

Variance Application: VAR 26-0994

LUHO Hearing Date: July 13, 2026

Case Reviewer: Cierra James



**Hillsborough
County Florida**

Development Services Department

Applicant: Michelle Tolini

Zoning:

RSC-3

Address/Location: 905 Stanberry Drive, Brandon; Folio 71637.0000

Request Summary:

The applicant is requesting a variance to the minimum separation requirements for Type A Community Residential Homes to permit the location of their proposed home.

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.	36 feet	964-foot distance separation to existing Community Residential Home

Findings:

None.

Zoning Administrator Sign Off:

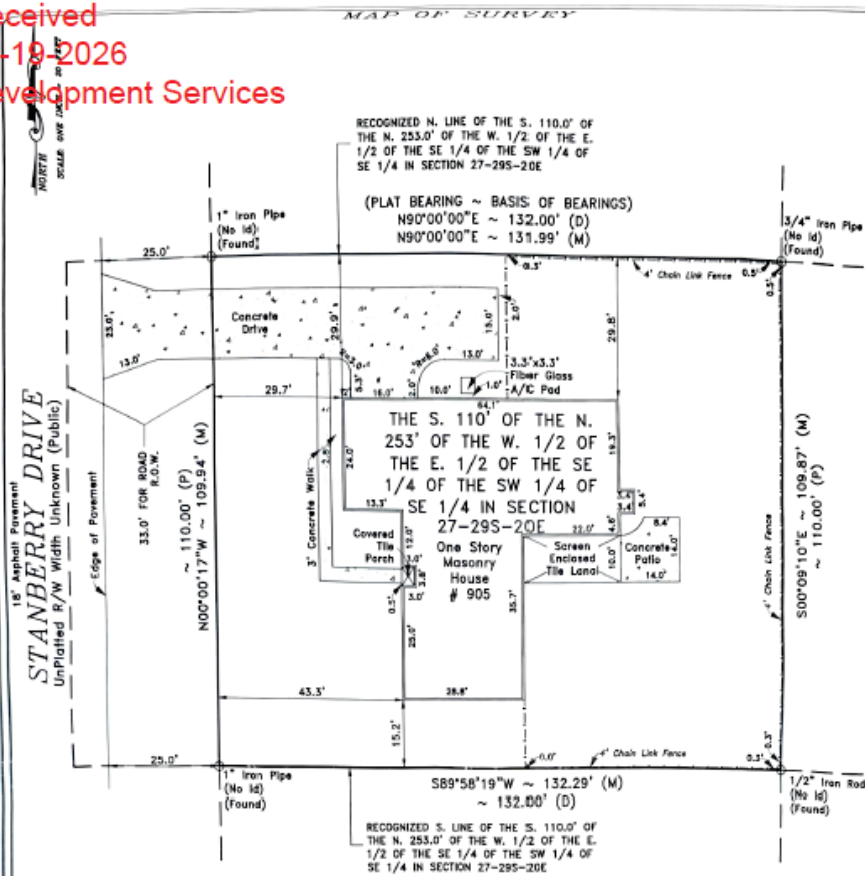

Colleen Marshall
Wed Jul 1 2026 08:29:00

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



LEGAL DESCRIPTION

INSTRUMENTA 2004077933

THE SOUTH 110 FEET OF THE NORTH 253 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SE 1/4 IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 20 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 33 FEET FOR ROAD.

NOTES

The signing surveyor or Gateway Land Surveying, LLC cannot be responsible for any additions, deletions or alterations to the subject property, to the improvements thereon, or to the survey monuments that may occur after he/she leaves the site. This survey map or report is the property of Gateway Land Surveying, LLC and any additions, deletions or alterations by any other than the signing surveyor is strictly prohibited. The re-use of this survey by any third party for purposes other than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re-use will be at sole risk and without any liability to the signing surveyor or their representing firm.

According to Flood Insurance Rate Map Community Panel Number: 12051C 0291N, Dated 06-26-00 issued by the Federal Emergency Management Agency, the property shown and described herein appears to be within Zone X.

BASE FLOOD ELEVATION = N/A (N.A. V.D. 1986 DATUM)

LEGEND

PC:	POINT OF CURVATURE
PCM:	PERMANENT CONTROL POINT
PRM:	PERMANENT REFERENCE MONUMENT
O.R.:	OFFICIAL RECORDS
R/W:	RIGHT OF WAY
CONC:	CONCRETE
(C):	CALCULATED
L.B.:	LICENSED BUSINESS
(P):	PER PLAT
P.R.:	PARKER KALON PAUL
P.S.M.:	PROFESSIONAL SURVEYOR AND MAPPER
(M):	FIELD MEASURED
(D):	PER DEED OF RECORD

WFOC: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to deductions, restrictions, easements and/or other encumbrances. The surveyor's responsibility or search may reveal building setbacks lines have not been shown on this map of survey, unless otherwise noted. To determine actual requirements, parties need to be made by title insurance policy and/or title commitment. Department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed as such by the certificate holder(s). Structures, topography and/or other appurtenances shown are approximate. Locations of these encumbrances are also approximated and could vary. Other utilities/items may be present on this parcel but might not be shown on this map.



THIS HAS BEEN ELECTRONICALLY SIGNED AND SEALED
BY RYAN J. KING, P.E.M. USING A DIGITAL SIGNATURE
AND DATE. SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Surveyor's Report and Additional Notes

1. No underground utilities or improvements have been located on this parcel.
2. Recentest Military Monumentation was used by this surveyor to establish dead or plat line and
3. Under otherwise shown herein, no jurisdictional Wetland Areas or other physical topographic
features have been located.
4. This survey does not reflect any determinate easements.
5. Structures, driveways, sheds, improvements and other related features on this map were
located to the best of the ability of Gateway Surveying, LLC. We do not guarantee the
location or condition of these features. Other features not shown on this map that are
described to better locate may also exist.
6. Please show herein any you may wonder about properly line; specific fence line, or shown,
as shown, as shown.
7. This Survey does not represent a determination of whether this land will or will not flood or be subject
to flooding.



GATEWAY LAND SURVEYING, LLC

1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293

License Business No. 8126

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented herein meets the requirements of Chapter 53-12, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes, unless it bears the signature of the original releasor of a Florida licensed surveyor and mapper the drawing, sketch, plat or map is for informational purposes only and is not valid.

Signature _____

Florida Registration No. _____

SCALE: 1" = 20'	FIELD DATE: 04/08/26	DWG NO: 26-0149	PARTY CHIEF: DM	DRAWN BY: CL
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CERTIFIED TO:

MICHELLE TOLINI
CROSSCOUNTRY MORTGAGE, LLC.
EXECUTIVE TITLE OF FLORIDA, INC.
WESTCOR LAND TITLE INSURANCE COMPANY.

Received
5/18/26, 1:34 PM
05-19-2026

My Resolutions
Development Services

READY



Folio: 21637.0000

PIN: U-27-29-20-22Z-000002-67070.0

Michelle Toirni

Mailing Address:

5700 92nd Ave N

Pinellas Park, FL 33782-5010

Site Address:

905 Stanberry Dr

Brandon, FL 33511

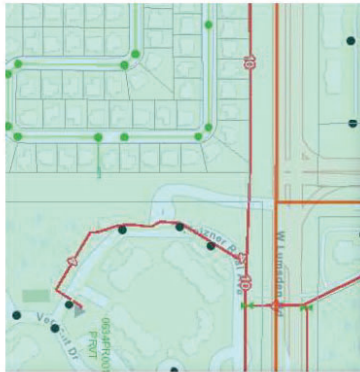
SEC-TWN-RNG: 27-29-20

Market Value: \$284,862.00

Landuse Code: 0100 SINGLE FAMILY

Jurisdiction

Unincorporated
County



Create Address List (1000 max)

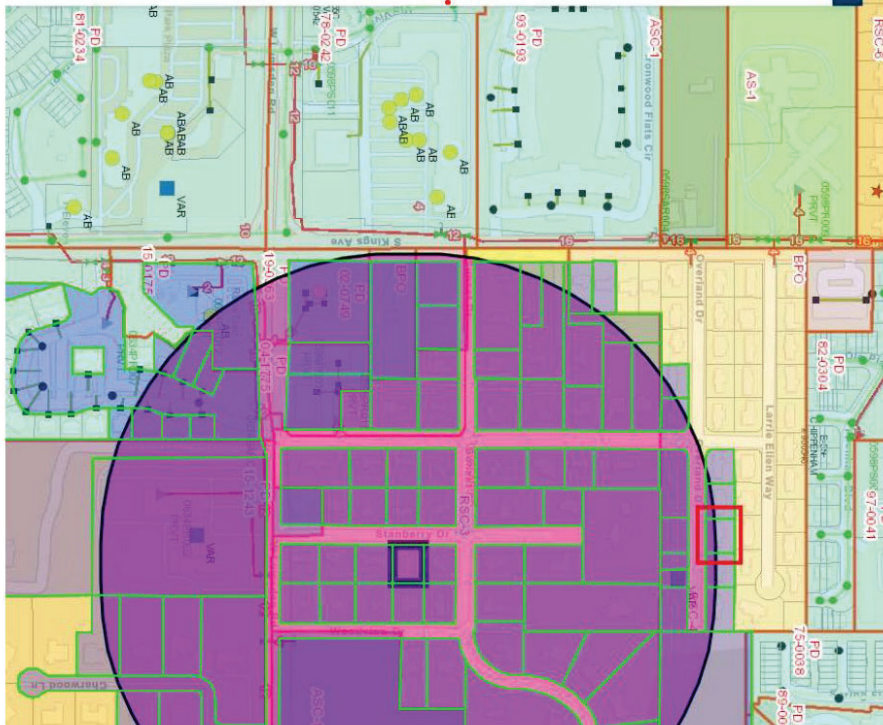
Select Units for Buffer feet

Count 103 Distance 1000 Feet

Select Parcel Click on address to remove

- 824 S Parsons Ave
Brandon, FL 33511
- 832 S Parsons Ave
Brandon, FL 33511
- 304 W Lumsden Rd
Brandon, FL 33511
- 901 Woodview Dr
Brandon, FL 33511
- 903 Woodview Dr
Brandon, FL 33511
- 204 W Lumsden Rd
Brandon, FL 33511
- 418 Overland Dr
Brandon, FL 33511
- 414 Overland Dr
Brandon, FL 33511
- 410 Overland Dr
Brandon, FL 33511
- 406 Overland Dr
Brandon, FL 33511
- 402 Overland Dr
Brandon, FL 33511
- 401 Overland Dr
Brandon, FL 33511
- 405 Overland Dr
Brandon, FL 33511

Inbox - Michelle Toirni - Outlook



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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.

I respectfully request approval of a variance to allow the operation of a Community Residential Home for persons with intellectual and developmental disabilities pursuant to Florida Statute 419.01(2) at 905 Stanberry Drive, Brandon, Florida 33511. When identifying a potential property, I utilized available mapping and distance tools in an effort to ensure compliance with the 1,000-foot separation requirement. Based on the information available to me at the time, I believed the property met the statutory distance requirements. After purchase and formal review, it was determined that there is a minor overlap within the required separation distance between the property lines of 905 Stanberry Drive and 410 Overland Drive, an existing Mentor Home.

Please review included Project Description for complete details.

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

Hillsborough County Land Development Code Section 6.11.28.A — requirement that Community Residential Homes housing six or fewer residents shall not be located within a 1,000-foot radius of another existing Community Residential Home or similar qualifying residence. Continued on Project Details document.

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): ZV-CRH 26-0789
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

PROJECT DESCRIPTION

In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request.

I respectfully request approval of a variance to allow the operation of a Community Residential Home for persons with intellectual and developmental disabilities pursuant to Florida Statute 419.01(2) at 905 Stanberry Drive, Brandon, Florida 33511.

When identifying a potential property, I utilized available mapping and distance tools in an effort to ensure compliance with the 1,000-foot separation requirement. Based on the information available to me at the time, I believed the property met the statutory distance requirements. After purchase and formal review, it was determined that there is a minor overlap within the required separation distance between the property lines of 905 Stanberry Drive and 410 Overland Drive, an existing Mentor Home.

This situation was not an intentional attempt to circumvent zoning regulations. It was an error made in good faith during a highly competitive housing market, where delaying purchase until completion of the zoning review would likely have resulted in losing the property entirely. I accept full responsibility for that mistake.

The purpose of this request is not to establish a brand-new program in the area, but to relocate existing residents from a nearby rental property into a safer, more stable, and higher-quality home environment. The current residence is a rental property with a minimally responsive landlord, limiting the ability to adequately maintain and improve the living environment for the residents. The proposed home at 905 Stanberry Drive would provide additional space, improved quality of life, and greater long-term stability for individuals who already live and receive services within this community.

If the variance is denied, the individuals currently residing in the program will likely face disruption through another forced move while an alternative property is located that satisfies the separation requirement. Maintaining continuity, stability, familiar surroundings, routines, providers, and community connections is critically important for persons with intellectual and developmental disabilities.

I respectfully ask the County to consider the unique circumstances of this request, the minimal nature of the overlap, the absence of any adverse impact to the surrounding neighborhood, and the substantial benefit this home would provide to vulnerable residents who are simply seeking a stable and appropriate place to live within the community.

1 Michelle Tolini, Folio 071637-000, Application ZV-CRH 26-0789

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

Hillsborough County Land Development Code Section 6.11.28.A — requirement that Community Residential Homes housing six or fewer residents shall not be located within a 1,000-foot radius of another existing Community Residential Home or similar qualifying residence. The proposed residence at 905 Stanberry Drive was determined to have a minor overlap within the required separation distance from an existing Mentor Home located at 410 Overland Drive.

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 hardship in this case is unique to the subject property because the property otherwise meets the requirements for use as a Community Residential Home, but for a minor overlap in the required 1,000-foot separation distance from an existing Mentor Home located at 410 Overland Drive. The issue is not related to the character of the neighborhood, lot size, access, density, or incompatibility with surrounding residential uses.

The practical difficulty arises from the specific geographic placement of existing licensed homes in the surrounding area and the method used to measure separation distances between property lines. Suitable residential properties that can accommodate individuals with intellectual and developmental disabilities while also meeting affordability, safety, accessibility, and licensing requirements are extremely limited. This property was selected because it provides an improved living environment, additional space, and stability for existing residents who already live and receive services within the surrounding community.

Unlike a typical speculative development request, this application is intended to relocate existing residents from a nearby rental property into a more appropriate long-term residence. Denial of the variance would create a unique hardship by forcing vulnerable residents to undergo additional displacement and disruption despite the proposed use being otherwise fully compatible with the surrounding single-family neighborhood.

The hardship is therefore specific to the subject property and circumstances of this relocation, and is not a condition generally shared by other residential properties in the area.

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 application of the Land Development Code would deprive the subject property of a residential use that is otherwise permitted and commonly enjoyed by other similarly zoned residential properties within the area. Community Residential Homes serving six or fewer residents are recognized under Florida law and the Hillsborough County Land Development Code as the functional equivalent of a single-family residential use.

The subject property is a single-family home located within a residential district where comparable residential uses are permitted. However, due solely to a minor overlap in the required 1,000-foot separation distance from an existing Mentor Home, the property is prevented from being used in a manner otherwise consistent with the intent of both Florida Statute 419.01 and the Land Development Code.

The proposed use would not alter the residential character of the neighborhood, increase density beyond what is otherwise permitted, or create impacts different from a typical single-family residence. The home would continue to operate as a normal residential dwelling occupied by a small number of individuals living together in a family-style environment.

Strict enforcement of the separation requirement in this circumstance would prevent the property owner from utilizing the home for a lawful residential purpose that is otherwise permitted to similarly situated residential properties within the district, despite the minimal nature of the separation overlap and the compatibility of the use with the surrounding neighborhood.

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 surrounding residents because the proposed use is residential in nature and is designed to function as a typical single-family home within the neighborhood.

The Community Residential Home will serve six or fewer residents in a family-style living environment consistent with Florida Statute 419.01 and Hillsborough County Land Development Code provisions recognizing such homes as the equivalent of a single-family

residential use. The property will maintain the residential character of the neighborhood and will not introduce commercial activity, excessive traffic, unusual noise, or impacts beyond those normally associated with a single-family residence.

The request involves only a minor overlap in the required 1,000-foot separation distance from an existing Mentor Home. Approval of the variance would not increase the density of the neighborhood beyond what is otherwise permitted, nor would it negatively affect neighboring property owners' use and enjoyment of their properties.

In addition, the residents proposed for the home are individuals who already live and receive services within the surrounding community. The request is primarily intended to provide them with a safer, more stable, and more appropriate living environment without disrupting their established routines, providers, and community connections.

For these reasons, granting the variance would not substantially interfere with the rights of others or adversely affect the public health, safety, or welfare of the surrounding area.

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 requested variance is in harmony with the general intent and purpose of the Hillsborough County Land Development Code and Comprehensive Plan because the proposed use maintains the residential character of the neighborhood while supporting safe, stable, and community-integrated housing opportunities for persons with intellectual and developmental disabilities.

Both the Land Development Code and Florida Statute 419.01 recognize Community Residential Homes serving six or fewer residents as the functional equivalent of a single-family residence and encourage the integration of persons with disabilities into residential communities. The proposed home will operate in a manner consistent with the surrounding neighborhood and will not alter the character, density, or appearance of the area.

The intent of the separation requirement is to prevent overconcentration of facilities while preserving neighborhood compatibility. In this case, the variance request involves only a minor overlap in the required separation distance and does not create an institutional environment or concentration that would be inconsistent with the purpose of the Code. The

proposed use remains compatible with surrounding residential development and preserves the health, safety, and welfare of the community.

Granting the variance would further the Comprehensive Plan's goals of promoting inclusive housing opportunities, residential stability, and community-based living arrangements for vulnerable populations. The request also supports continuity of care and minimizes disruption to existing residents who already live and receive services within the surrounding area.

For these reasons, approval of the variance is consistent with the spirit, intent, and purpose of the Land Development Code and the Comprehensive Plan.

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 circumstances giving rise to this variance request did not result from any illegal act, intentional misconduct, or deliberate attempt to circumvent the requirements of the Land Development Code. Prior to purchasing the property, efforts were made in good faith to verify compliance with the required separation distance using available mapping and measurement tools. Based on the information available at that time, it was believed that the property satisfied the applicable distance requirements.

Only after formal review was it determined that there is a minor overlap within the required 1,000-foot separation distance between the subject property and an existing Mentor Home located at 410 Overland Drive. The issue appears to result from the precise method of measurement between property lines and the limitations of publicly available mapping tools, rather than any intentional disregard of the Code.

Additionally, the requested variance is not intended to intensify the use of the property or establish a new incompatible use. The purpose of the request is to relocate existing residents from a nearby rental property into a more stable and appropriate residential setting within the same general community area.

While the applicant acknowledges responsibility for proceeding with the purchase before completion of the zoning determination, the hardship was not intentionally self-created in an effort to evade regulations, but instead arose from a good-faith mistake made during the

process of securing suitable housing for individuals with intellectual and developmental disabilities in a highly limited housing market.

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 by balancing the public purposes of the Land Development Code with the significant personal and practical hardships that would result from denial of the request.

The intent of the Land Development Code is to protect neighborhood compatibility and prevent overconcentration of residential care facilities while still allowing persons with disabilities the opportunity to live in normal residential communities. Allowing this variance would remain consistent with those objectives because the proposed Community Residential Home will continue to function as a single-family residential use that is compatible with the surrounding neighborhood and will not adversely impact public health, safety, welfare, traffic, noise, or property enjoyment.

The variance request involves only a minor overlap in the required separation distance and does not create an institutional setting or materially undermine the purpose of the spacing requirement. The proposed residents are individuals who already live and receive services within the surrounding community, and the request is intended to relocate them from a nearby rental property into a safer, more stable, and more suitable long-term home environment.

Failure to grant the variance would create significant hardship for both the residents and the applicant. The residents would likely experience unnecessary disruption, displacement, and loss of stability while another compliant property is sought within an already limited and highly competitive housing market. Continuity of housing, routines, caregivers, medical services, and community integration is especially important for individuals with intellectual and developmental disabilities.

Granting the variance would therefore advance the broader public interest in providing stable, community-based housing opportunities for vulnerable individuals while still preserving the residential character and intent of the neighborhood. Under these circumstances, approval of the variance would achieve substantial justice for both the public and the affected residents.

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Variance Criteria Response

All answered completely in Project Description Doc.

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 hardship in this case is unique to the subject property because the property otherwise meets the requirements for use as a Community Residential Home, but for a minor overlap in the required 1,000-foot separation distance from an existing Mentor Home located at 410 Overland Drive. The issue is not related to the character of the neighborhood, lot size, access, density, or incompatibility with surrounding residential uses. CONTINUED in Project Details document +

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 application of the Land Development Code would deprive the subject property of a residential use that is otherwise permitted and commonly enjoyed by other similarly zoned residential properties within the area. Community Residential Homes serving six or fewer residents are recognized under Florida law and the Hillsborough County Land Development Code as the functional equivalent of a single-family residential use. CONTINUED +

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 surrounding residents because the proposed use is residential in nature and is designed to function as a typical single-family home within the neighborhood. CONTINUED

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 requested variance is in harmony with the general intent and purpose of the Hillsborough County Land Development Code and Comprehensive Plan because the proposed use maintains the residential character of the neighborhood while supporting safe, stable, and community-integrated housing opportunities for persons with intellectual and developmental disabilities. CONTINUED +

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 circumstances giving rise to this variance request did not result from any illegal act, intentional misconduct, or deliberate attempt to circumvent the requirements of the Land Development Code. CONTINUED

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 by balancing the public purposes of the Land Development Code with the significant personal and practical hardships that would result from denial of the request. CONTINUED

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This instrument prepared by:

Name: C. Leiman an employee of
Executive Title of Florida, Inc.
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511

Return to: Executive Title of Florida, Inc.
FILE NO. 260323-0
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511

Property Appraisers Parcel Identification Number(s): 071637-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 10th day of April, 2026 by BENJAMIN FLETCHER CRUMPTON, III, AS TRUSTEE OF THE BETTY JEAN CRUMPTON TRUST, DATED JANUARY 30, 2004, AS AMENDED AND RESTATED ON JUNE 3, 2020 whose post office address is 708 CLIMATE DRIVE, BRANDON, FL 33511-6246, hereinafter called the grantor, to MICHELLE TOLINI whose post office address is 5700 92ND AVENUE N., PINELLAS PARK, FL 33782 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$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, State of FLORIDA, viz:

The South 110 feet of the North 253 feet of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 in Section 27, Township 29 South, Range 20 East, Hillsborough County, Florida, LESS the West 33 feet for Road.

GRANTOR WARRANTS THIS IS NON HOMESIED PROPERTY.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

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

And the grantor hereby covenants with the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2025. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature Cheryl A. Leiman

Printed Signature 170 E. Bloomingdale Ave., Brandon, FL 33511

Witness Address

Witness #2 Signature Valerie Blickenstaff

Printed Signature 170 E. Bloomingdale Ave., Brandon, FL 33511

Witness Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 10th day of April, 2026 by BENJAMIN FLETCHER CRUMPTON, III, AS TRUSTEE OF THE BETTY JEAN CRUMPTON TRUST, DATED JANUARY 30, 2004, AS AMENDED AND RESTATED ON JUNE 3, 2020, who is personally known to me or who produced [X] driver's license / [] as identification and who did/did not take an oath.

Notary Public
My Commission Expires:

[seal]



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Received
05-19-2026

Development Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: 26-0994
Hearing(s) and type: Date: 07/13/2026
Date: _____

Official Use Only

Type: LUHO
Type: _____

Intake Date: 05/19/2026
Receipt Number: 595573
Intake Staff Signature: Julia Boatright

Property Information

Address: 905 Stanberry Dr City/State/Zip: Brandon, FL 33511
TWN-RN-SEC: 29-20-27 Folio(s): 071637-000 Zoning: RSC-3 Future Land Use: R-6 Property Size: .33 acres

Property Owner Information

Name: Michelle Tolini Daytime Phone: 727-418-6264
Address: 5700 92nd Ave N City/State/Zip: Pinellas Park, FL 33782
Email: michelle@adultcarehousinginc.com Fax Number: 727-205-3780

Applicant Information

Name: Michelle Tolini Daytime Phone: 727-418-6264
Address: 5700 92nd Ave N City/State/Zip: Pinellas Park, FL 33782
Email: michelle@adultcarehousinginc.com Fax Number: 727-205-3780

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.

Michelle Tolini
Signature of the Applicant
Michelle Tolini
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.

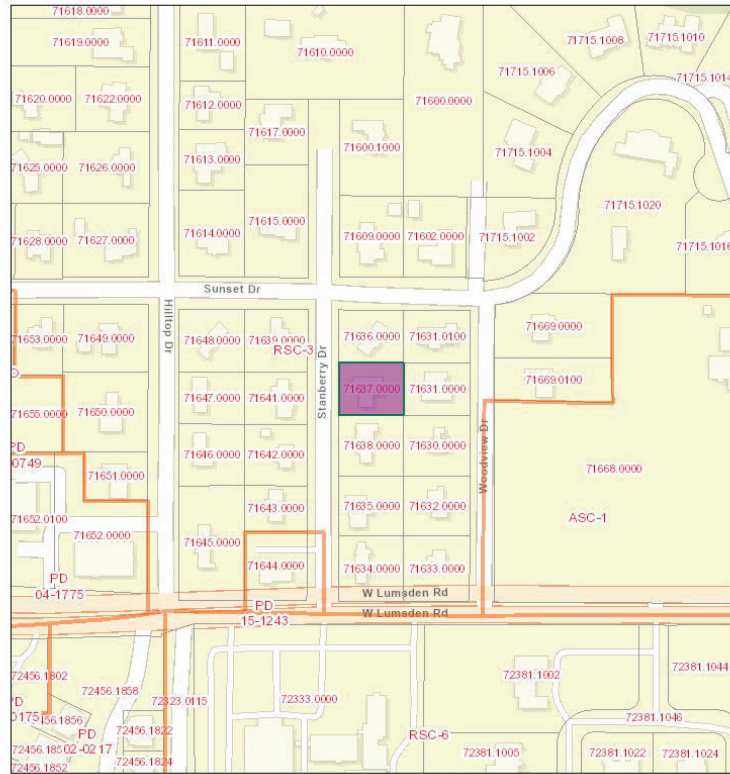
Michelle Tolini
Signature of the Owner(s) – (All parties on the deed must sign)
Michelle Tolini
Type or print name



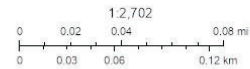
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0391H
FIRM Panel	12057C0391H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013311 Block: 1018
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 71637.0000



May 18, 2026



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 71637.0000
PIN: U-27-29-20-ZZZ-000002-67070.0
Michelle Tolini
Mailing Address:
 5700 92nd Ave N
 null
 Pinellas Park, FL 33782-5010
Site Address:
 905 Stanberry Dr
 Brandon, FL 33511
SEC-TWN-RNG: 27-29-20
Acreage: 0.33
Market Value: \$284,862.00
Landuse Code: 0100 SINGLE FAMILY

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