



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 23-0589	
<b>LUHO HEARING DATE:</b> July 31, 2023	<b>CASE REVIEWER:</b> Carla Shelton Knight

**REQUEST:** The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on June 6, 2023, is to allow for placement of septic drainfield within the 30-foot Wetland Conservation Area setback.

**SUMMARY OF VARIANCE(S):**

**Wetland Setback**

- 1) 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 the placement of a septic drainfield within the 30-foot wetland conservation area setback. Variance 21-1230 was previously granted to allow the construction of a single-family home and retaining wall within the wetland setback, but that request did not include the construction of a septic drainfield. The applicant now requests a 13.8-foot encroachment into the wetland setback to allow for a remaining setback of 16.2 feet for the septic drainfield.

**Findings:**

- 1) Per the comment sheet from the Environmental Protection Commission (EPC) for the original variance, the retaining wall installation is not authorized to be placed in the wetland.
- 2) A wetland setback compensation planting plan has been provided on the site plan dated November 3, 2021, that provides equivalent square footage of compensation planting to the amount of encroachment.

**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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

The Development Services Natural Resources Section has no objections to the request contingent upon the Land Use Hearing Officer’s acceptance and referral to the submitted site plan.

**Attachments: Site Plan**

VAR 23-0589

July 18, 2023

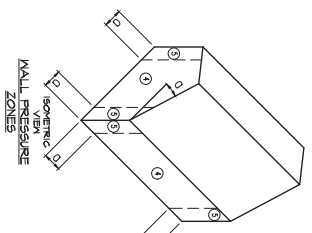
Page Two:

**ADMINISTRATOR'S SIGN-OFF**

A handwritten signature in black ink, appearing to read "Carl Slater". The signature is written in a cursive style with a large initial "C".

**FLORIDA PRODUCT APPROVAL NUMBERS**

PRODUCT	MANUFACTURER	PROD. APP. #
SINGLE HUNG WINDOW	AMERICAN GRANITMAN	FL 14415
EXTENSION DOOR	HERBIA-TWO	FL 20466
ROOF SHINGLE	OWENS CORNING	FL 09714
FLOOR & STICK UNDERLAYMENT	GAFF	FL 18661
SOFFIT	CERIAN TIED	FL 15894
CELAN HERRICANE TIE	SHERRON	FL 05466
COLL STRIKE C5 19	SHERRON	FL 05522



**TYPICAL GABLE ROOF**

**TYPICAL HIP ROOF**

COMPONENTS AND CLADDING	ADJUSTMENT FACTOR
WIND ZONE	1.0
WIND SPEED	1.0
WIND DIRECTION	1.0
WIND PERMEABILITY	1.0
WIND EXPOSURE	1.0
WIND PROTECTION	1.0
WIND INTERFERENCE	1.0
WIND SURROUNDING	1.0
WIND SURFACE	1.0
WIND OBSTACLES	1.0
WIND EXPOSURE	1.0
WIND PROTECTION	1.0
WIND INTERFERENCE	1.0
WIND SURROUNDING	1.0
WIND SURFACE	1.0
WIND OBSTACLES	1.0

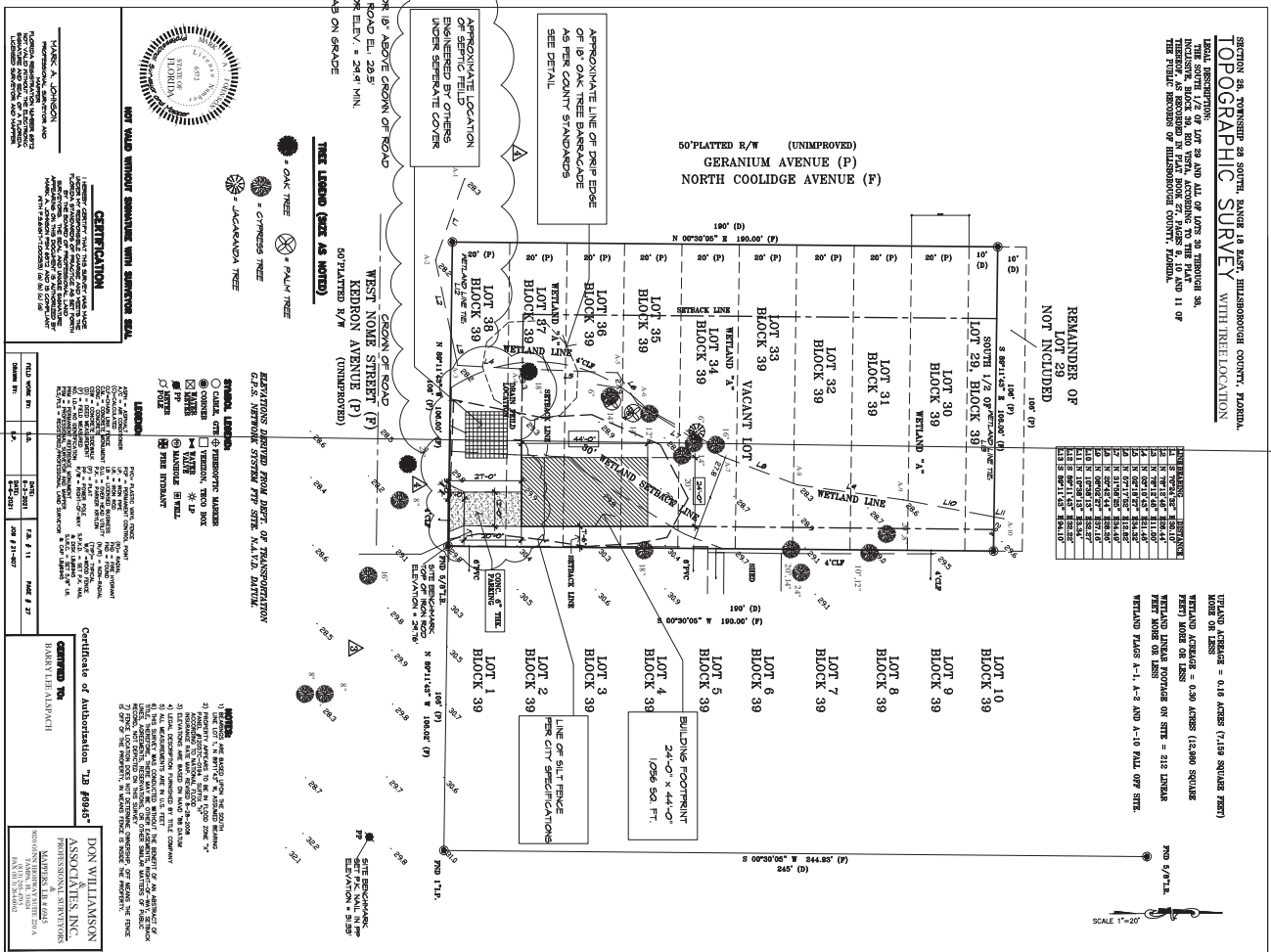
**PROTECTIVE BARRIERS AND SPECIFICATIONS FOR NATURAL TREES TO REMAIN**

PROTECTIVE BARRIERS are used during final site preparation and construction activities to protect trees and adjacent structures. They are designed to prevent damage to trees and structures during construction activities. A PROTECTIVE BARRIER must remain in place until the construction activities are completed. No ground disturbance shall occur within the protected area. The following represent the owner's minimum protective barrier specifications:

- TREES:** To remain intact and the area within the CANOPY DRIFTLINE of a tree, a physical structure not less than 4' high in height, composed of 2" x 2" lumber spaced at 4' intervals, except where local alteration or construction activities are approved within the CANOPY DRIFTLINE. The CANOPY DRIFTLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground.
- NATURAL AREAS:** To remain intact and the area within the alteration and construction activities are not authorized a physical structure not less than 4' high in height placed along the perimeter of the area.

**BARRIER SPECIFICATIONS FOR TREES:**

Four corner upright stakes of no less than 2" x 2" lumber connected by a continuous cable or chain. The stakes shall be spaced at 4' intervals, except where local alteration or construction activities are approved within the CANOPY DRIFTLINE. The barrier shall be constructed of 2" x 2" lumber spaced at 4' intervals, except where local alteration or construction activities are approved within the CANOPY DRIFTLINE. The barrier shall be constructed of 2" x 2" lumber spaced at 4' intervals, except where local alteration or construction activities are approved within the CANOPY DRIFTLINE. The barrier shall be constructed of 2" x 2" lumber spaced at 4' intervals, except where local alteration or construction activities are approved within the CANOPY DRIFTLINE.



**WETLAND DATA**

WETLAND TYPE	WETLAND CODE	WETLAND AREA (SQUARE FEET)
WETLAND 1	W1	1,234
WETLAND 2	W2	567
WETLAND 3	W3	890
WETLAND 4	W4	1,123
WETLAND 5	W5	456
WETLAND 6	W6	789
WETLAND 7	W7	234
WETLAND 8	W8	567
WETLAND 9	W9	890
WETLAND 10	W10	1,123
WETLAND 11	W11	456
WETLAND 12	W12	789
WETLAND 13	W13	234
WETLAND 14	W14	567
WETLAND 15	W15	890
WETLAND 16	W16	1,123
WETLAND 17	W17	456
WETLAND 18	W18	789
WETLAND 19	W19	234
WETLAND 20	W20	567
WETLAND 21	W21	890
WETLAND 22	W22	1,123
WETLAND 23	W23	456
WETLAND 24	W24	789
WETLAND 25	W25	234
WETLAND 26	W26	567
WETLAND 27	W27	890
WETLAND 28	W28	1,123
WETLAND 29	W29	456
WETLAND 30	W30	789
WETLAND 31	W31	234
WETLAND 32	W32	567
WETLAND 33	W33	890
WETLAND 34	W34	1,123
WETLAND 35	W35	456
WETLAND 36	W36	789
WETLAND 37	W37	234
WETLAND 38	W38	567
WETLAND 39	W39	890
WETLAND 40	W40	1,123
WETLAND 41	W41	456
WETLAND 42	W42	789
WETLAND 43	W43	234
WETLAND 44	W44	567
WETLAND 45	W45	890
WETLAND 46	W46	1,123
WETLAND 47	W47	456
WETLAND 48	W48	789
WETLAND 49	W49	234
WETLAND 50	W50	567

**CERTIFICATION**

I, the undersigned, hereby certify that I am a duly Licensed Professional Engineer in the State of Florida, and that I have prepared the foregoing drawings and specifications in accordance with the provisions of the Florida Statutes, Chapter 471, and the rules and regulations of the Board of Professional Engineers, Registered Professional Surveyors, and Professional Land Surveyors, State of Florida.

**DATE:** 12/28/2021

**PROFESSIONAL ENGINEER:** DON WILLIAMSON

**PROFESSIONAL SURVEYOR:** DON WILLIAMSON

**PROFESSIONAL LAND SURVEYOR:** DON WILLIAMSON

**RELATIONS DERIVED FROM DEPT. OF TRANSPORTATION G.P.S. NAVIGATION SYSTEM PER STATE MAP DATA.**

**LEGEND:**

- WETLAND
- WETLAND ENTRANCE LINE
- LINE OF SILT FENCE PER CITY SPECIFICATIONS 24'-0" X 44'-0" 1/586 50' FT.
- WETLAND DATA
- WETLAND TYPE
- WETLAND CODE
- WETLAND AREA (SQUARE FEET)

**NORTH SITE PLAN**

SCALE: 1" = 20'-0"

**DATE:** DECEMBER 28, 2021

**DRAWN BY:** CR

**JOB NO.:** 21-028

**A1**

2 OF 6

**PROJECT:** SUAREZ RESIDENCE

**WEST NOBLE STREET**

**TAMPA, FLORIDA**

**NEW RESIDENCE**

**CLIENT:** JOHN PATRIZIO ARCHITECTS

**DATE:** DECEMBER 28, 2021

**INSIDE OUT**

**CONSTRUCTION INC.**

**CELEBRATE, FLORIDA**

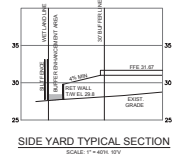
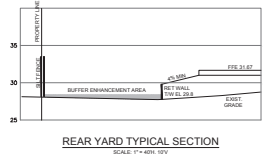
**(727) 643-5618**

**INSIDEBUILDING.COM**

SECTION 28, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
**TOPOGRAPHIC SURVEY WITH TREE LOCATION**

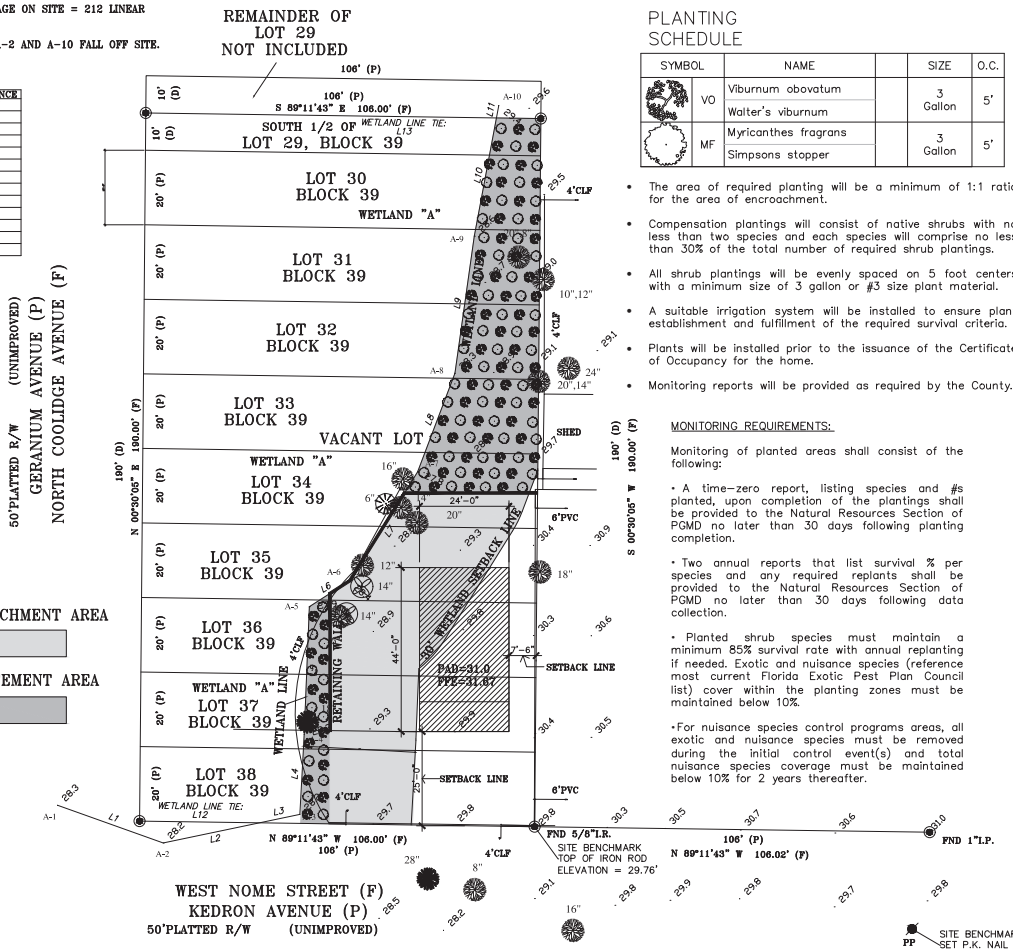
**LEGAL DESCRIPTION:**  
 THE SOUTH 1/2 OF LOT 29 AND ALL OF LOTS 30 THROUGH 38, INCLUSIVE, BLOCK 39, RIO VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 9, 10 AND 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

UPLAND ACREAGE = 0.16 ACRES (7,159 SQUARE FEET) MORE OR LESS  
 WETLAND ACREAGE = 0.30 ACRES (12,980 SQUARE FEET) MORE OR LESS  
 WETLAND LINEAR FOOTAGE ON SITE = 212 LINEAR FEET MORE OR LESS  
 WETLAND FLAGS A-1, A-2 AND A-10 FALL OFF SITE.



SCALE 1" = 20'

LINE BEARING	DISTANCE
L1 S 70°24'32" E 30.10'	
L2 N 78°12'48" E 28.44'	
L3 N 78°12'48" E 11.00'	
L4 N 03°10'43" E 21.48'	
L5 N 02°18'27" E 34.38'	
L6 N 57°17'52" E 112.80'	
L7 N 31°58'25" E 34.40'	
L8 N 20°42'44" E 28.28'	
L9 N 08°02'27" E 37.16'	
L10 N 10°38'13" E 32.27'	
L11 N 10°38'13" E 3.34'	
L12 S 89°11'43" E 32.22'	
L13 S 89°11'43" E 34.10'	



50' PLATTED R/W (UNIMPROVED)  
 GERANIUM AVENUE (P)  
 NORTH COOLIDGE AVENUE (F)

50' PLATTED R/W (UNIMPROVED)  
 WEST NOME STREET (F)  
 KEDRON AVENUE (P)  
 50' PLATTED R/W (UNIMPROVED)

BUFFER ENCROACHMENT AREA (2,230 SF)  
 BUFFER ENHANCEMENT AREA (2,517 SF)

**PLANTING SCHEDULE**

SYMBOL	NAME	SIZE	O.C.
VO	Viburnum ovatum	3 Gallon	5'
WV	Walter's viburnum	3 Gallon	5'
MF	Myricanthes fragrans	3 Gallon	5'
	Simpson's stopper	3 Gallon	5'

- The area of required planting will be a minimum of 1:1 ratio for the area of encroachment.
- Compensation plantings will consist of native shrubs with no less than two species and each species will comprise no less than 30% of the total number of required shrub plantings.
- All shrub plantings will be evenly spaced on 5 foot centers with a minimum size of 3 gallon or #3 size plant material.
- A suitable irrigation system will be installed to ensure plant establishment and fulfillment of the required survival criteria.
- Plants will be installed prior to the issuance of the Certificate of Occupancy for the home.
- Monitoring reports will be provided as required by the County.

**MONITORING REQUIREMENTS:**  
 Monitoring of planted areas shall consist of the following:

- A time-zero report, listing species and # planted, upon completion of the plantings shall be provided to the Natural Resources Section of PGMD no later than 30 days following planting completion.
- Two annual reports that list survival % per species and any required replants shall be provided to the Natural Resources Section of PGMD no later than 30 days following data collection.
- Planted shrub species must maintain a minimum 85% survival rate with annual replanting if needed. Exotic and nuisance species (reference most current Florida Exotic Pest Plant Council list) cover within the planting zones must be maintained below 10%.
- For nuisance species control programs areas, all exotic and nuisance species must be removed during the initial control event(s) and total nuisance species coverage must be maintained below 10% for 2 years thereafter.

**TREE LEGEND (SIZE AS NOTED)**

	= OAK TREE		= PALM TREE
	= CYPRESS TREE		
	= JACARANDA TREE		

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION G.P.S. NETWORK SYSTEM FTP SITE. N.A.V.D. DATUM.

**SYMBOL LEGEND:**

	= CORNER		= FIBEROPTIC MARKER
	= WATER METER		= WATER VALVE
	= MANHOLE		= WELL
	= WATER POLE		= FIRE HYDRANT

**LEGEND:**

ASP = ASPHALT	FCV = PLASTIC VINYL FENCE	POP = PERMANENT CONTROL POINT
A/C = AIR CONDITIONER	IP = IRON PIPE	RP = RADIAL
C = CALCULATED	IR = IRON ROD	RF = FIRE HYDRANT
CH = CHAIN LINK FENCE	LB = LICENSED BUSINESS	RD = ROAD
CM = CONCRETE MONUMENT	OL = OVER HEAD UTILITY	(N/R) = NON-RADIAL
CON = CONCRETE	PK = PAPER KITCHEN	(TYP) = TYPICAL
CR = CONCRETE SIGNALL	(P) = PLAT	R/W = RIGHT-OF-WAY
CP = CEMENT POLE	(R) = RIGHT-OF-WAY	S.P.K. = SET P.K. NAIL
FL = FIELD MEASUREMENT	RF = RIGHT-OF-WAY	SRK = SET 5/8" IR. ROD
NO. I.D. = NO IDENTIFICATION	R/W = RIGHT-OF-WAY	S.L.C. = SET 5/8" IR. ROD
PP = PERMANENT REFERENCE POINT	SRK = SET 5/8" IR. ROD	SRK = SET 5/8" IR. ROD
PSM = PROFESSIONAL SURVEYOR AND MAPPER	SRK = SET 5/8" IR. ROD	SRK = SET 5/8" IR. ROD
PP = PERMANENT REFERENCE POINT	SRK = SET 5/8" IR. ROD	SRK = SET 5/8" IR. ROD
PP = PERMANENT REFERENCE POINT	SRK = SET 5/8" IR. ROD	SRK = SET 5/8" IR. ROD

**NOTES:**  
 1) BEARINGS ARE BASED UPON THE SOUTH LINE LOT 1, N 89°11'43" W, ASSUMED BEARING  
 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #20520C-2194 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-28-2008  
 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM  
 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY  
 5) ALL MEASUREMENTS ARE IN U.S. FEET  
 6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SUBCUT LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DISCLOSED ON THIS SURVEY.  
 7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP. OFF MEANS THE FENCE IS OFF OF THE PROPERTY. IN MEANS FENCE IS INSIDE THE PROPERTY.



NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.6101-7.0028(3) (b) (5) (c) (5)

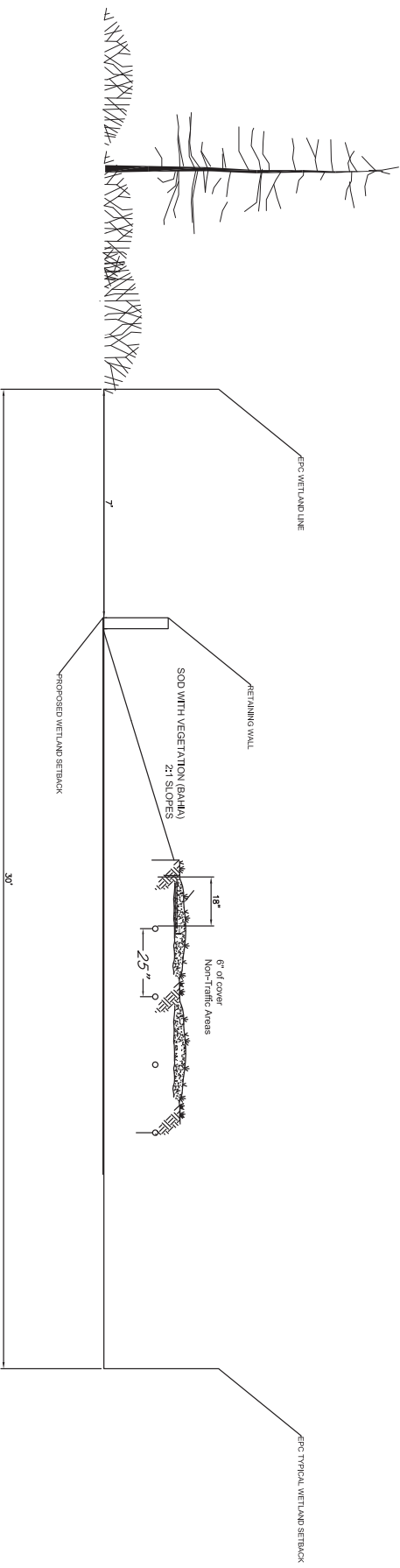
MARK A. JOHNSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NUMBER 6572  
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Certificate of Authorization "LB #6945"**

CERTIFIED TO:  
 BARRY LEE ALSPACH

**DON WILLIAMSON & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 I.B.# 6945  
 8020 GLINN HIGHWAY SUITE 220 A  
 TAMPA, FL 33624  
 (813) 764-4799  
 FAX (813) 264-2662

FIELD WORK BY:	S.G.	DATE:	F.R. # 11	PAGE # 27
		4-3-2021		
DRAWN BY:	B.P.	DATE:	JOB # 21-807	
		4-3-2021		



Septic System Plan  
 SUAREZ RESIDENCE  
 TAMPA FL



9852 PREAKNESS STAKES WAY  
 DADE CITY, FLORIDA 33525  
 813-785-0500  
 COA # 26843

SECTION 28, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
**TOPOGRAPHIC SURVEY WITH TREE LOCATION**

LEGAL DESCRIPTION:  
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 INCLUSIVE, BLOCK 39, RIO VISTA, ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 9, 10 AND 11  
 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LINE	BEARING	DISTANCE
L1	S 70°24'32" E	30.10'
L2	N 78°12'48" E	26.44'
L3	N 78°12'48" E	11.00'
L4	N 03°10'43" E	21.48'
L5	N 02°18'27" E	34.32'
L6	N 57°17'52" E	12.82'
L7	N 31°58'26" E	34.49'
L8	N 20°42'44" E	28.26'
L9	N 08°02'27" E	37.16'
L10	N 10°38'13" E	32.27'
L11	N 10°38'13" E	3.34'
L12	S 89°11'43" E	32.22'
L13	S 89°11'43" E	94.10'

UPLAND ACREAGE = 0.16 ACRES (7,159 SQUARE FEET) MORE OR LESS

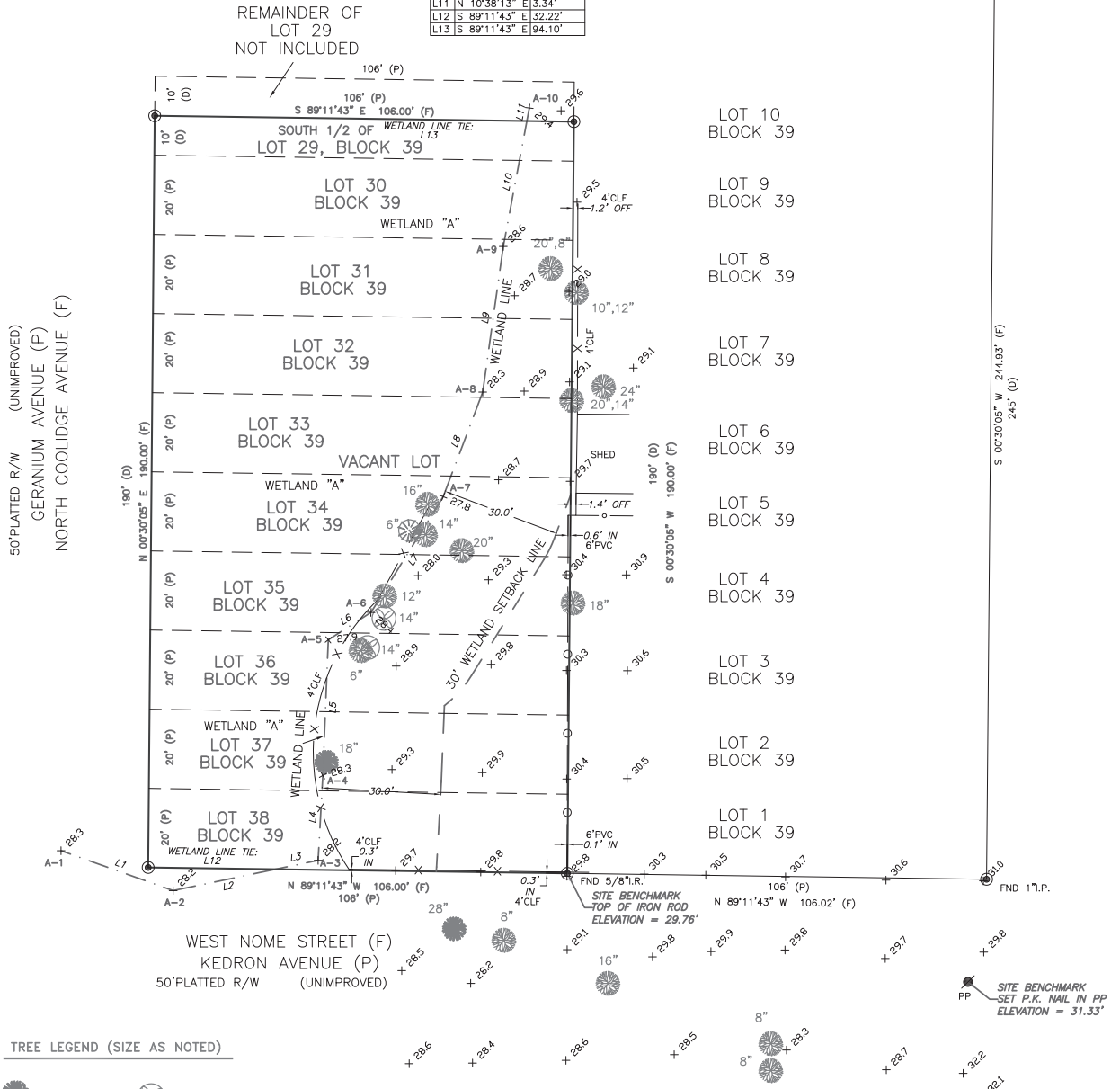
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FND 5/8" I.R.

SCALE 1" = 20'



**TREE LEGEND (SIZE AS NOTED)**

- = OAK TREE
- = PALM TREE
- = CYPRESS TREE
- = JACARANDA TREE

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION G.P.S. NETWORK SYSTEM FTP SITE. N.A.V.D. DATUM.

**SYMBOL LEGEND:**

- CABLE, GTE
- CORNER
- WATER METER
- MANHOLE
- WELL
- FIRE HYDRANT
- FIBEROPTIC MARKER
- VERIZON, TECO BOX
- WATER VALVE
- LP
- WELL
- FIRE HYDRANT

**LEGEND:**

- ASP = ASPHALT
- A/C = AIR CONDITIONER
- (C) = CALCULATED
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- CSW = CONCRETE SIDEWALK
- (D) = DEED MEASUREMENT
- (F) = FIELD MEASURED
- NO. LD. = NO IDENTIFICATION
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR & CAP LB#6945
- PVC = PLASTIC VINYL FENCE
- POP = PERMANENT CONTROL POINT
- I.P. = IRON PIPE
- I.R. = IRON ROD
- LB = LICENSED BUSINESS
- CONC = CONCRETE
- O.U. = OVER HEAD UTILITY
- P.K. = PARKER KEYSTONE
- (P) = PLAT
- PP = POWER POLE
- R/W = RIGHT-OF-WAY
- SP.K.D. = SET P.K. NAIL
- SRK = SKIS LB#6945
- S.I.R.C. = SET 5/8" I.R.
- W/F = WOOD FENCE
- (TYP) = TYPICAL
- W/F = WOOD FENCE
- (R) = RADIAL
- (N/R) = NON-RADIAL
- (FND) = FOUND
- (N/R) = NON-RADIAL
- (TYP) = TYPICAL
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- S.I.R.C. = SET 5/8" I.R.
- W/F = WOOD FENCE

**NOTES:**

- BEARINGS ARE BASED UPON THE SOUTH LINE LOT 1, N 89°11'43" W, ASSUMED BEARING
- PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #1020C-0104 SURVEY "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-29-2008
- ELEVATIONS ARE BASED ON NAVD '88 DATUM
- LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
- ALL MEASUREMENTS ARE IN U.S. FEET
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
- FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.



THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-280 F.A.C. BY EPC STAFF  
 July 9, 2021  
 SIGNATURE: [Signature]  
 DATE: July 9, 2026  
 EXPIRATION DATE: July 9, 2026

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

**Mark A. Johnson**  
 Digitally signed by Mark A. Johnson  
 Date: 2021.06.09 09:31:18 -0400'  
 MARK A. JOHNSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NUMBER 6572  
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**CERTIFICATION**

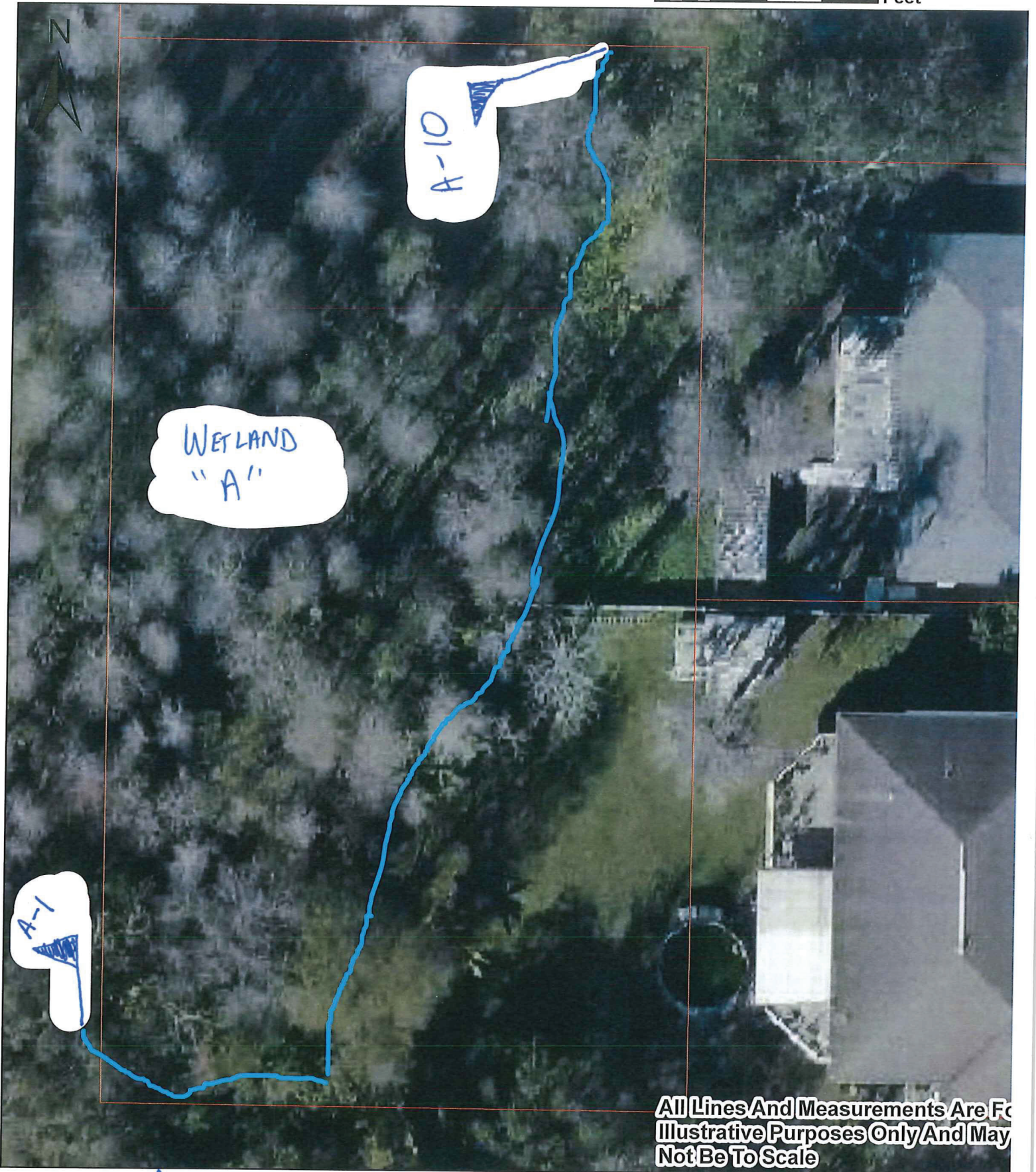
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FIELD WORK BY:	S.G.	DATE:	F.B. # 11	PAGE # 27
DRAWN BY:	B.P.	DATE:	6-9-2021	JOB # 21-807

Certificate of Authorization "LB #6945"

CERTIFIED TO:  
 BARRY LEE ALSPACH

**DON WILLIAMSON & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS & MAPPERS LB # 6945  
 5020 GUNN HIGHWAY SUITE 220 A  
 TAMPA, FL 33624  
 (813) 265-4795  
 FAX (813) 264-6062



All Lines And Measurements Are For Illustrative Purposes Only And May Not Be To Scale

Field Notes: APPROXIMATE WETLAND LOCATOR SKETCH FOR

FOLIO # 027281.0200

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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.

Revision to previous variance to add  
septic drainfield within the wetland 30'  
setback area.

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

4.01.07B

## 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): VAR WS 21-1230

3. Is this a request for a wetland setback variance?  No  Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.

4. Please indicate the existing or proposed utilities for the subject property:  
 Public Water  Public Wastewater  Private Well  Septic Tank

5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
 No  Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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# Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

This property is primarily wetland and the buildable area is so small to fit within wetland setback since the variance to build within wetland setback has been approved we have to include the septic drain field within the setback as well

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 30 ft setback would impact on our ability to have a drainfield for our already permitted septic system.

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.

Since the variance has already been approved within the same area the the drain field will go it would not interfere with residents in the 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).

Since the home is in a neighborhood with homes primarily on septic and well we feel that we would be in line with the LDC and comprehensive plan.

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.

We purchased the property with proceeds from previous home being sold. Everything is being done by licensed contractor and septic has been approved by health department.

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 will allow us to get the permit to build our home on a lot that needed improvement. Impact fees and tax dollars will benefit the neighborhood as well as a new home will help increase property value.

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Prepared by:  
Danielle Walter  
Compass Land & Title, LLC  
1609 W. De Leon St, 2nd Floor  
Tampa, Florida 33606

File Number: 21-511

Consideration: \$10,000.00

## General Warranty Deed

Made this May 24, 2021 A.D. By **Barry Lee Alspach**, whose address is: 7853 2nd Ave South, Saint Petersburg, Florida 33707, hereinafter called the grantor, to **Vivian Suarez and Eddie Suarez, wife and husband**, whose post office address is: 6821 N. Manhattan Ave Apt A4, 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:

The South 1/2 of Lot 29 and all of Lots 30 through 38 inclusive, Block 39, RIO VISTA, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 9 through 11, of the Public Records of Hillsborough County, Florida.

\*\*Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.\*\*

Parcel ID Number: 027281-0200

**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, 2020.

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Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 23-0589

Intake Date: 06/02/2023

Hearing(s) and type: Date: 07/31/2023

Type: LUHO

Receipt Number: 274267

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 7892 N Hubert Ave City/State/Zip: Tampa, FL 33614

TWN-RN-SEC: 28-18-28 Folio(s): 027281-0200 Zoning: RSC-6 Future Land Use: Residential Property Size: 0.46 acre

Property Owner Information

Name: Vivian and Eddie Suarez Daytime Phone 470-378-9911

Address: 6821 N Manhattan Ave #A4 City/State/Zip: Tampa, FL 33614

Email: ATL eddie s @ Gmail.com Fax Number

Applicant Information

Name: Eddie Suarez Daytime Phone 470-378-9911

Address: 6821 N Manhattan Ave #A4 City/State/Zip: Tampa, FL 33614

Email: ATL eddie s @ Gmail.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 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.

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

Signature of the Applicant

Signature of the Owner(s) - (All parties on the deed must sign)

Vivian Suarez Type or print name

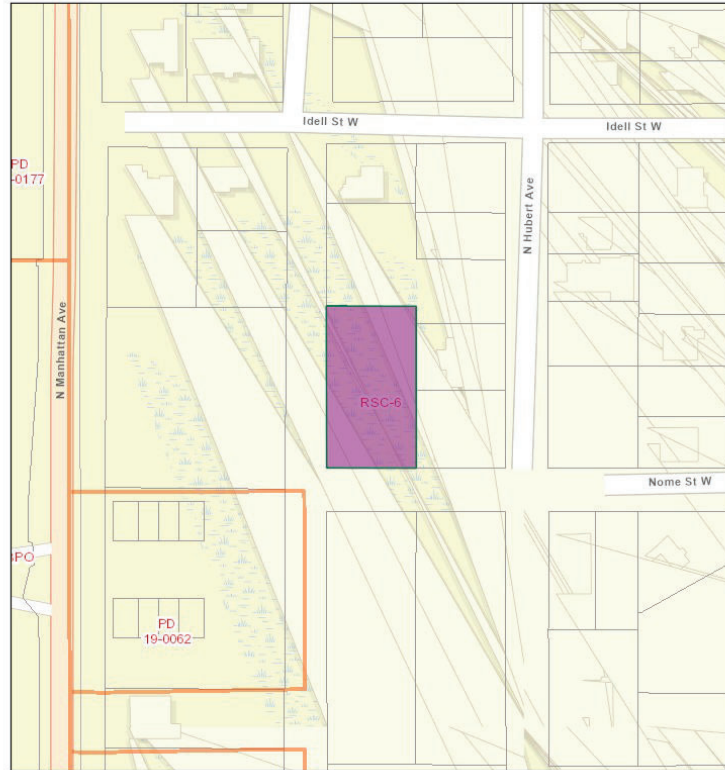
Eddie Suarez Type or print name



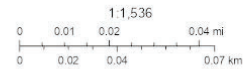
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011804 Block: 1018
Future Landuse	R-9
Future Landuse	R-9
Future Landuse	R-9
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	110' AMSL
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 27281.0200



June 2, 2023



RS: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio: 27281.0200**  
**PIN: U-28-28-18-16R-000039-00029.0**  
**Vivian And Eddie Suarez**  
**Mailing Address:**  
 6821 N Manhattan Ave Apt A4  
 null  
 Tampa, Fl 33614-3838  
**Site Address:**  
 0  
 Tampa, Fl 33614  
**SEC-TWN-RNG: 28-28-18**  
**Acreage: 0.45975101**  
**Market Value: \$345.00**  
**Landuse Code: 0000 Vacant Resident**

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