

Variance Application:**VAR 24-0038**

LUHO Hearing Date:

December 19, 2023

Case Reviewer:

Michelle Montalbano


**Hillsborough
County Florida**

Development Services Department

Applicant: RU Project Management Group, LLC (Ruth Londono) Zoning: RSC-9

Location: 4537 W Paris Street, Tampa; Folio: 28923.0000

Request Summary:

The applicant is requesting variances to accommodate three existing structures: an accessory dwelling in the rear yard, an attached covered porch in the west side yard, and an accessory structure in the east side yard.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.A	A minimum lot area of 7,000 square feet is required for accessory dwellings.	502 square feet	Accessory dwelling to remain on a 6,498 square foot lot
6.11.02.E and 6.01.01	The accessory dwelling shall meet principal building setbacks. The minimum rear yard setback for property zoned RSC-9 is 20 feet.	12.2 feet	7.8-foot rear yard setback for the accessory dwelling
6.01.01	The minimum side yard setback for property zoned RSC-9 is 5 feet.	2.2 feet	2.8-foot side yard setback for the attached covered porch
6.11.04.C.2 and 6.01.01	Accessory structures in the side yard must meet principal building setbacks, with exceptions that do not apply in this case. The minimum side yard setback for property zoned RSC-9 is 5 feet.	0.8 feet	4.2-foot side yard setback for the accessory structure

Findings:	<p>The property is under a Code Enforcement violation (HC-CMP-22-0000417) for failure to provide a permit for the covered porch and accessory structure.</p> <p>Per LDC Section 6.11.02.C.3, accessory structures shall not occupy more than 20% of the required rear yard. This requirement does not apply to accessory dwellings; therefore, the accessory structure square footage is less than 20% of the rear yard.</p>
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Zoning Administrator Sign Off:



Colleen Marshall
Fri Dec 1 2023 15:22:05

DISCLAIMER:

The variances listed above are 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.

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Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 24-0038	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 24-0038 Applicant's Name: RU Project Management Group, LLC

Reviewing Planner's Name: Michelle Montalbano Date: 12/03/2023

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 12/19/2023

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

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

ZoningIntake-DSD@hcf.gov

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@hcf.gov.

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.

Ruth P Londono Digitally signed by Ruth P Londono
Date: 2023.12.03 15:10:28 -05'00'

Signature

December 3, 2023

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

VAR 24-0038

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Ruth P Londono

Digitally signed by Ruth P Londono
Date: 2023.12.03 15:11:40 -05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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

COVER SHEET

December 3, 2023

Application Number: VAR 24-0038
Request Variance
Revised Information Sheet #2

Location: 4537 W Paris St. Tampa, FL 33614
Owners Mario D Garcia and Rosa I Bachez

In the Request letter:

At the top, it was requesting a Variance to “*Fence Requirements*”, it is updated to request a “Variance to Accessory Structure requirements”.

Also, in the table on Page 3, the ‘Increase occupancy percentage...’ bullet point under Sec. 6.11.02. has been crossed out.

And in the table on page 4, Item 4 under “**Attached Covered open walls side porch**” the result has been updated to 2.8 ft

In the Site Plan:

Request table updated. Item 4 under “**Attached Covered open walls side porch**” the result has been updated to 2.8 ft

Sincerely,

Ruth Londono
RU Project Management Group, LLC

VARIANCE APPLICATION

VAR 24-0038

December 3, 2023

“Variance to Accessory Dwelling Requirements,
Lot Development Standards and to Accessory Structure Requirements” (Request Revised 2)

Location: 4537 W Paris St. Tampa, FL 33614
Owners Mario D Garcia and Rosa I Bachez
Size of property: 0.1491 Acres +/-
Folio #: 028923-0000
Zoning District RSC-9
Future Land Use R-9
Urban Service Area TSA

VARIANCE REQUEST: To reduce the required setback of:

- Accessory Dwelling located at rear of the property (Northern Side)
- Accessory Structures:
 - Cover Porch at western side
 - Storage at eastern side

Code Sections

Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations

Sec. 6.11.02. - Accessory Dwelling Standards

Sec. 6.11.04. - Accessory Structures

NARRATIVE

The regular shaped lot (subject property) is located within the RSC-9 zoning district and is identified by folio number 028923-0000. Platted subdivision of **West Park Estates Unit No 4**. More generally the site is located at 4537 W Paris St Tampa, FL within the area generally known as NW Hillsborough & Dale Mabry, S of Sligh according with property appraiser public record information.

The site is located north of W Hillsborough Ave, south of W Sligh Ave, west of N Manhattan Ave, and east of Anderson Rd.

This Principal dwelling was built in 1962. The current owners purchased this property on the 31st day of May, 2012 and occupied the property by Mario Garcia and Rosa Bachez (owners), since their got it.

Property had a rear detached building which owner remodeled without permit changing from un-conditioned area to conditioned area with the intension to be used as living area for Mr Garcia's father.

Owners received a residential building code compliance case, record **HC-CMP-22-0000417** (See the must current record status found 10/2/23 on Accela Citizen Access - Attached Document)

Mr. Garcia would like to bring his father to live on the property as independently as possible.

Apply for accessory dwelling detach structure to the Single-Family dwelling that is allowable use per RSC-9 Zoning District

The first step was ordering a survey to verify the location of the current buildings and structures. Attached is the most current survey signed and digitally sealed on October 6th, 2023.

The Current Survey depicts:

- A. On rear, north side, there is a building structure 22.6-Foot by 20.1-Foot that has been in place since owners purchased the property. Owner added a small 5.5-foot by 8.1-foot extension in 2014 a year after.

Currently Mr. Garcia made the decision to bring his father to live on the property and the intension is to provide him with this space as independent as possible from the principal dwelling, but as closer as he can take care of his father.

The total lot area per survey is 6,498 Square feet.

Five hundred and two (502) square feet less than the minimum lot of 7,000 square feet required for an accessory dwelling. A variance to reduce to 6,498 Square feet. (See **variance request Item 1**)

This building is located enclosed in the required rear yard setbacks, 12.2-foot which request a variance rear setback reduction. (See **variance request Item 2**)

~~Location. This building, also occupy 21% of the required rear yard. It is only 1% more than the 20% of the required rear yard percentage permitted. (See **variance request Item 3.a**) (Request REMOVED)~~

This building will be the Accessory dwelling once the variance be approved as well the building permit.

- B. On rear, northwest corner, it is a storage structure 9.9-Foot by 11.6-Foot will be relocated to avoid the rear 5,0-Foot easement and meet the side 3.0-foot required setback.

~~This building occupies the 9% of the required rear yard. Together with the structure described above, **both buildings occupied 30%** of the required rear yard. 10% more than the 20% of the required rear yard percentage permitted. (See **variance request Item 3.b**) (Request REMOVED)~~

- C. On the west side, attached to the principal dwelling it is an open covered side porch. It is inside of the 5,0-foot required side setback. A reduction side setback of 2.2-foot is requesting. **(See variance request Item 4 and Site plan)**
- D. On the east side, it is a 11.7-foot by 23.8-Foot accessory structure. This structure is 4,2-foot from side boundary line. A reduction of 0.8-foot of required of the 5.0-Foot side setback required. **(See variance request Item 5 and Site plan)**

A Variance has been requested from (3) three Code Sections:

<p>Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations</p> <ul style="list-style-type: none"> • Reduce required side setback for a Cover side porch attached to the principal dwelling
<p>Sec. 6.11.02. - Accessory Dwelling Standards</p> <ul style="list-style-type: none"> • Sec. 6.11.02.A Reduce Five hundred and two (502) square feet to minimum lot of 7,000 square feet required for an accessory dwelling. • Reduce rear required setback • Increase the occupancy percentage in the required rear yard (Request REMOVED)
<p>Sec. 6.11.04. - Accessory Structures</p> <ul style="list-style-type: none"> • Reduce side required setback • Increase the occupancy percentage in the required rear yard (Request REMOVED)

Approval of the requests will allow to the property owner to use the accessory structure as an accessory dwelling for his family member. Also, keep the covered open porch accessory structure on the current location.

REQUEST

Accessory dwelling detached to principal dwelling located within the Southern Side.

	Variance Request	Code Requirement	Result	Code Section
	Accessory Dwelling Detach to principal dwelling. Located at Northern			
1	502 Sq. ft. reduction to the required minimum lot area	7,000 Sq. Ft.	6,498 Sq. Ft.	6.11.02. A
2	12.2 ft. reduction to the required rear yard for the accessory dwelling	20.0 ft.	7.8 ft	6.11.02. E
3.a	1%. Increase the required rear yard occupancy (Request REMOVED)	20%	21%	6.11.04. C.3

Accessory Structure location

	Variance Request	Code Requirement	Result	Code Section
	Accessory Structure Location			
3.b	9%. Increase the required rear yard occupancy (Request REMOVED)	20%	9%	6.11.04. C.3

Note:

~~Item 3.a and 3.b total increase are 10%.~~

~~Code request structures do not occupy more than 20% of the required rear yard.~~

~~The Result for both structures will be 30% occupancy of the required rear yard. (Request REMOVED)~~

Attached Covered open walls side porch

	Variance Request	Code Requirement	Result	Code Section
	Regulation for Setbacks			
4	2.2 ft. reduction to the required side yard for attached cover side porch	5.0 Ft	2.8 ft	6.01.01

Accessory Structure on side yard

	Variance Request	Code Requirement	Result	Code Section
	Regulation for Accessory Structures			
5	0.8 ft. reduction to the required side yard for accessory structure	5.0 Ft	4.2 ft	6.01.01

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?**

Per plat the property is 65x100 Ft 6,500 Sq ft, 0.149 acre approximately

Per most current survey signed on October 6th, 2023, per Julio C. Rodriguez, PSM. Property is 6,498 Square feet (SF) = 0.1491 Acre.

RSC-9 zoning district.

The hardship is the lot exceed the 5,000 SF minimum lot area required per RSC-9 zoning lot Size.

- 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 Accessory Dwelling Standards of the LDC allows “The residential lot that shall be occupied by a principal detached single-family dwelling that is owner occupied” Proposed Accessory dwelling meet some criteria as well all others requirement.

- 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.**

Approval of the requested variance will not substantially interfere with or injure the rights of others in this area.

- 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 “Rear and Side yard setback reduction”, “Accessory Location on Required rear yard”, on the subject lot is in harmony with and serves the general intent and purpose of the Land development code, and the Comprehensive Plan. The RSC-9 zoning provides the opportunity for maximum of 900 square foot living space on RSC-9 district principal dwelling owner occupied. The accessory dwelling will meet this requirement on the same lot for single-family conventional development of the county in a manner that is equitable and respectful of the property rights of others.

- 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 existing structures (principal dwelling as well some structure was built around 192 according with the public records. Current owners changed the un-conditioned space to conditioned area (Living area) without the required building permit. If the variances are approved the applicant will be required to go

through the after the fact building permit process to finish with the remodeling, as well as request the approval for the accessory dwelling. And bring to code all on the property that was added without building permit and ROW permit.

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.

Allowing the variance will result in substantial justice. The proposed yard setback reductions are the better solution to allow the structure conversion into living area. As well the location of the structures on the rear yard. The addition requirements will not be jeopardized with the variance approval. Impacts associated with the request are minimal considering the character of the site and the general area.

Approval will allow the existing rear structure to be used as a living area, remain the accessory structure at east side, the attached cover open walls side porch, and the location of the structures on the rear yard.



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 ATTACHMENT

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 ATTACHMENT

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 ATTACHMENT

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*).

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SEE ATTACHMENT

VARIANCE APPLICATION

October 6, 2023

**“Variance to Accessory Dwelling Requirements,
Lot Development Standards and to Fence Requirements”**

Location: 4537 W Paris St. Tampa, FL 33614
Owners Mario D Garcia and Rosa I Bachez
Size of property: 0.1491 Acres +/-
Folio #: 028923-0000
Zoning District RSC-9
Future Land Use R-9
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VARIANCE REQUEST: To reduce the required setback of:

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Location. This building, also occupy 21% of the required rear yard. It is only 1% more than the 20% of the required rear yard percentage permitted. **(See variance request Item 3.a)**

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\$103,900.⁰⁰

General Warranty Deed

Made this May 31, 2012 A.D. By **REO Asset Disbursement, LLC.**, whose address is: 1412 W. Waters Ave. #101, Tampa, Florida 33604, hereinafter called the grantor, to **Mario D. Garcia, a single man and Rosa I Bachez, a single woman**, whose post office address is: 4504 W. Hanna Ave., Tampa, Florida 33614, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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, Florida, viz:

Lot 19, Block 12, WEST PARK ESTATES, Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 36, Page 24, of the Public Records of Hillsborough County, Florida.

4537 West Paris Street, Tampa, Florida 33614

Parcel ID Number: **U32-28-18-17L-000012.00019.0**


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

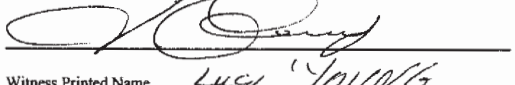
To Have and to Hold, the same in fee simple forever.

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 December 31, [user input prior year].

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

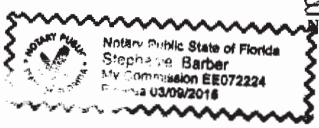
Signed, sealed and delivered in our presence:

 _____ (Seal)
Witness Printed Name Stephanie Barber **REO Asset Disbursement, LLC.**
Address: 1412 W. Waters Ave. # 101, Tampa, FL 33604

 _____ (Seal)
Witness Printed Name Lucy Young Address: _____

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 31st day of May, 2012, by REO Asset Disbursement, LLC., who is/are personally known to me or who has produced Drivers License as identification.



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**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0038 Intake Date: 10/09/2023
 Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 310800
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado Digitally signed by Alejandra Prado
Date: 2023.10.11 08:44:09 -0400

Applicant/Representative: RU Project Management Group, LLC Phone: 813-919-7802

Representative's Email: ruth@rupmg.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: 24-0038 **Official Use Only** **Intake Date:** 10/09/2023
Hearing(s) and type: Date: 12/29/2023 **Type:** LUHO **Receipt Number:** 310800
Date: _____ **Type:** _____ **Intake Staff Signature:** Alejandra Prado

Property Information

Address: 4537 W Paris St **City/State/Zip:** Tampa, FL 33614
TWN-RN-SEC: 28-18-32 **Folio(s):** 028923-0000 **Zoning:** RSC-9 **Future Land Use:** R-9 **Property Size:** ~~0.13 Acres~~
0.149 acres

Property Owner Information

Name: Mario D Garcia And Rosa I Bachez **Daytime Phone:** 813-770-4650
Address: 4537 W Paris St **City/State/Zip:** Tampa, FL 33614
Email: _____ **Fax Number:** _____

Applicant Information

Name: RU Project Management Group, LLC (Ruth Londono) **Daytime Phone:** 813-919-7802
Address: 1502 W Busch Blvd. Suit D **City/State/Zip:** Tampa, FL 33612
Email: ruth@rupmg.com **Fax Number:** _____

Applicant's Representative (if different than above)

Name: Same as Applicant Information **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.

Ruth Londono Oct 6, 2023
 Signature of the Applicant
Ruth Londono
 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.

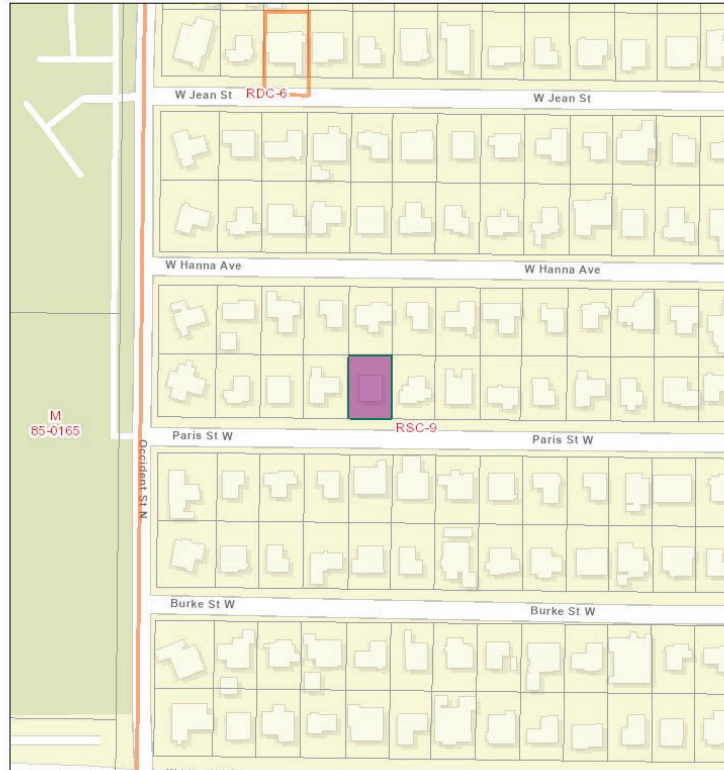
Mario D Garcia And Rosa I Bachez
 Signature of the Owner(s) - (All parties on the deed must sign)
Mario D Garcia And Rosa I Bachez
 Type or print name



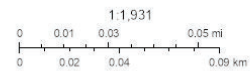
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
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	Town and Country
Community Base Planning Area	Town and Country
Census Data	Tract: 011802 Block: 3008
Future Landuse	R-9
Future Landuse	R-9
Future Landuse	R-9
Urban Service Area	TSA
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	50' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO

Folio: 28923.0000



October 11, 2023



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Hillsborough County Florida

Folio: 28923.0000
PIN: U-32-28-18-17L-000012-00019.0
Mario D Garcia And Rosa I Bachez
Mailing Address:
 4537 W Paris St
 null
 Tampa, Fl 33614-5409
Site Address:
 4537 W Paris St
 Tampa, Fl 33614
SEC-TWN-RNG: 32-28-18
Acreage: 0.13860101
Market Value: \$253,910.00
Landuse Code: 0100 Single Family

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