commonly enjoyed by other properties in the same district. The literal enforcement of the lot area definition—excluding easement areas—would effectively reduce the usable area of each lot solely due to the required shared access configuration, rather than due to actual site limitations. This would prevent the property from being reasonably developed at the density otherwise permitted by the zoning district.
3. The requested variance will not substantially interfere with or injure the rights of adjacent or nearby property owners. The proposed subdivision maintains the character and density of surrounding single-family development, and the shared driveways will actually reduce the number of access points along Livingston Avenue, thereby improving roadway safety and traffic function. No structures or activities associated with the easement area will encroach upon neighboring properties, and all other dimensional and design requirements of the LDC will be met.
4. The requested variance is in harmony with the general intent and purpose of the LDC and the Hillsborough County Comprehensive Plan, which promote orderly and compatible residential development, efficient access design, and the reduction of traffic conflicts. The variance supports these goals by facilitating shared access points, minimizing impervious surface area, and maintaining residential densities

consistent with the RES-6 Future Land Use designation. Granting the variance upholds the LDC's objectives of safety, functionality, and balanced growth, as outlined in Sections 1.02.02 and 1.02.03.

5. The hardship is not self-imposed nor the result of any illegal act by the applicant. It arises from existing site conditions and the regulatory requirements governing access to a collector roadway. The applicant's design approach—utilizing shared driveways—was specifically intended to reduce the degree of variance needed for driveway spacing and to align with the County's access management objectives. The necessity to include the easement area in the lot size calculation is an unintended consequence of that design effort, not a result of any voluntary action creating the hardship.
6. Granting the variance will result in substantial justice by allowing reasonable residential use of the property consistent with surrounding development while still achieving the public benefits of safe and efficient access management. Denying the variance would impose an unnecessary hardship by preventing otherwise compliant residential lots, while approval allows for a balanced outcome that supports both public and private interests. The variance represents a fair and equitable solution that maintains compliance with the intent of the LDC and Comprehensive Plan while relieving a unique and practical difficulty.

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After Recording Return to:

Grace Payne  
Southern Title Services of Tampa Bay, Inc.  
17818 U.S. Hwy 41 N.  
Lutz, FL 33549

This Instrument Prepared by:

Grace Payne  
Southern Title Services of Tampa Bay, Inc.  
17818 U.S. Hwy 41 N.  
Lutz, FL 33549  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

34665-0000

File No.: 20221238

## WARRANTY DEED

**This Warranty Deed**, Made the 12th day of August, 2022, by **Jorge L. Felix-Cordova**, whose post office address is: **2309 E 148th Ave., Lutz, FL 33549**, hereinafter called the "Grantor", to **Yessi-Mar Enterprises Corp, a Florida corporation**, whose post office address is: **000 Livingston Ave., Lutz, FL 33559**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)** 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**, to wit:

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 27 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 32; thence South 89 deg. 57 min. 05 sec. W. (assumed bearing) along the Southerly boundary of said Section 32, a distance of 1327.34 feet; thence N. 00 deg. 09 min. 55 sec. W., along the West boundary of the East 1/2 of the Southwest 1/4 of said Section 32, a distance of 329.54 feet; thence North 89 deg. 59 min. 05 sec. E., a distance of 26.44 feet for a Point of Beginning; thence N. 00 deg. 03 min. 40 sec. W., 30 feet from and parallel to the center line of Livingston Avenue (existing pavement), a distance of 339.18 feet; thence North 89 deg. 56 min. 20 sec. E., along the Southerly boundary of Ranch Lake Estates, Unit 2, as recorded in Plat Book 40, Page 65, of the Public Records of Hillsborough County, Florida, a distance of 120.00 feet; thence South 00 deg. 03 min. 40 sec. E., a distance of 339.28 feet; thence South 89 deg. 59 min. 05 sec. W., a distance of 120.00 feet to the Point of Beginning, LESS the West 22.0 feet, for the Hillsborough County Right of Way, all lying and being in Hillsborough County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 Decmeber 31, 2021, reservations, restrictions and easements of record, if any.  
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Brittany O. Collin

Printed Name: Brittany D. Collins

  
Jorge L. Felix-Cordova

Witness Signature: Lauren Roberts

Printed Name: Lauren Roberts

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of August, 2022 by Jorge L. Felix-Cordova. He/She/They is/are  Personally Known OR  Produced drivers license(s) as Identification.

Brittany O. Collin

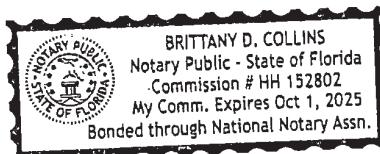
Notary Public Signature

(SEAL)

Printed Name: Brittany D. Collins

My Commission Expires: October 01, 2025

Online Notary (Check Box if acknowledgment done by Online Notarization)





## Submittal Requirements for Applications Requiring Public Hearings

### Official Use Only

Application No: \_\_\_\_\_

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

Hearing(s) and type: Date: \_\_\_\_\_

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

Receipt Number: \_\_\_\_\_

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

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

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

Applicant/Representative: Michael Hoffman Phone: 321-794-6465

Representative's Email: mhoffmanW@advanced-engineers.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

### Part A: Property Information & Owner Authorization Requirements

	Included	N/A	Requirements
1	<input type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



## **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)

Received  
12/09/2025



## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0321

Intake Date: 12/09/2025

Hearing(s) and type: Date: 02/09/2026

Type: LUHO

Receipt Number: 541484

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

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

Intake Staff Signature: *Charles Phillips*

### Property Information

Address: Livingston Avenue City/State/Zip: Lutz, FL 33559  
TWN-RN-SEC: 32-17-19 Folio(s): 034665-00( Zoning: RSC-6 Future Land Use: RES-6 Property Size: 0.76

### Property Owner Information

Name: YESSI MAR ENTERPRISES CORP Daytime Phone: \_\_\_\_\_  
Address: 1210 SINCLAIR HILLS DR City/State/Zip: Lutz, FL 33549  
Email: ari@aalejo.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: YESSI MAR ENTERPRISES CORP Daytime Phone: \_\_\_\_\_  
Address: 1210 SINCLAIR HILLS DR City/State/Zip: Lutz, FL 33549  
Email: ari@aalejo.com Fax Number: \_\_\_\_\_

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

Name: Michael Hoffman Daytime Phone: 321-794-6465  
Address: 10009 Gallant Lane City/State/Zip: Tampa, FL 33625  
Email: mhoffman@advanced-engineers.com Fax Number: \_\_\_\_\_

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

  
Signature of the Applicant

YESSI MAR ENTERPRISES CORP

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)

YESSI MAR ENTERPRISES CORP

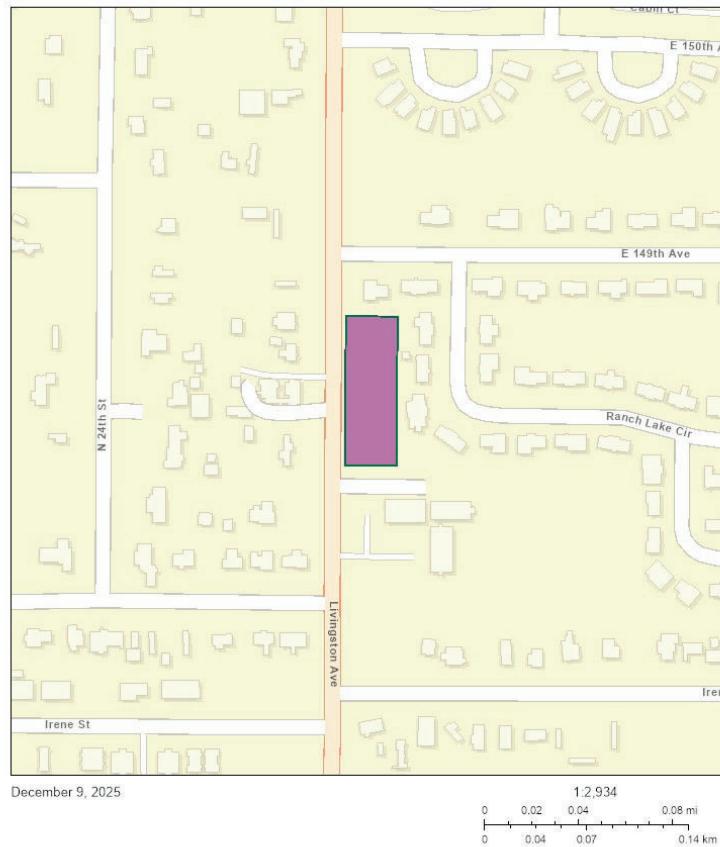
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0210H
FIRM Panel	12057C0210H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120210E
County Wide Planning Area	University Area Community
Census Data	Tract: 011010 Block: 2009
Future Landuse	R-6
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 34665.0000



Ear Community Maps Contributors: City of Tampa, FDEP, © OpenStreetMap  
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI  
NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri

Hillsborough County, Florida

**Folio: 34665.0000**  
**PIN: U-32-27-19-ZZZ-000001-24060.0**

**Yessi Mar Enterprises Corp**

**Mailing Address:**

1210 Sinclair Hills Dr

null

Lutz, FL 33549

**Site Address:**

0 Livingston Ave

Lutz, FL 33559

**SEC-TWN-RNG: 32-27-19**

**Acreage: 0.89**

**Market Value: \$175,412.00**

**Landuse Code: 0000 VACANT RESIDENT**

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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.