



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1422 (REHEARING)	
LUHO HEARING DATE: July 31, 2023	CASE REVIEWER: Chris Grandlienard, AICP

BACKGROUND: This variance application was heard at the April 24, 2023 Land Use Hearing Officer meeting. The hearing officer denied the requested variance (fence height) on May 15, 2023. The applicant then sought a reconsideration of the matter as provided in LDC Section 10.02.03.I and the hearing officer granted the request for a rehearing on the application.

REQUEST: The applicant is requesting a variance for an existing fence and gate on three commonly owned parcels zoned RDC-12.

VARIANCE(S):

Per LDC Section 6.07.02.C.1.a., fences over four feet in height shall not be allowed within required front yards in residential districts, except under certain circumstances that do not apply to this case. The applicant requests a 2-foot increase to the maximum permitted height to allow a 6-foot-high fence and gate within the required front yards on the south side of the subject parcels along Palm River Road.

FINDINGS:

- The subject fence is the subject of a Code Enforcement Case # CE21016372 which has been placed in the case file for this this application.
- Per LDC Sections 6.07.02.A.2 and 6.04.03.F, a maximum height of 2.5 feet is permitted for fences within motorist visibility triangles at the intersection of roadways and driveways. Approval of this variance, if granted, does not obviate the need to comply with this requirement and may necessitate the redesign or relocation of the subject fence.

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

A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive style. There is a faint "Desktop" watermark visible behind the signature.

Colleen Marshall
Tue Jul 11 2023 12:31:09

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



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-1422 Applicant's Name: Michael & Nicole Mezrah

Reviewing Planner's Name: Christopher Grandlienard Date: 04/04/2023

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): 04/24/2023

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcfllgov.net

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfllgov.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.

Stephen Michelini

Digitally signed by Stephen Michelini
Date: 2023.04.07 08:37:21 -04'00'

Signature

04/07/2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Transmittal Completed

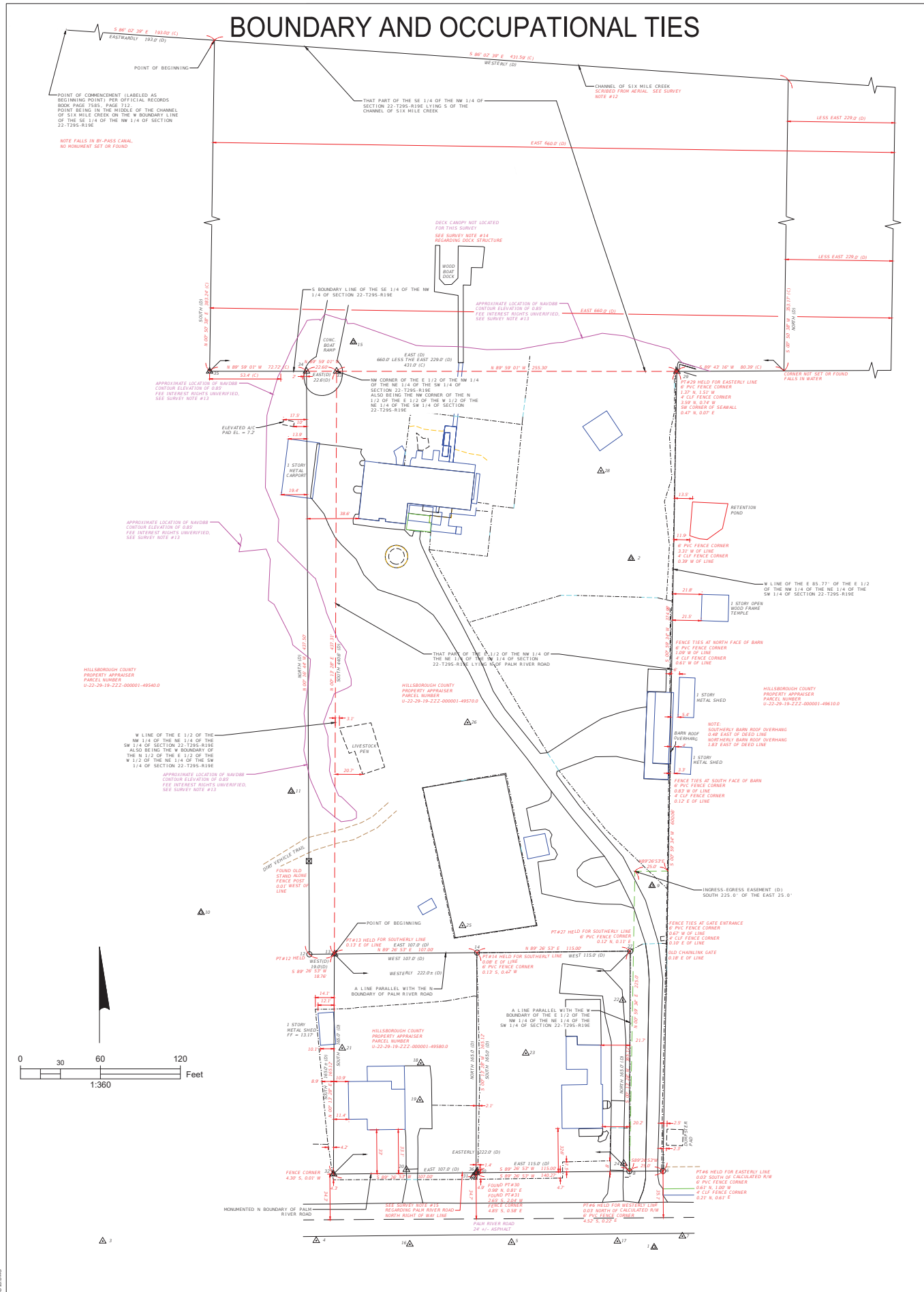
Scanned into OPTIX

In-Take Completed by: _____

Please see attached information:

1. Revised variance application to include confirmation of dwellings on parcels and correct section number.
2. Updated survey to include both parcels.
3. Three images of the fence
4. Deed for parcels 5214 & 5216 Palm River Road
5. Revised Information sheet signed.

BOUNDARY AND OCCUPATIONAL TIES



NOTE: UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR ENCUMBRANCES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. UNDERGROUND FOOTINGS OF BUILDINGS AND THE ENDS THEREOF WERE NOT LOCATED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND ORIGINAL BOUNDARIES OF A FIDUCIARY LICENSED SURVEYOR AND MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT SCALE.

Field	Scale	Checked By	Drawn By	Date	Description
FIELD DATE	1" = 20'	JLB	CHB		
Scale	1" = 20'				
Checked By		JLB	CHB		
Drawn By			CHB		
Date					
Description					

SURVEYORS CERTIFICATE
 THE SURVEY SHOWN HEREON TO BE CORRECT AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING FOR CHAPTER 53-17.050, 53-17.051 AND 53-17.052, FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 47.2207 FLORIDA STATUTES.

SEE SHEET 1 OF 3 FOR SIGNATURE

TOPOGRAPHIC AND BOUNDARY SURVEY
 5210 & 5216 PALM RIVER ROAD
 MICHAEL & NICOLE MEZRAH
 5216 PALM RIVER ROAD
 SECTION: 22 TOWNSHIP: 29 SOUTH RANGE: 19 EAST
 HILLSBOROUGH COUNTY, FLORIDA

MCKIM & CREED
 3903 Northdale Blvd., Suite 115E
 Tampa, Florida 33624
 Phone: (813) 543-3740
 FL Surveyor Business #82915
 FL Certificate of Authorization #2988
 www.mckimcreed.com

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-1422 Applicant's Name: Michael & Nicole Mezrah

Reviewing Planner's Name: Christopher Grandlienard Date: 04/04/2023

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): 04/24/2023

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcfllgov.net

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfllgov.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.

Stephen Michelini

Digitally signed by Stephen Michelini
Date: 2023.04.07 08:37:21 -04'00'

Signature

04/07/2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

Please see attached information:

1. Revised variance application to include confirmation of dwellings on parcels and correct section number.
2. Updated survey to include both parcels.
3. Three images of the fence
4. Deed for parcels 5214 & 5216 Palm River Road
5. Revised Information sheet signed.



**Hillsborough
County Florida**
Development Services

Application No: _____

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.

Our property has been designated as an agricultural use. We have several animals on the property that need to be secured. We previously had a 6 foot fence that was damaged in a storm. We have replaced that fence which is now a violation according to the code enforcement notice that we received.

Both parcels have one single family dwelling, there are several barns and equipment storage facilities on the property.

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

3.10.07 (b) Sec. 6.07.02.C.1.a Fences over four feet high shall not be allowed within the required front yards. B. Wood fences shall be picket or rail style with a maximum height of four feet and maximum opacity of 50 percent. Said fences shall be constructed of pressurized wood and shall be painted. Wood fences that do not conform with these requirements shall not be permitted in any yard.

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): _____
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 Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-1422 Applicant's Name: Michael & Nicole Mezrah

Reviewing Planner's Name: Christopher Grandlienard Date: 04/04/2023

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): 04/24/2023

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcfllgov.net

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfllgov.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.

Stephen Michelini

Digitally signed by Stephen Michelini
Date: 2023.04.07 08:37:21 -04'00'

Signature

04/07/2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Transmittal Completed

Scanned into OPTIX

In-Take Completed by: _____

Please see attached information:

1. Revised variance application to include confirmation of dwellings on parcels and correct section number.
2. Updated survey to include both parcels.
3. Three images of the fence
4. Deed for parcels 5214 & 5216 Palm River Road
5. Revised Information sheet signed.



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?

We have an agricultural exemption and several animals on the property that could cause harm to adjacent properties if they got out. We have goats and emus which could escape with a 4 foot fence.

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.

As a property deemed for agricultural use we are simply seeking to protect and secure the animals on our property. The six foot fence allows us to keep the animals contained to our property and prevent them from wandering into adjacent properties or roadways.

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.

The fence was a six foot fence before and did not cause any issues to the surrounding properties or 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).

This is a simple request to allow for something that the property previously had. Our fence was simply replaced due to damage. The agricultural exemption provides that we are allowed animals on our property. The animals that we have may face vulnerabilities with a four foot fence.

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 are a legal agricultural property with a green belt exemption. We are simply seeking to have a proper fence to protect and secure the animals.

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.

We would appreciate the opportunity to secure and protect the animals, it would be a hardship if the animals got put. Goats have a tendency to climb and we have the 6 foot fence to keep the animals secure. We had a six foot fence since the purchase in 2007. We recently had to replace the fence due to damage from a storm and that is when we were cited.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

From: [Mayts, Jr., Andrew J.](#)
To: [Mason, Carmen](#)
Cc: [Hunt, Eileen](#); [Nicholas, Steven E.](#)
Subject: Motion for Reconsideration
Date: Tuesday, June 13, 2023 4:53:22 PM
Attachments: [image913732.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good Afternoon Ms. Mason:

The undersigned represents Mr. and Mrs. Mezrah Pursuant to Section 10.02.03 (I), Michael and Nicole Mezrah (collectively "Mezrah") hereby move for reconsideration of the Land Use Hearing Officer's Decision regarding a variance request to fence requirements in application number VAR 22-1422. The Land Use Hearing Officer's decision on May 15, 2023 denying an increase to the maximum height by two-feet of the fence and gate on three lots at 5210, 5214, and [5216 Palm River Road](#) (the "Subject Property") mistakenly failed to take into consideration all the evidence necessary to properly adjudicate the variance request. The Land Use Hearing Officer mistakenly failed to properly take into account all evidence that established Mezrah's hardship and practical difficulty in relation to the Subject Property. Additionally, new evidence for consideration is presented below.

Specifically, the Land Use Hearing Officer mistakenly failed to take into account evidence establishing the substantial fluctuations in the land grade of the Subject Property. These fluctuations ultimately alter the final height of the fencing on the Subject Property. The land grading is part of the physical characteristics of the Subject Property and causes a significant change in the final height of the fencing. Moreover, the Land Use Hearing Officer failed to consider the offer made by the Appellants to make modifications to the gate and entrance to ensure they comply with the 60% opaque minimum in the front yard in order to meet any exception requirements.

Mezrah has also obtained new evidence, which by due diligence could not have been discovered in time for the original hearing, that they have the ability to move the front gate at [5210 Palm River Road](#) back to an acceptable distance to ensure an open and clear view of Palm River Road which would create unobstructed site accessibility to the collector road.

Thank you for your consideration. Please kindly confirm receipt of this email and reach out to me with any questions.

Best

Andrew J. Mayts, Jr.

Attorney at Law

SHUMAKER

Bank of America Plaza, Suite 2800
101 East Kennedy Boulevard | Tampa, FL 33602
Direct 813.227.2248 | Fax 813.229.1660
amayts@shumaker.com | [bio](#) | [LinkedIn](#)

Confidentiality Statement: This electronic message contains information from the law firm of Shumaker, Loop & Kendrick, LLP, and may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify the sender immediately by reply e-mail or telephone 800.444.6659.

From: [Pamela Hatley](#)
To: [Mason, Carmen](#)
Subject: RE: 22-1422 Motion for Reconsideration
Date: Wednesday, June 14, 2023 4:12:23 PM
Attachments: [image001.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon Carmen,

Reconsideration is granted based on the applicant's newly discovered evidence and excusable neglect. LDC s. 10.02.03.l.1.a. and c.

From: Mason, Carmen <MasonC@hillsboroughcounty.org>
Sent: Wednesday, June 14, 2023 3:07 PM
To: Pamela Hatley <pamela@pamelajohatley.com>
Subject: 22-1422 Motion for Reconsideration

Good afternoon,
Please see the below reconsideration request.

From: Mayts, Jr., Andrew J. <amayts@shumaker.com>
Sent: Tuesday, June 13, 2023 4:53 PM
To: Mason, Carmen <MasonC@hillsboroughcounty.org>
Cc: Hunt, Eileen <ehunt@Shumaker.com>; Nicholas, Steven E. <snicholas@shumaker.com>
Subject: Motion for Reconsideration

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good Afternoon Ms. Mason:

The undersigned represents Mr. and Mrs. Mezrah Pursuant to Section 10.02.03 (I), Michael and Nicole Mezrah (collectively "Mezrah") hereby move for reconsideration of the Land Use Hearing Officer's Decision regarding a variance request to fence requirements in application number VAR 22-1422. The Land Use Hearing Officer's decision on May 15, 2023 denying an increase to the maximum height by two-feet of the fence and gate on three lots at 5210, 5214, and 5216 Palm River Road (the "Subject Property") mistakenly failed to take into consideration all the evidence necessary to properly adjudicate the variance request. The Land Use Hearing Officer mistakenly failed to properly take into account all evidence that established Mezrah's hardship and practical difficulty in relation to the Subject Property. Additionally, new evidence for consideration is presented below.

Specifically, the Land Use Hearing Officer mistakenly failed to take into account evidence establishing the substantial fluctuations in the land grade of the Subject Property. These fluctuations ultimately alter the final height of the fencing on the Subject Property. The land grading is part of the physical characteristics of the Subject Property and causes a significant change in the final height of the fencing. Moreover, the Land Use Hearing Officer failed to consider the offer made by the Appellants to make modifications to the gate and entrance to ensure they comply with the 60% opaque minimum in the front yard in order to meet any exception requirements.

Mezrah has also obtained new evidence, which by due diligence could not have been discovered in time for the original hearing, that they have the ability to move the front gate at [5210 Palm River Road](#) back to an acceptable distance to ensure an open and clear view of Palm River Road which would create unobstructed site accessibility to the collector road.

Thank you for your consideration. Please kindly confirm receipt of this email and reach out to me with any questions.

Best

Andrew J. Mayts, Jr.

Attorney at Law

SHUMAKER

Bank of America Plaza, Suite 2800

101 East Kennedy Boulevard | Tampa, FL 33602

Direct [813.227.2248](tel:813.227.2248) | Fax [813.229.1660](tel:813.229.1660)

amayts@shumaker.com | [bio](#) | [LinkedIn](#)

Confidentiality Statement: This electronic message contains information from the law firm of Shumaker, Loop & Kendrick, LLP, and may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify the sender immediately by reply e-mail or telephone 800.444.6659.



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received April 14, 2023
Development Services

Date Stamp Here

Application Number: VAR 22-1422 Applicant's Name: Stephen Michelini

Reviewing Planner's Name: Christopher Grandlienard Date: 04/14/2023

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): 04/24/2023

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
 An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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.

Stephen Michelini
Signature

04/14/2023
Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
 Scanned into OPTIX
 Transmittal Completed

In-Take Completed by: _____

VAR 22-1422

The following information is attached in this email:

1. Deed for 5210 Palm River Rd
2. Additional Information Sheet from Hillsborough County Development Services

Prepared by and return to:
JTillis, an employee of
Bayshore Title Insurance Agency,
3431 Henderson Boulevard, Tampa, Florida 33609,
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File Number: 1209048

Parcel ID Number: 043508.0000

Consideration: \$72,500.00

Doc Stamps: 507.50

General Warranty Deed

Made this 28th day of September, 2012 A.D., by Christopher D. Newton, a single person, whose post office address is 112 Woodfield Drive, Marshfield, MO 65706, hereinafter referred to as "Grantor", to Nicole Mezrah, whose post office address is 3502 W. Empedrado Street Apt B, Tampa, Florida 33629, hereinafter referred to as "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 and 00/100 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:

Tract Beginning 440.60 feet South of the Northwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 and run thence South 165.0 feet; thence East 107.0 feet; thence North 165.0 feet; thence West 107.0 feet; to the POINT OF BEGINNING; all lying and being in Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida.


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

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.

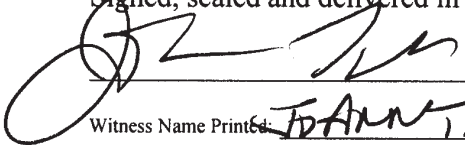
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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




Christopher D. Newton

Signed, sealed and delivered in our presence:



Witness Name Printed: JO ANN FLEIS



Witness Name Printed: BARBARA E. GONZALEZ

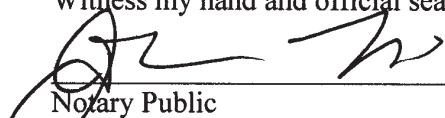
STATE OF Florida

COUNTY OF Hillsborough

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Christopher D. Newton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

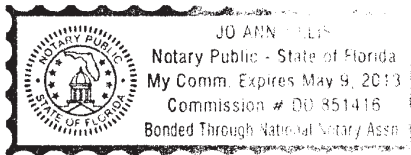
Personally known to me
 Produced Driver's License as identification.

Witness my hand and official seal, this the 28th day of September, 2012.



Notary Public

My Commission Expires: (SEAL)



From: [Mike Mezrah](#)
To: [Mason, Carmen](#)
Cc: [Andy Mayts](#)
Subject: Representation
Date: Wednesday, June 14, 2023 3:02:04 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please note that Mr. mayts and Shumaker law firm are representing myself and my wife, Michael and NNicole Mezrah. Thank you.

Mike Mezrah
Cell- 813-926-1691
Email: Mike@mezrah.com

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >