



LAND USE HEARING OFFICER VARIANCE REPORT (DRAFT)

APPLICATION NUMBER: VAR 22-0079	
LUHO HEARING DATE: May 23, 2022	CASE REVIEWER: Tania C. Chapela

REQUEST: The applicant is requesting multiple variances to accommodate multi-family redevelopment of property zoned RMC-16 (Infill).

VARIANCES:

Setbacks

Per LDC Section 6.01.01, Schedule of Height, Bulk, Area and Placement Regulations, the minimum required building setbacks in the RMC-16 district are as follows: front, 25 feet; side, 10 feet; and rear, 20 feet. Also, an additional 2 feet of setback is required in side and rear yards for every foot of building height above 20 feet, with a maximum height of 45 feet permitted in the district. The applicant is proposing a building height of 35 feet which results in the following setback requirements: front, 25 feet; side, 40 feet; and rear, 50 feet. The applicant requests the following variances:

- Building 1 on site plan: A 3-foot, 11-inch reduction to the required front yard setback to allow a setback of 21 feet, 1 inch.
- Building 2 on site plan:
 - A 41-foot, 10-inch reduction to the required rear yard setback on the east side of the building to allow a setback of 8 feet, 2 inches.
 - A 47-foot, 7-inch reduction to the required rear yard setback on the north side of the building to allow a setback of 2 feet, 5 inches.
 - A 16-foot, 2-inch reduction to the required side yard setback on the south side of the building to allow a setback of 23 feet, 10 inches.

Buffers and Screening

The adjacent parcel to the north and east of the subject property is zoned RMC-16 and developed with a single-family home located near Lois Avenue. Therefore, per LDC Section 6.06.06.A, the subject multi-family project is required to provide a 20-foot wide with Type B screening comprised of a 6-foot-high wall, fence or hedge and a row of evergreen trees, subject to the specifications found in LDC Section 6.06.06.C, along the north and east sides of the project.

The adjacent parcel to the south of the subject property is zoned CN and developed with a shopping center. The north side of the shopping center is screened by a 6-foot-high fence but the site does not meet current buffering and screening requirements which call for a 20-foot-wide buffer with Type B screening. Therefore, the subject multi-family project must provide the required buffering and screening.

The applicant requests the following variances:

- Northernmost property line: Eliminate screening requirement in wetland setback area. Also, allow corner of dumpster enclosure to encroach 9 feet, 8 inches into buffer area.
- Building 2 on site plan:
 - A reduction of the screening requirement within the 20-foot-wide buffer on the south side of the building to allow a row of shade trees, per LDC Section 6.06.06.C, without a 6-foot-high fence, wall or hedge.

- An 11-foot, 10-inch reduction to the required buffer width on the east side of the building to allow a width of 8 feet, 2 inches. Additionally, reduction of the screening requirement within the buffer to allow Type A screening comprised of a 6-foot-high fence, wall or hedge, subject to the specifications found in LDC Section 6.06.06.C, instead of Type B screening.
- A 17-foot, 7-inch reduction to the required buffer width on the north side of the building to allow a width of 2 feet, 5 inches. Additionally, elimination of the screening requirement to allow no screening.
- West property line: Per LDC Section 6.06.04.C, a landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the right-of-way. The applicant requests a reduction of the buffer width from 8 feet to 5 feet. The applicant also requests the elimination of the required landscaping in order to accommodate the required sidewalk in this area.

Dumpster Enclosure

A dumpster enclosure constitutes an accessory structure. Per LDC Section 6.11.04.C.1, accessory structures shall not be erected in any required front yard with some exceptions that are not applicable to this request. Accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Per LDC Section 6.01.01, the required minimum front yard setback for property zoned RMC-16 is 25 feet. Therefore, the required setback for the proposed dumpster enclosure is 50 feet. The applicant requests a 12-foot, 2-inch reduction to the required setback to allow a front setback of 37 feet, 10 inches from the west property line for a proposed dumpster enclosure.

Wetland Setback

Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests construction of a portion of a building and parking area within the 30-foot wetland conservation area setback. The applicant requests a 2-foot 10-inch encroachment into the setback to allow for a remaining setback of 27 feet 2 inches.

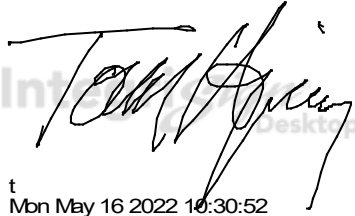
FINDINGS:

- The subject property is designated RES-12 in the Comprehensive Plan but due to its RMC-16 (Infill) zoning is permitted a maximum density of 16 units per acre. EPC staff has determined the pond which occupies part of the site is man-made. Consequently, the pond area may contribute to density calculations in the same manner as wetlands. The pond occupies less than 25 percent of the site and therefore the entire site area is included in density calculations, which staff has determined yields a maximum of 24 dwelling units rather than the 25 dwelling units shown on the site plan submitted by the applicant.

DISCLAIMER:

The variance 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.

ADMINISTRATOR'S SIGN-OFF



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Mon May 16 2022 10:30:52

Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number:	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.**

Mercedes Corrales

Application Number: _____ Applicant's Name: _____
Tania Chapela / Tom Hizney May 16, 2022

Reviewing Planner's Name: _____ Date: _____

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 _____
- May

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 next 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 next page.

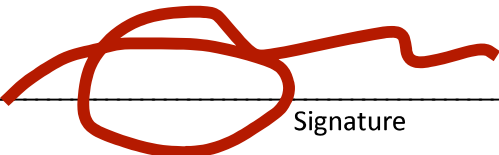
Email this form along with all submittal items indicated on the next page in pdf form to:

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

May 16, 2022

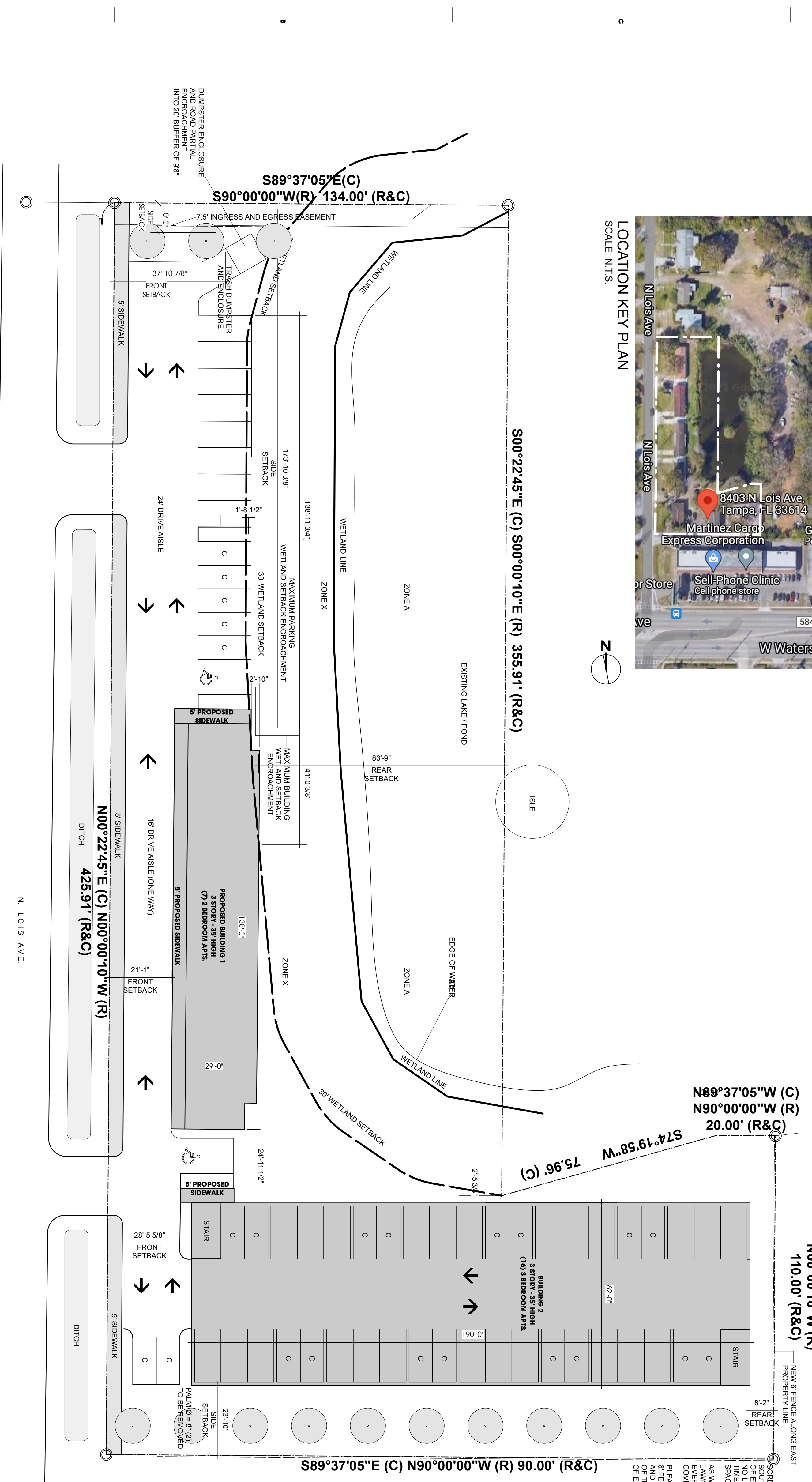
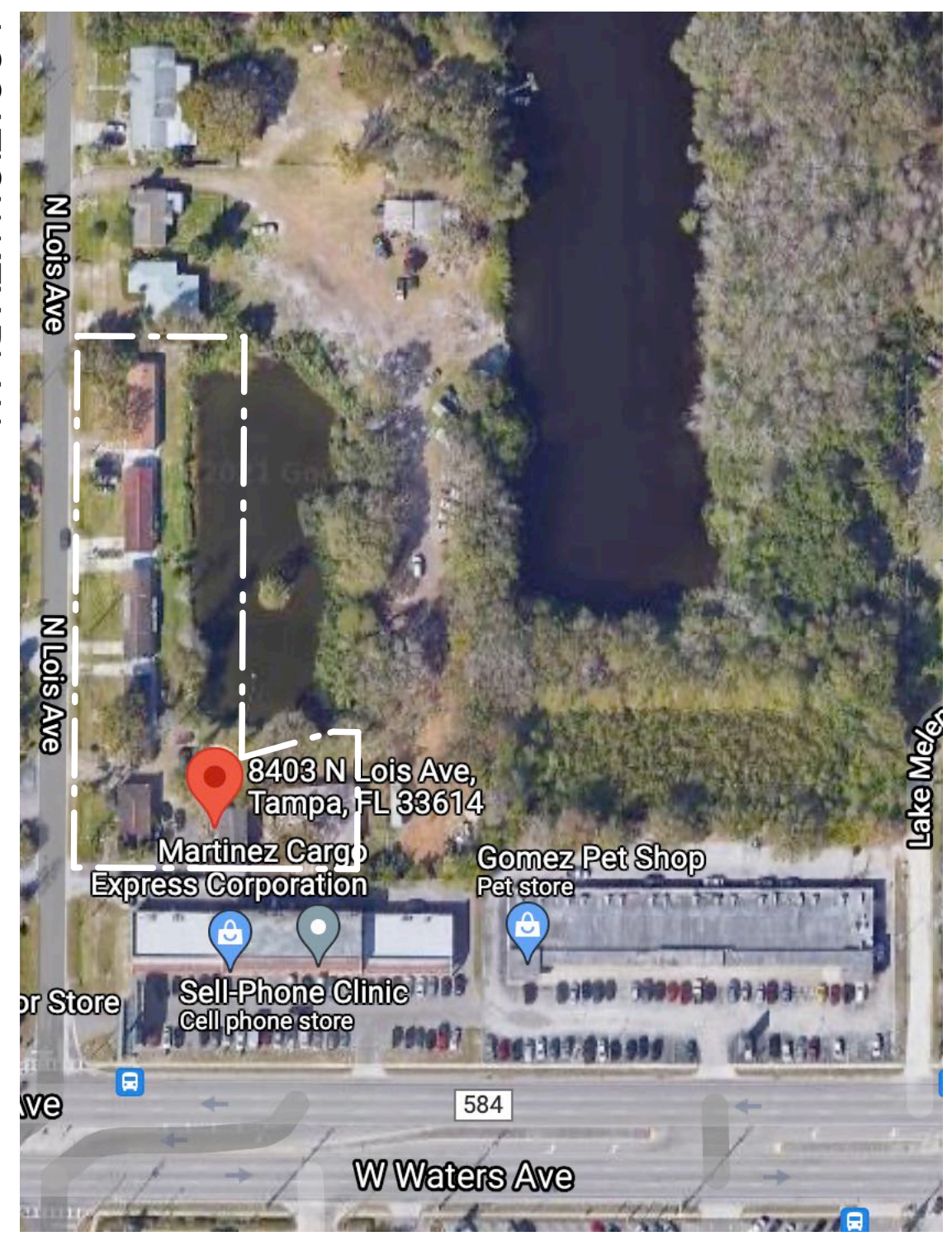
Date

CONSULTANT LOGO

UPDATE LICENSE INFORMATION
ABOVE S&S IN SPACE PROVIDED.

LOIS APARTMENTS

8403 N. LOIS AVE.
TAMPA, FL 33614



SITE AREA:	15,634 SF	(23.50%)
POND	50,900 SF	(76.50%)
TOTAL	66,535 SF	(100%)

SCREENING BUFFER ALONG N. LOIS AVE AVOID ANCHOR PLANTING OF EVERGREEN SHADE TREE NO LESS THAN 10' HIGH AT TIME OF PLANTING. MIN. 2" CALIPER SPACED NO MORE THAN 20' O.C. AS WELL AS LAWN LOW GROWING EVERGREEN PLANTS COVERING THE BALANCE OF THE BUFFER. PLEASE NOTE THERE'S ALREADY AN EXISTING AND PROPOSED FENCE ON THE SOUTH OF THE PROPERTY ALONG THE SOUTH EDGE OF EXISTING EASEMENT.

PARKING:
STANDARD - 32
COMPACT - 23 (40%)
HANDICAPPED - 2
TOTAL - 57 SPACES

Project ID: 21088
CAD File Name: 21088 - SDS.wxw
Drawn By: XXX
Reviewed By: XXX
Plot Date: 5/14/22
Record Date:

MASTER SITE PLAN

SCALE: 1" = 20'-0"

A-0.1

Written Statement

Revised 5/13/2022

This variance request is for the property located at 8403 N. Lois Ave., Tampa, FL 33614, Folios 24123.0050 and 24123.0075. This property is located only 135' North of Waters Ave., is zoned RMC-16, and includes 7 small apartment buildings. The property owner is seeking to demolish the existing apartments, built during the 1950s, and build 2 apartment buildings instead. The existing development does not meet current site development requirements, such as connection to the public sewer line, parking, and setbacks. A significant effort has been made to come up with a development option that meets as many of the current requirements as is possible, such as the required number of parking spaces, while ensuring that the development is compatible with the surrounding development, will not increase the current development encroachment into the wetland setback and that will not impact adjacent property owners. There are different factors that made this very challenging such as the shape of the site and the presence of wetlands.

The proposed development includes two three-story buildings; Building No. 1 and Building No. 2. Approval of this variance request is required to be able to obtain site development and building permits for this project which represents a significant improvement from the improvements which are currently there.

The proposed buildings are proposed to be 35' in height and according to Sec. 6.01.01, Note 8, applicable to RMC-16 zoning category, "*Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. In SPI-AP-1, AP5, and AP-V this requirement applies only to in-terminal hotels/motels. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard as established in the Schedule of Area, Height, Bulk and Placement Regulations. Where no buffer is required between industrial uses or districts no additional building setback shall be required.*

This requirement increases dramatically the buffer for the proposed project. It is understood that the intent of this requirement is to protect surrounding property owners from a potential impact. However, in this case, there are the following elements surrounding the subject property that significantly reduce the potential impact to adjacent property. Please see Exhibit No. 1 at end of this written statement that shows graphically these elements:

- a) a 300' long lake that serves as a buffer between the proposed buildings and adjacent property to the East and North.
- b) a small undevelopable vacant piece of a large parcel in the back of Building No 2.
- c) a 6' privacy fence and a 30' wide alley that serves as a screening/buffer between proposed Building No. 2 and the closest commercial building; Commercial building A shown on Exhibit 1.
- d) the parcels across the two proposed buildings, on Lois Ave., are zoned commercial. The closest building on these properties (Commercial building B on Exhibit No. 1) is 110' away from Proposed Building No. 1.

The following are the variances requested:

1. Variance to reduce the south side required buffer from 50' to 23' 10".

Approval of this variance will not impact adjacent property owners. The adjacent property to the south, is a commercial property with a building facing Waters Ave. There is a 30' wide service alley and a 6' privacy fence between this building and the subject property. There is a separation of 53' between the proposed Building No. 2 and this commercial building. Please see Exhibit No. 1 at the end of the last page of this document. The current development has a south side setback of 0.5'.



An aerial photograph shows the commercial building on the adjacent property to the south and the alley between this building and the subject property that serves as a buffer between them.



View of the 6' privacy fence and service alley adjacent to the South side of the subject property. This picture also shows the back of the commercial building within this adjacent property and which faces Waters Ave.

2. Variance to Buffer and screening requirements on the east side of Building No. 2

Reduce the required buffer from 40' to 8'2".

Approval of this variance will not affect the rights of the adjacent property owner. As you can see on the next aerial photograph, the area adjacent to the east side of proposed Building No. 2 is vacant. This is part of a large parcel where its single-family home (Single-family home B of Exhibit No.1) is 350' away from proposed Building No. 2. Also, there is a separation of 500' between the proposed building and the closest house to the East (Single-Family home A of Exhibit No. 1).

Allow a screening Type A instead of the required Type B on the east side of Building No. 2

A 6' privacy fence will be provided along the east property boundary next to Building No. 2. The area between this boundary and the building is not enough to plant evergreen trees. The property adjacent to

this boundary is an internal vacant land part of a large parcel that includes a single-family home 350' from the proposed Building No. 2. The first picture below shows in pink the adjacent parcel. You can see the single-family home on the northwest part of this parcel, in front of Lois Ave. The closest house to the east, as previously mentioned, is approximately 500' from the proposed Building No. 2.



The pink parcel is the adjacent property to the north and east of the subject property. The southern portion is the one adjacent to the Proposed Building No. 2



View of the adjacent parcel from proposed Building No. 2



Aerial photograph of the area of Proposed Building No. 2 and the adjacent property

- 3. Variance to Buffer and screening requirements on the north side of Building No. 2 and partial encroachment of 9'8" into buffer and screening requirements on the north side of Building No. 1.**

Reduce the required buffer on the north side of Building No. 2 from 50' to 2' 5"

Approval of this variance will not affect any other adjacent property owner since there is a lake adjacent to the north of this proposed Building No. 2. This lake serves as a buffer between the proposed building and the closest house on the other side of the lake, which is 350' away. See aerials below and Exhibit No. 1 at the end of this document.

No screening along the north side of Building No. 2

Approval of this variance will not affect any other adjacent property owner since there is a lake right on this side of the building. Placing a fence along the property boundary would block the beautiful view of the lake. See pictures below.



View to the lake from proposed Building No. 2

Variance to the required screening along a portion of proposed Building No. 2 would block the view to the lake.

4. Variance to reduce the front setback from 25' to 21' 1".

The two proposed buildings will be in front of a commercial area along Lois Ave. These commercial buildings face Waters Avenue and are approximately 110' from the proposed buildings. Reducing the front setback 4' will not impact this commercial area.

The picture to the right, shows the subject site with a red dot and the commercial area across



5. Variance to allow a 2' 10" encroachment into de wetland setback.

As you could see on the site plan included on the application package, a small portion of Building 1 and the parking area along the north of this building, slightly encroach into the wetland setback. The largest encroachment is 2' 10" and it is about the same encroachment of the current buildings. Building 1 encroaches a total of 54 SF, parking area encroaches a total of 197 SF. The required 30' wetland setback is for the lake, which was actually man-made. As you can see in the pictures below, no special vegetation is within this setback and the small existing trees won't be affected.



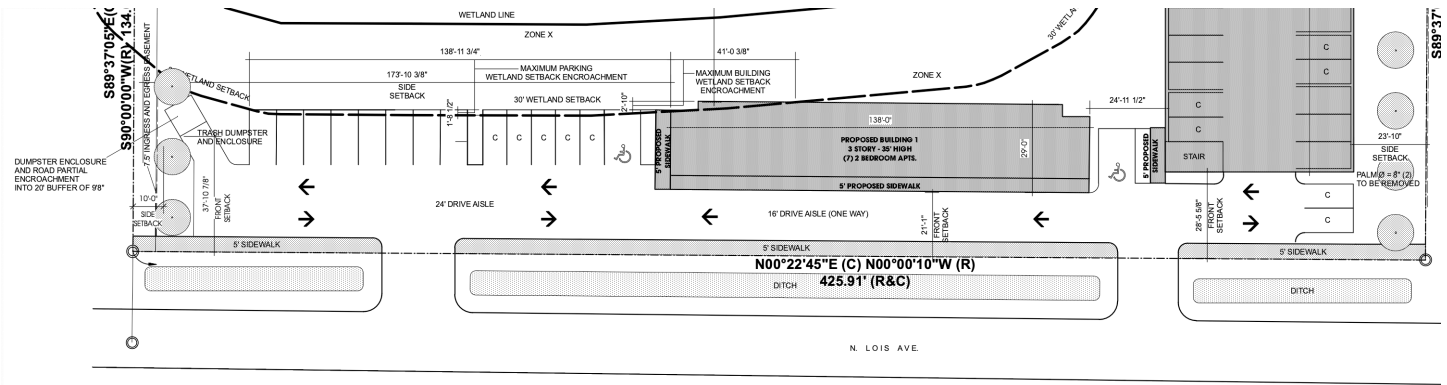
6. Variance to reduce the required 8' landscape buffer adjacent to the right of way.

The request is to reduce the required buffer along the right of way, Lois Ave., west side of the property, from 8' to 5'. A sidewalk will be built within this buffer. As you can see in the picture to the right, there is no space on the right of way for this due to the presence of ditches all along the front of the property. There would also be no room for the required landscaping to be planted in the buffer since the sidewalk would be located in this area.



7. Variance to accessory structure setback from 50' to 37' 11"

Due to the unique characteristic of the subject property such as its shape and presence of wetlands, there is no other feasible option to locate the dumpster than the one within the front yard. This dumpster will be enclosed so it won't be visible from the public view. This is also about 40' away from the closest single family structure.



Approval of these variances will allow the development of the proposed project which would replace the current grandfathered apartment complex. This proposed development will offer a much better housing option for their residents and a better quality of life. It would be almost impossible to redevelop this site without the approval of multiple variances due to the layout of this property. The location is ideal for apartments since it is only 135' of Waters Ave. which is a public transportation route, it is close to multiple worksites, it serves as a buffer between the commercial area along waters and the single-family homes north of it and does not impact adjacent property owners.

Thanks in advance for your consideration

Sincerely,

John Saldana

VARIANCE CRITERIA RESPONSE

Revised 5/13/2022

Note: Several of the responses make reference to Exhibit N. 1. This exhibit is located on the last page of this document.

- 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 subject property has unique characteristics that make it very difficult to be redeveloped without the approval of all the proposed variances. Its configuration and the presence of wetlands limit drastically the developable area. Approval of variances is required in order to be able to feasibly redevelop the property.

- 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 LDC requires for RMC-16 zoning category the following buffers: 25' front / 20' side / 10' rear. There is an additional restriction to additional setbacks for buildings exceeding 20' on the RMC-16 zoning category. LDC Sec. 6.01.01, Note 8, indicates the following: *“Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.* The proposed development includes two 35' high buildings, which increases dramatically the side and rear setbacks to 50' and 40'. This variance request is to reduce these buffers and the front setback to be able to redevelop the site with the proposed project. The redevelopment of this property with the required buffers would be practically unfeasible.

According to LDC Sec. 6.06.06 C, a Type B screening is required along the south, east, and north property boundaries adjacent to Building No. 2. A Type A screening is proposed instead of the Type B screening on the east side of Building No. 2 due to space limitations for evergreen trees.

Sec. 4.01.07 B.1 of the LDC, requires a 30' wetland setback for natural water bodies. Part of the proposed project is slightly encroaching into the wetland setback. The maximum encroachment is 2'10" which is about the same encroachment of the existing buildings. As you can see on the pictures submitted in the written statement under variance No. 5, there is no sensitive vegetation within this setback. And the small trees there won't be affected.

Sec. 6.06.04 C. indicates that an 8' in with buffer shall be provided between the off-street vehicular use area and the right of way. A variance to reduce this 8' buffer to 5' is been requested due to lack of space because of the unique characteristics of this property. The sidewalk is proposed within this 5' buffer since there is no space in the right-of-way for this due to the presence of ditches along the front of the subject site.

Section 6.11.04.C.1 Accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50', which ever is less. Variance to reduce distance to 37'-10" due to the limited area between front of the property and existing wetland.

The LDC allows for these variances requested on a case-by-case basis. Approval to these variances will not impact the rights of adjacent property owners and it will provide the means to redevelop a 70-year-old non-conforming apartment complex. Without the approval of these variances, the owner will be deprived of rights commonly enjoyed by other property owners.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance.

Variance to reduce the south side required landscape buffer from 50' to 23' 10"

Approval of this variance will not impact adjacent property owners. The adjacent property to the south is a commercial property with a building facing Waters Ave. (See Commercial building A on Exhibit No. 1). There is a 30' wide service alley and a 6' privacy fence between this building and the subject property. There is a separation of 53' between the proposed Building No. 2 and this commercial building. Evergreen trees will be planted within the proposed buffer to comply with the required Type B screening. The current development has a south side setback of only 0.5'.

Variance to Buffer and screening requirements on the east side of Building No. 2

This variance consists of the reduction of buffer on this east side of Building No. 2 from 40' to 8'2" and providing a Type A screening instead of the required Type B screening.

Approval of these variances will not affect the rights of the adjacent property owner. The proposed building will be adjacent to a small portion of a large lot that includes a single-family home 500' away (Single-family home B on Exhibit No. 1). A 6' privacy fence is proposed along this property boundary.

Variance to Buffer and screening requirements on the north side of Building No. 2

Approval of these variances will not affect the rights of the adjacent RMC-16 zoned lot property owner. This lot includes a single-family home about 380' from proposed Building No. 2 and with a lake that serves as a buffer between these buildings (Single-family home A on Exhibit No. 1). Placing a fence along the property boundary would block the beautiful view of the lake.

Variance to reduce the front setback from 25' to 21' 1"

The two proposed buildings will be in front of two properties zoned commercial and about 110' from the closest commercial building (Commercial building B on Exhibit No. 1). This commercial building faces Waters Ave. Reducing 4' of this required setback will not affect the rights of adjacent property owners.

Variance to allow a 2' 10" encroachment into the wetland setback

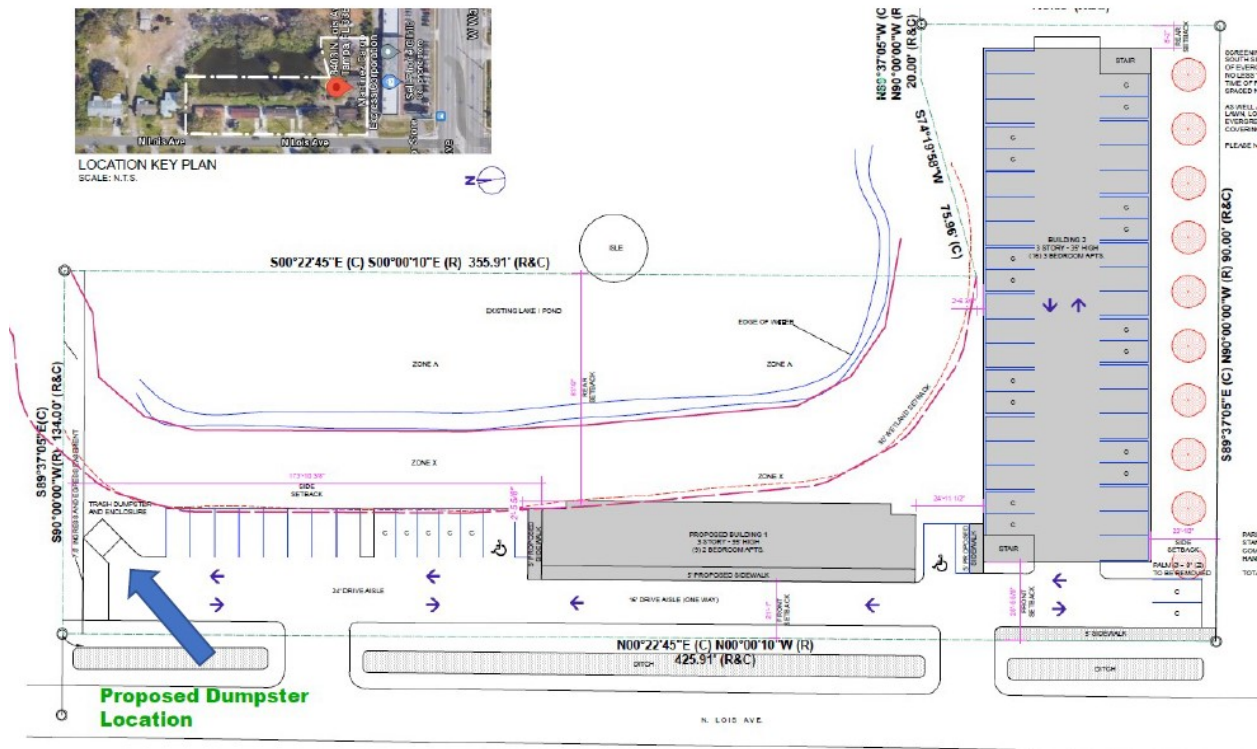
A small portion of Building 1 and the parking area along the north of this building, slightly encroach into the wetland setback. The largest encroachment is 2' 10" and it is about the same encroachment of the current buildings. The required 30' wetland setback is for a lake or old retention area and no special vegetation or trees are within these areas of the setback; see pictures included in the written statement. Note: the wetland boundary was delineated by EPC.

Variance to the required 8' landscape buffer adjacent to the right of way

The request is to provide a 5' buffer adjacent to the right-of-way. As shown on the site plan, the sidewalk will be placed within this 5' buffer. There is no space in the right-of-way for this sidewalk due to the presence of ditches along the front of the property. The proposed sidewalk will serve as a buffer between the off-street vehicular use area and the right-of-way.

Variance to accessory structure requirements

Due to the unique characteristics of the subject property such as its shape and presence of wetlands, there is no other feasible option to locate the dumpster than the one within the front yard. This dumpster will be enclosed so it won't be visible from the public view. This is also about 40' away from the closest single family structure.



Approval of these variances will allow the development of the proposed project which would replace the current grandfathered apartment complex. This proposed development will offer a much better housing option for their residents and a better quality of life. It would be almost impossible to redevelop this site without the approval of multiple variances due to the layout of this property. The location is ideal for apartments since it is only 135' of Waters Ave. which is a public transportation route, it is close to multiple worksites, it serves as a buffer between the commercial area along waters and the single-family homes north of it and does not impact adjacent property owners.

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 the description of intent/purpose).

Approval of the requested variances would allow for the replacement of a more efficient, safer, and attractive project. Approval of the variances will result in a project which is far more compliant with the LDC. The subject property is located within a wellhead protection area. The existing project is a grandfather development with a septic tank system. The proposed development will connect to the public sewer line offering protection to the potable water wellfields.

The proposed project also offers a safer layout of parking areas and a sidewalk along the front of the property.

Approval of this variance will allow the construction of harmonious and orderly development and respects the rights of the property owner considering the interest of the citizens of Hillsborough County. This development will be built in accordance with good planning and design practices and will improve the image of the area.

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.

This request is not a result of an illegal act or actions from the property owner. Proper steps have been followed for the redevelopment of this site to be in accordance with the LDC to the extent possible.

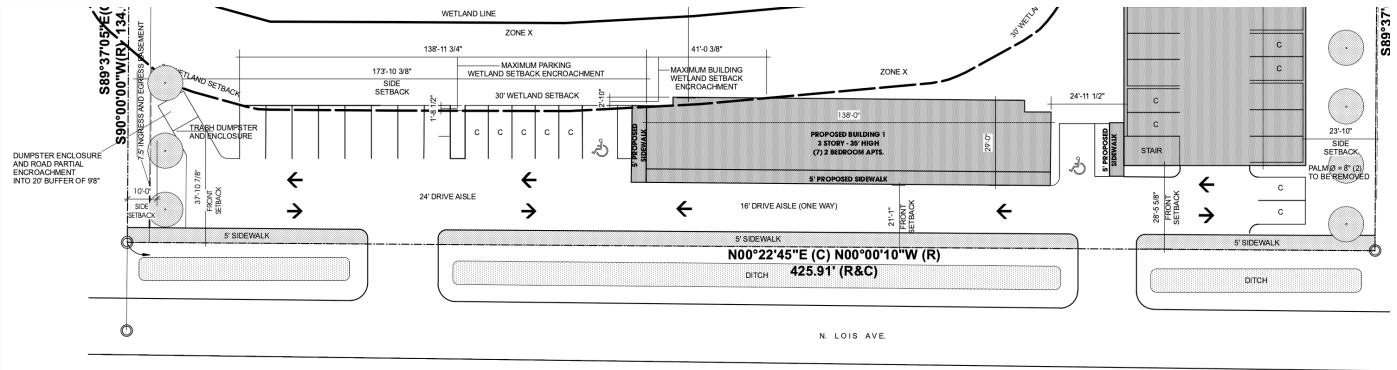
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

This variance will protect the property owner's right to redevelop her property. The current apartment complex is about 70 years old and the intent is to replace this with a new project. The public benefit will be ensured by the construction of a conforming development, compatible with the surroundings, that will improve the urban image of the area, that meets with minimum LDC standards, that will be connected to the sewer public line protecting the potable water wellfields, and that does not negatively affect adjacent property owners.

Moreover, property taxes will significantly increase with the new development, and with this, the public benefit. Denial of this variance will represent the denial to redevelop this site with a more efficient, safe, and attractive project for the community.

7. Variance to accessory structure setback from 50' to 37' 11" and a partial encroachment of 9'8" to 20 screening buffer.

Due to the unique characteristic of the subject property such as its shape and presence of wetlands, there is no other feasible option to locate the dumpster than the one within the front yard. This dumpster will be enclosed so it won't be visible from the public view. This is also about 40' away from the closest single family structure. Additionally, a 20' screening buffer with a 6' fence will be provided and evergreen shade trees no less than 10' high.



Sales Price \$620,000.00
Corporate Warranty Deed

This Indenture, made, March 30, 2015 A.D.
Between

Royal Palms Management Group LLC, a Florida Limited Liability Company whose post office address is: 7610 Rustic Drive, Tampa, Florida 33634 a corporation existing under the laws of the State of Florida, Grantor and Yesica Apartments LLC, a Florida Limited Liability Company whose post office address is: 8403 North Lois Avenue, Tampa, Florida 33614, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida, to wit:

EXHIBIT "A" ATTACHED

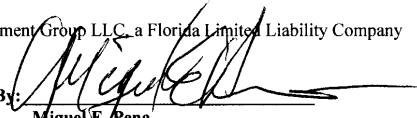
Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: A0241230050 & A0241230075

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

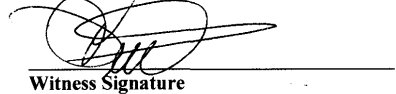
Royal Palms Management Group LLC, a Florida Limited Liability Company

By: 
Miguel E. Pena
Its Managing Member

Signed and Sealed in Our Presence:


Witness Signature

Witness Print Name: Melinda E. Lane


Witness Signature

Witness Print Name: Jose Vivero

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this March 30, 2015, by Miguel E. Pena, the Managing Member of **Royal Palms Management Group LLC, a Florida Limited Liability Company** A corporation existing under the laws of the State of Florida, on behalf of the corporation. He has produced a driver's license as identification.


Notary Public
Notar Printed Name: IDA WILLIAMS-CAMPBELL

My Commission Expires: 7/29/2017

Ida Campbell, an employee of
Priority Title of Florida,
10006 Park Place Avenue
Riverview, Florida 33578

File Number: 1502-22

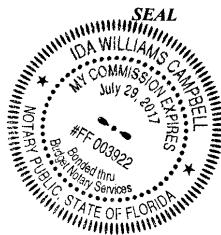


EXHIBIT A

Parcel No. 1:

A parcel of land situated in the West 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows: commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, and run South 00°00'10" East, a distance of 709.69 feet, thence North 90°00'00" East, a distance of 30.00 feet to the POINT OF BEGINNING (said POINT OF BEGINNING being a point lying on the Easterly right-of-way line of North Lois Avenue); thence North 90°00'00" East, a distance of 134.00 feet to an iron pipe; thence South 00°00'10" East, a distance of 355.91 feet to an iron pipe; thence North 90°00'00" East, a distance of 3.0 feet to an iron pipe; thence South 00°00'10" East, a distance of 70.00 feet to a point on the North line of the South 152 feet of the North 1287.6 feet of the West 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East; thence North 90°00'00" West, along the aforementioned North line of the South 152 feet of the North 1287.6 feet of the West 1/4 of the Southeast 1/4 of the Southwest 1/4, a distance of 137.00 feet to a point on the Easterly right-of-way line of North Lois Avenue; thence North 00°00'10" West, along the aforementioned Easterly right-of-way line, a distance of 425.91 feet to the POINT OF BEGINNING, subject to a 7.5 foot easement for ingress and egress over the Northerly 7.5 feet thereof.

Parcel No. 2:

A parcel of land situated in the West 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows: commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, and run South 00°00'10" East, a distance of 1135.60 feet; thence North 90°00'00" East, a distance of 167.00 feet to the POINT OF BEGINNING; thence North 90°00'00" East, along the North line of the South 152 feet, of the North 1287.6 feet of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, a distance of 90.00 feet; thence North 00°00'10" West a distance of 110.00 feet; thence North 90°00'00" West, a distance of 20.00 feet; thence Southwesterly along the shoreline of an existing pond 112 feet, more or less; thence South 00°00'10" East, a distance of 19 feet, more or less; thence North 90°00'00" East, a distance of 3.00 feet, thence South 00°00'10" East, a distance of 70.00 feet to the POINT OF BEGINNING.

Together with the following ingress/egress easement:

A parcel of land situated in the West 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows: commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 18 East, and run South 00°00'10" East, a distance of 717.19 feet; thence North 90°00'00" East, a distance of 30.00 feet to the POINT OF BEGINNING; thence North 90°00'00" East, a distance of 207.00 feet; thence South 00°00'10" East, a distance of 308.41 feet; thence North 00°00'00" East, a distance of 15.00 feet, thence North 00°00'10" West, a distance of 323.41 feet; thence South 90°00'10" West, a distance of 15.00 feet, thence North 00°00'10" West, a distance of 323.41 feet; thence South 90°00'10" West, a distance of 222.00 feet, thence South 00°00'10" East, a distance of 15.00 feet to the POINT OF BEGINNING.



VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

Property Information

Address: 8403 & 8405 N. Lois Ave. City/State/Zip: Tampa, FL 33614 TWN-RN-SEC: 28-18-21
Folio(s): 24123.0050 & 24123.0075 Zoning: RMC-16 Future Land Use: R-12 Property Size: 1.62 acre

Property Owner Information

Name: Yesica Apartments LLC Daytime Phone: _____
Address: 8403 N. Lois Ave. City/State/Zip: Tampa, FL 33614
Email: _____ FAX Number: _____

Applicant Information

Name: John Saldana Daytime Phone: 813-630-5508 x564
Address: 5701 E. Hillsborough Avenue, Suite 1130 City/State/Zip: Tampa, FL 33610
Email: john@rojoarchitecture.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 THIS APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION

Signature of Applicant
John Saldana
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS

Signature of Property Owner
Mercedes Corrales
Type or Print Name

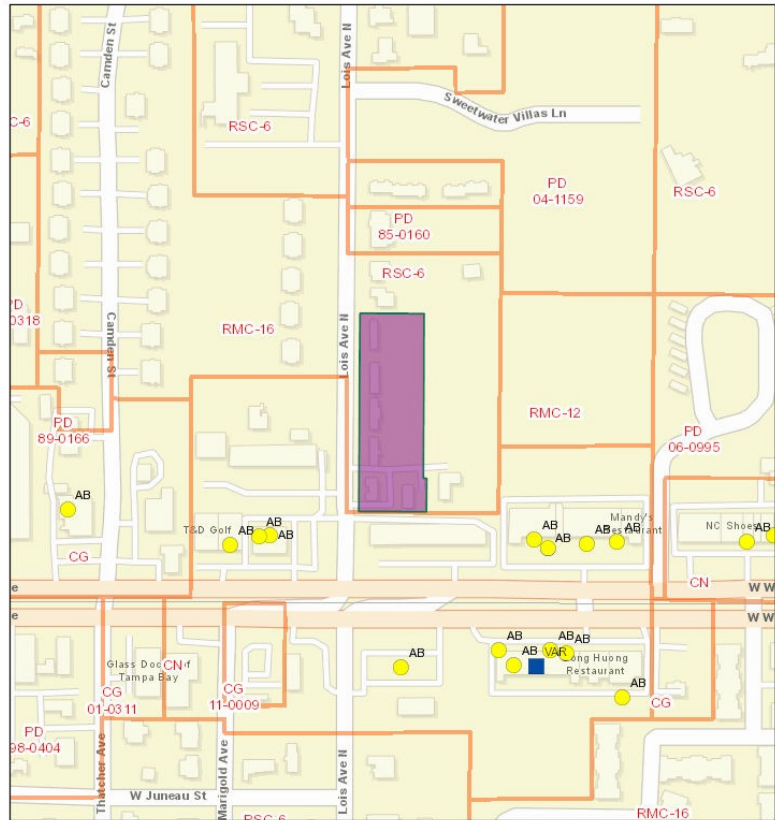
Intake Staff Signature: Clare Odell Office Use Only Intake Date: 10/19/2021
Case Number: 22-0079 Public Hearing Date: 12/13/2021
Receipt Number: 96331



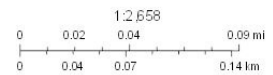
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RMC-16
Description	Residential - Multi-Family Conventional
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011803 Block: 5001
Future Landuse	R-12
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 24123.0050



October 19, 2021



Hillsborough County Florida

Folio: 24123.0050
PIN: U-21-28-18-ZZZ-000000-94560.0
YESICA APARTMENTS LLC
Mailing Address:
 8403 N LOIS AVE
 TAMPA, FL 33614-1982
Site Address:
 8403 N LOIS AVE
 TAMPA, FL 33614
SEC-TWN-RNG: 21-28-18
Acreage: 1.38426995
Market Value: \$380,200.00
Landuse Code: 0350 MULTI-FAMILY

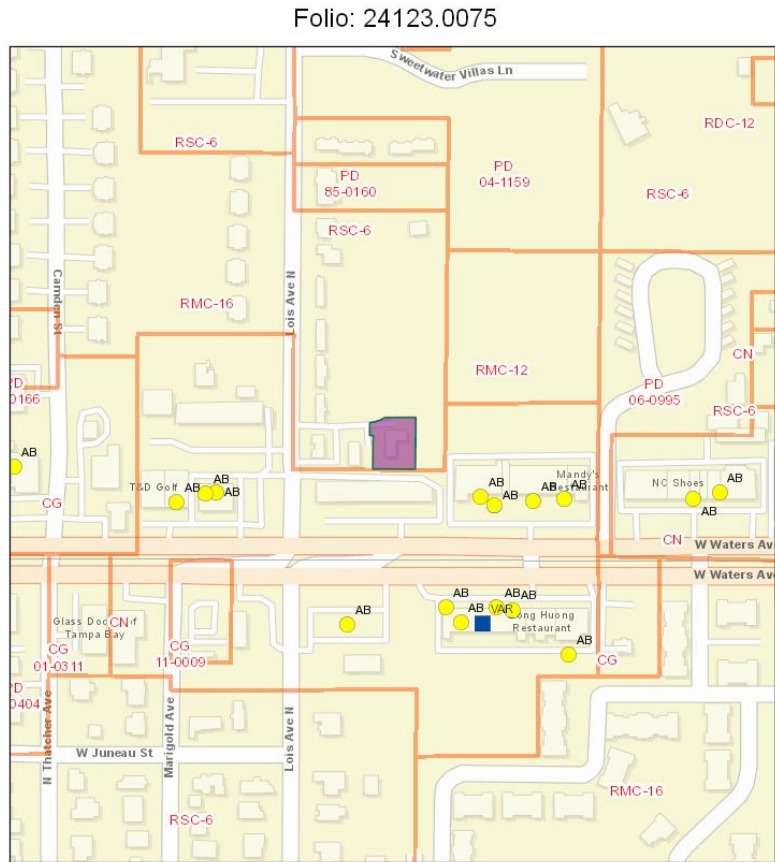
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RMC-16
Description	Residential - Multi-Family Conventional
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FIRM Panel	12057C0194H
Suffix	H
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Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO



October 19, 2021

1:2,658

0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Hillsborough County, Florida

Folio: 24123.0075
PIN: U-21-28-18-ZZZ-000000-94570.0
YESICA APARTMENTS LLC
Mailing Address:
 8403 N LOIS AVE
 TAMPA, FL 33614-1982
Site Address:
 8405 N LOIS AVE
 TAMPA, FL 33614
SEC-TWN-RNG: 21-28-18
Acreage: 0.237629
Market Value: \$179,860.00
Landuse Code: 0100 SINGLE FAMILY

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