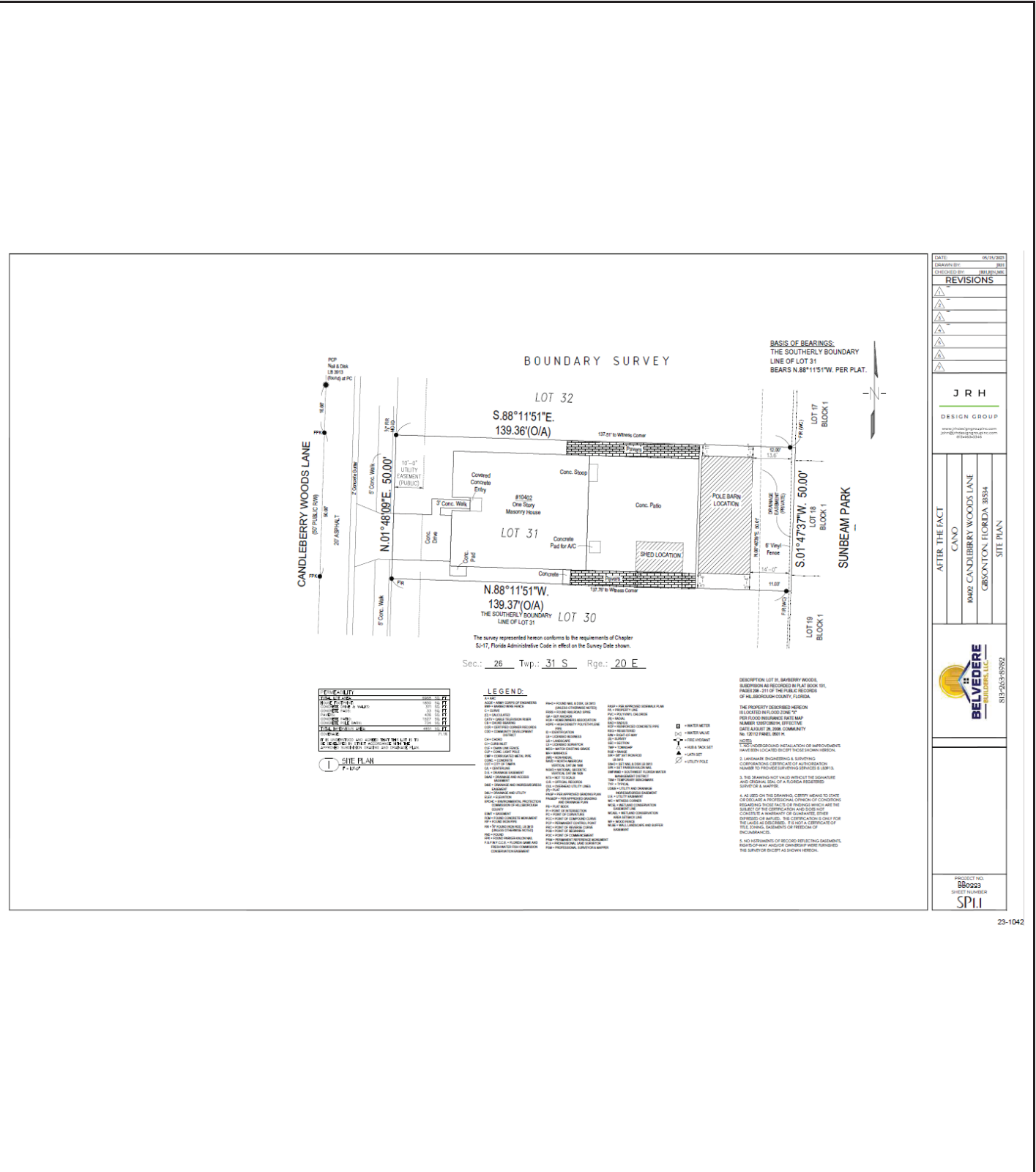


SURVEY/SITE PLAN



DATE:	04/14/2023
DRAWN BY:	JRH
CHECKED BY:	JRH
REVISIONS	
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J R H
 DESIGN GROUP
 www.jrhdesigngroup.com
 239.939.2121

AFTER THE FACT
 CANO
 1000 CANDLEBERRY WOODS LANE
 GIBSONTON, FLORIDA 33584
 SITE PLAN

BELVEDERE
 BUILDERS, LLC
 317-252-9522

PROJECT NO:
BB0223
 SCALE NUMBER:
SPI.1



**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.**

Application Number: VAR23-1042 Applicant's Name: Mike KILDOW

Reviewing Planner's Name: Carolanne Peddle Date: 10-9-2023

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): _____

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.

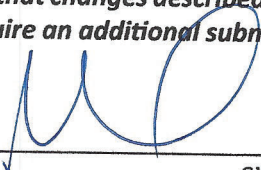
Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@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

10-9-23
Date



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

*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.



Hillsborough
County Florida
Development Services

Application No: VAR 23-1042

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.

VARIANCE FOR ACCESSORY STRUCTURE
THAT OCCUPIES MORE THAN 20% OF
THE REQUIRED REAR YARD.

We are requesting to allow
for an Accessory Structure
that occupies 26 % of
the required rear yard.

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

6.11.04 C (3) ACCESSORY STRUCTURES.

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. ATTACHED

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): HC-BLD-23-0049259

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

INSTRUMENT#: 2019052184, BK: 26377 PG: 217 PGS: 217 - 218 02/04/2019 at
07:19:58 AM, DOC TAX PD(F.S.201.02) \$1412.60 DEPUTY CLERK:PSALMOND1 Pat
Frank, Clerk of the Circuit Court Hillsborough County

This Instrument Prepared by
Joseph C. Russo, Esq.
Joseph C. Russo P.A.
3708 West Euclid Ave.
Tampa, FL 33629

Return to:
Victoria K. Root
NVR Settlement Services, Inc.
1409 Tech Blvd., Suite 202,
Tampa, FL 33619

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it:

Property Appraisers Parcel I.D. (Folio) Number(s):
U-26-30-19-BIS-000000-00031.0

File No.: 532-53157-18

SPECIAL WARRANTY DEED

This Special Warranty Deed made the 28th day of January 2019, by NVR, INC., a Virginia corporation, whose post office address is 1409 Tech Blvd, Suite 202, Tampa, FL 33619, hereinafter called the Grantor,

to Mario CANO and Yolanda HERNANDEZ, Tenants by the Entirety whose post office address is 10402 Candleberry Woods Lane, Gibsonton, FL, 33534, hereinafter called the Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Hillsborough County, Florida, viz:

All that lot of land situate in Hillsborough County, Florida, more particularly described as follows and being known and designated as Lot 31 as shown on plat entitled, "BAYBERRY WOODS SUBDIVISION," and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 131, Pages 208-211.

As noted on plat: Drainage Easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the land development code.

As noted on plat: Private Drainage Easements along the back property lines shall be maintained by the individual lot owners according to the Lot Grading Plan.

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

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

NVR, Inc.,
a Virginia corporation

By: [Signature]
Name: Scott Kalman
Title: Vice President

Signed, sealed and delivered in
the presence of:

Witness Signature: [Signature]

Witness Printed Name: Nisha Jordan

Witness Signature: [Signature]

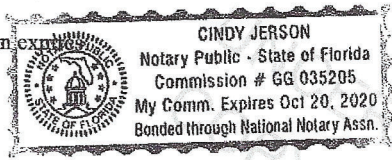
Witness Printed Name: Cindy Jerson

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing Instrument was acknowledged before me this 28 day of January, 2019, by Scott Kalman, who is the Vice President of NVR, Inc., a Virginia corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license(s) as identification.

[Signature]
Printed Name:
NOTARY PUBLIC
Serial No.:
My Commission expires:





Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-1042 Intake Date: 09/26/2023
 Hearing(s) and type: Date: 11/20/2023 Type: LUHO Receipt Number: 306974
 Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 10402 Candleberry Woods LN City/State/Zip: Gibsonton, FL 33534
 TWN-RN-SEC: 30-19-26 Folio(s): 51196.0432 Zoning: PD Future Land Use: R6 Property Size: 127.85'
 (0.15997 Acres) ^{50'}

Property Owner Information

Name: Mario Cano & Yolanda Hernandez ^{daughter Suladia}
^{Speaks English} Daytime Phone 813-703-4001
 Address: 10402 Candleberry Woods LN City/State/Zip: Gibsonton, FL 33534
 Email: Suladie.Cano@gmail.com Fax Number N/A

Applicant Information

Name: Michael D. Kildaw - Belvedere Builders Daytime Phone 813-655-6600
 Address: 1385 Oakfield Dr. City/State/Zip: Brandon, FL 33511
 Email: MKILDOW@BelvedereBuildersFL.com Fax Number N/A

Applicant's Representative (if different than above)

Name: Nancy A. Seymour - Belvedere Builders Daytime Phone 813-655-6600
 Address: 1385 Oakfield Dr City/State/Zip: Brandon, FL 33511
 Email: NANCY@BelvedereBuildersFL.com Fax Number N/A

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

[Signature]
Signature of the Applicant

Michael Kildaw
Type or print name

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

[Signature] Yolanda Hernandez
Signature of the Owner(s) - (All parties on the deed must sign)

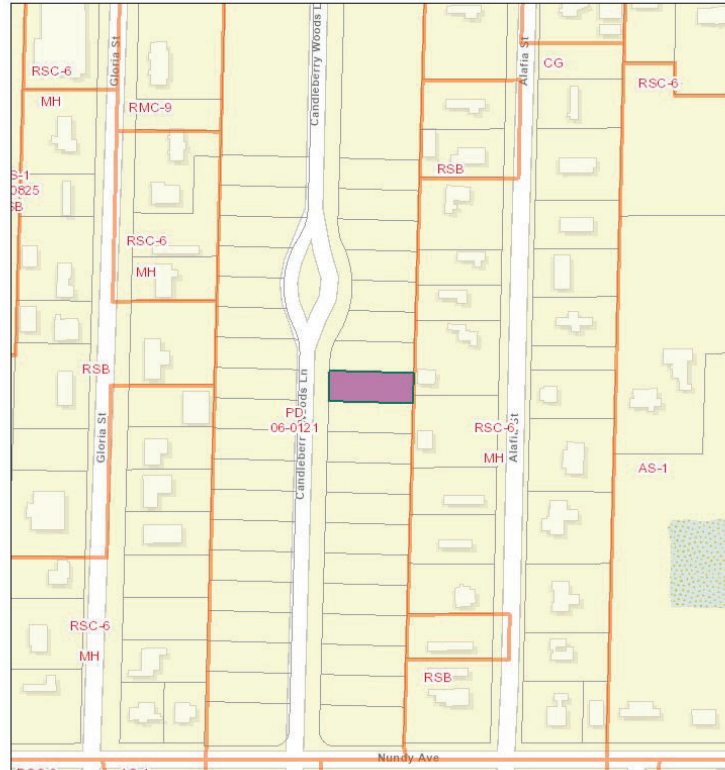
Mario Cano Yolanda Hernandez
Type or print name



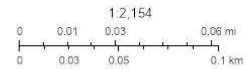
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	06-0121
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0501H
FIRM Panel	12057C0501H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120501C
County Wide Planning Area	Gibsonton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonton
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	15-1142
Personal Appearances	14-1075
Census Data	Tract: 013803 Block: 1013
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 51196.0432



September 25, 2023



RS: Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swire, DeLorme, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.

Hillsborough County Florida

Folio: 51196.0432
PIN: U-26-30-19-B1S-000000-00031.0
Mario Cano And Yolanda Hernandez
Mailing Address:
 10402 Candleberry Woods Ln
 null
 Gibsonton, FL 33534-5723
Site Address:
 10402 Candleberry Woods Ln
 Gibsonton, FL 33534
SEC-TWN-RNG: 26-30-19
Acreage: 0.15997
Market Value: \$275,883.00
Landuse Code: 0100 Single 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.