



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0602	
LUHO HEARING DATE: July 31, 2023	CASE REVIEWER: Carolanne Peddle

REQUEST: The applicant requests a height variance to accommodate a proposed fence on property zoned ASC-1.

VARIANCE(S):

Fence Requirements

Per LDC Section 6.07.02.C.2, fences in agricultural districts shall be regulated in the same manner as fences in residential districts, except under certain circumstances that do not apply to this case. Per LDC Section 6.07.02.C.1.a, a maximum height of 4 feet is permitted for fences in required front yards, 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 height of 6 feet for a proposed fence in the required 50-foot front yard on the east side of the parcel along Wayne Road.

FINDINGS:

- A minimum lot width of 150' is required in the ASC-1 district. The subject lot is approximately 121' in width and therefore is nonconforming. However, it has been certified as a legal nonconforming lot, per NCL 17-0412 in the case record.

DISCLAIMER:

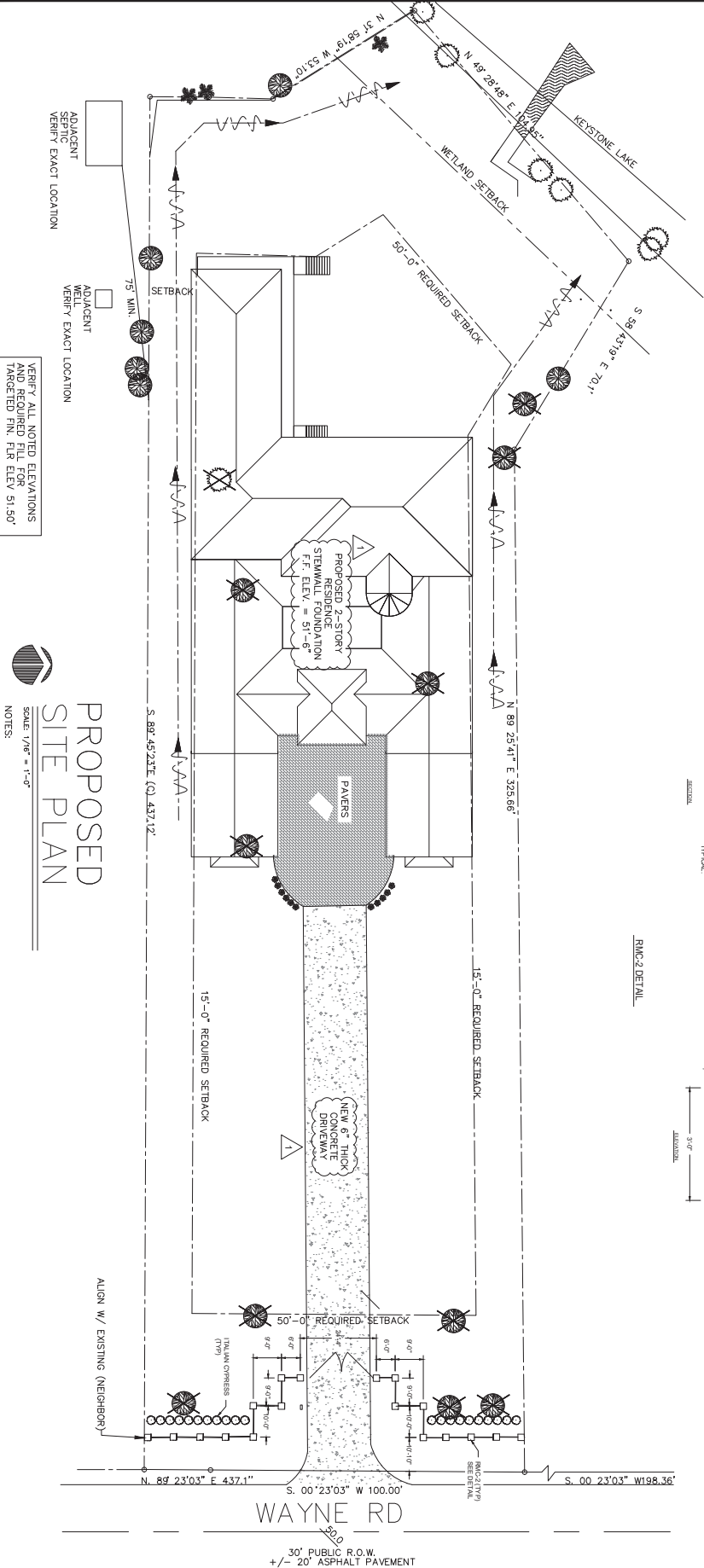
The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required 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. A faint, semi-transparent watermark of the signature is visible behind the main signature.

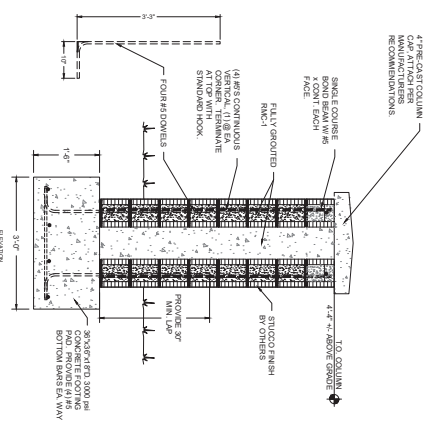
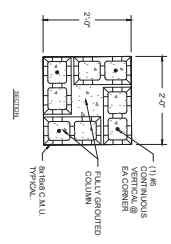
Colleen Marshall
Tue Jul 11 2023 10:05:57

**Attachments: Application
Site Plan
Request
NCL17-0412**



VERIFY ALL NOTED ELEVATIONS AND REQUIRED FILL FOR TARGETED FIN. FLR ELEV 51.50'

PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"
NOTES:



ADJACENT WETLAND VERIFY EXACT LOCATION

ADJACENT WELL VERIFY EXACT LOCATION

75' MIN. SETBACK

50'-0" REQUIRED SETBACK

15'-0" REQUIRED SETBACK

15'-0" REQUIRED SETBACK

50'-0" REQUIRED SETBACK

50'-0" REQUIRED SETBACK

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50'-0" REQUIRED SETBACK

PROJECT INFORMATION:
RONDON RESIDENCE
NEW CUSTOM HOME
18430 WAYNE ROAD
ODESSA, FL 33556

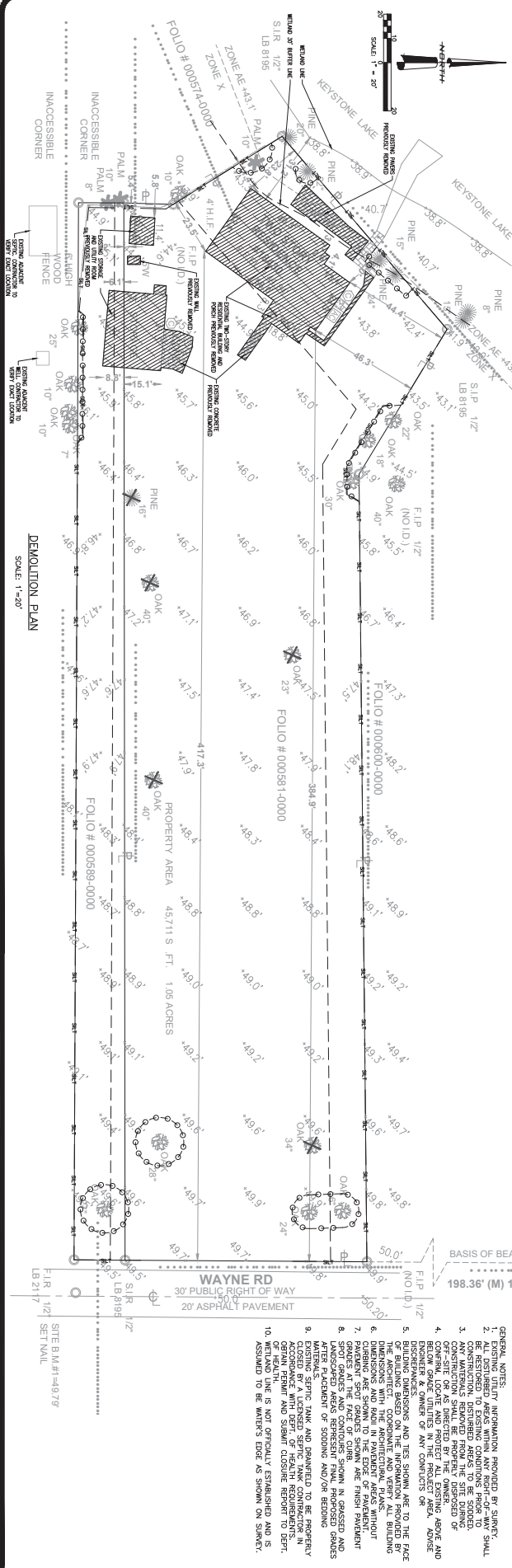
NO.	ISSUE	DATE
1	PERMIT SET	12.18.2022
2	PER REVIEW COMMENTS	02.17.2023
3		
4		
5		
6		
7		
8		
9		
10		

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS FOR THE STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION 2020. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER.

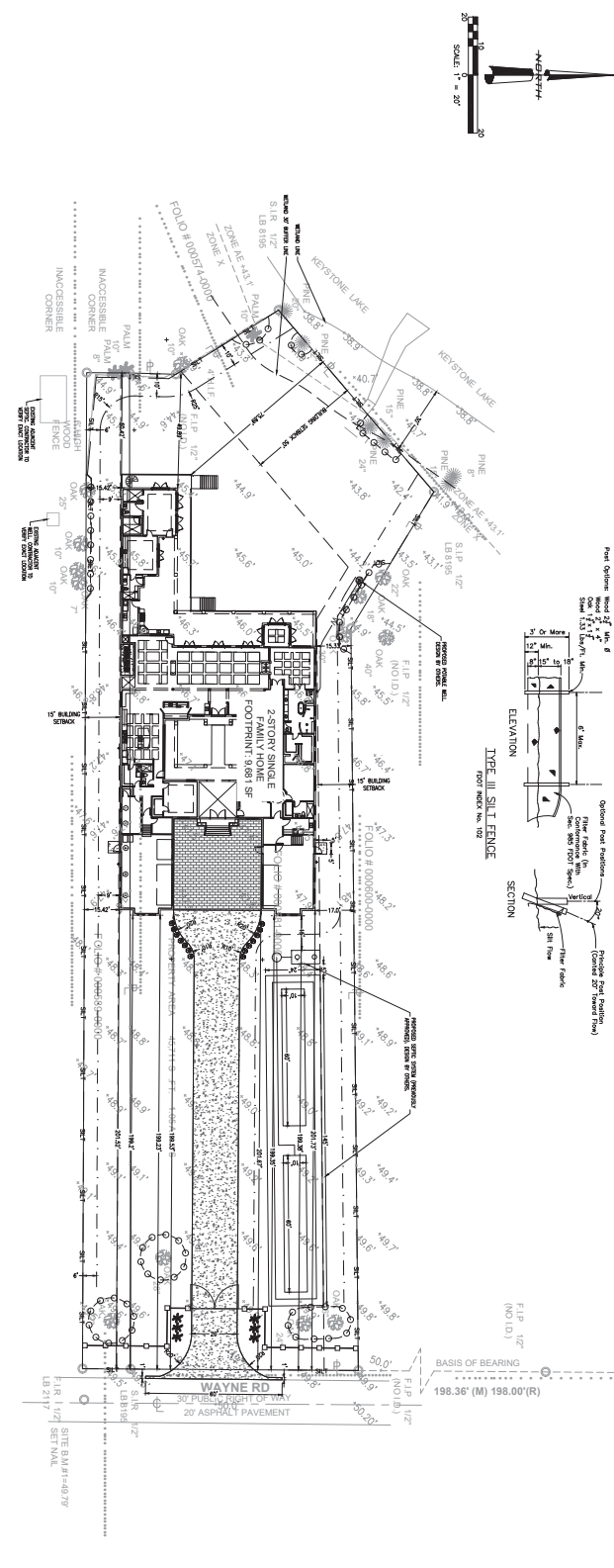
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
NO. 12481
SAMUEL P. DEAN P.E. #83915
sdean@beltengineering.com

Belt Engineering
1503-A WEST BUSH BLVD.
TAMPA, FL 33613
WWW.BELTENGINEERING.COM
PH: (813) 961-3075
FX: (813) 961-1031
CA # 29604

GATE PLAN
JOB NO. - E2223A01
DESIGN - SD
CHECK - SD
C1.1



DEMOLITION PLAN
SCALE: 1"=20'



SITE PLAN
SCALE: 1"=20'

- GENERAL NOTES:**
1. EXISTING UTILITY INFORMATION PROVIDED BY SURVEYOR.
 2. BE RESTORED TO EXISTING CONDITIONS PRIOR TO SMALL CONSTRUCTION.
 3. CONSTRUCTION SHALL BE PROPERLY DISPOSED OF AND BELOW GRADE UTILITIES IN THE PROJECT AREA. ADVISE DISPERSEMENTS, SPOOLS AND TRUCKS USE TO THE FACE OF BUILDING BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT. COORDINATE AND VERIFY ALL BUILDING DIMENSIONS AND RADIUS IN PRESENT ASSES WITHOUT PAVING AND DOWN TO THE EDGE OF ROADWAY.
 4. DIMENSIONS AND RADIUS IN PRESENT ASSES WITHOUT PAVING AND DOWN TO THE EDGE OF ROADWAY.
 5. UNCOVERED AREAS REPRESENT FINAL PROPOSED GRASSES AND AFTER SPLICING TANK AND DELETED TO BE PROPERLY ACCORDANCE WITH BEST OF HEALTH REPORTS TO OBTAIN PERMIT AND SUBMIT CLOSURE REPORT TO DEPT. WETLAND LINE IS NOT OFFICIALLY ESTABLISHED AND IS ASSUMED TO BE WATER'S EDGE AS SHOWN ON SURVEY.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

LEGEND

- EXISTING UTILITIES TO BE REMOVED
- EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAYS
- PROPOSED DRIVEWAY AREAS
- PROPOSED ELEVATION
- PROPOSED SLOPE

PROPOSED ELEVATION

PROPOSED SLOPE

PROPOSED DRIVEWAY AREAS

PROPOSED DRIVEWAYS

PROPOSED PAVEMENT

EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED

EXISTING UTILITIES TO BE REMOVED

GENERAL NOTES:

1. EXISTING UTILITY INFORMATION PROVIDED BY SURVEYOR.

2. BE RESTORED TO EXISTING CONDITIONS PRIOR TO SMALL CONSTRUCTION.

3. CONSTRUCTION SHALL BE PROPERLY DISPOSED OF AND BELOW GRADE UTILITIES IN THE PROJECT AREA. ADVISE DISPERSEMENTS, SPOOLS AND TRUCKS USE TO THE FACE OF BUILDING BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT. COORDINATE AND VERIFY ALL BUILDING DIMENSIONS AND RADIUS IN PRESENT ASSES WITHOUT PAVING AND DOWN TO THE EDGE OF ROADWAY.

4. DIMENSIONS AND RADIUS IN PRESENT ASSES WITHOUT PAVING AND DOWN TO THE EDGE OF ROADWAY.

5. UNCOVERED AREAS REPRESENT FINAL PROPOSED GRASSES AND AFTER SPLICING TANK AND DELETED TO BE PROPERLY ACCORDANCE WITH BEST OF HEALTH REPORTS TO OBTAIN PERMIT AND SUBMIT CLOSURE REPORT TO DEPT. WETLAND LINE IS NOT OFFICIALLY ESTABLISHED AND IS ASSUMED TO BE WATER'S EDGE AS SHOWN ON SURVEY.

PROPERTY AREA 45,711 S. FT. 1.05 ACRES

WAYNE RD 30' PUBLIC RIGHT OF WAY 20' ASPHALT PAVEMENT

KEYSTONE LAKE

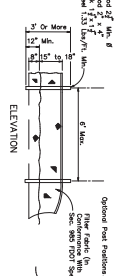
DEMOLITION PLAN SCALE: 1"=20'

2-STOREY SINGLE FAMILY HOME FOOTPRINT: 3,691 SF

WAYNE RD 30' PUBLIC RIGHT OF WAY 20' ASPHALT PAVEMENT

KEYSTONE LAKE

SITE PLAN SCALE: 1"=20'



TYPE III SILT FENCE
FROM NORTH



TYPE III SILT FENCE
FROM NORTH

1 OF 2

AURORA
CIVIL ENGINEERING, INC.
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

18430 WAYNE ROAD
ODESSA RESIDENCE
RAFAEL AUGUSTO RONDON
18430 WAYNE ROAD
ODESSA, FLORIDA 33556-4745

NO.	DATE	DESCRIPTION
1	12/15/22	ISSUE FOR PERMIT
2	12/15/22	ISSUE FOR PERMIT
3	12/15/22	ISSUE FOR PERMIT
4	12/15/22	ISSUE FOR PERMIT
5	12/15/22	ISSUE FOR PERMIT



Project Description (Variance Request)

- 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.

Please see attached Project Narrative

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

Please see attached Variance Narrative

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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-21-0026178 - REBUILD - HOUSE FIRE
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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



The Permit
TECH

PO BOX 15133
BROOKSVILLE, FL 34604
352-585-8326

VARIANCE NARRATIVE

03/15/2023

Hillsborough County Zoning Division
601 E Kennedy Blvd 19th Floor
Tampa, FL 33602

Regarding: Rafael and Jessica Rondon
18430 WAYNE RD
ODESSA, FL 33556
Folio Number: 000581-0000

Property owner respectfully request a variance to *Hillsborough County Land Development Code*, Article VI, Design Standards and Improvement Requirements, Sect 6.07.02 Fences and Walls, Subsection C,1- Section A- *Fences over four feet in height shall not be allowed within the required front yards, except as indicated in f, g, and h below.*

Property owner would like to add a 6' Metal Fence in front of the home with Double gates at the driveway entrance.



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0602	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 23-0602 Applicant's Name: Lisa Wilson

Reviewing Planner's Name: Carolanne Peddle Date: 06/26/2023

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): 07/31/2023

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.

Lisa Wilson

Signature

6/26/2023

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 23-0602

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: *Lisa Wilson*

(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
----------	----------------

- 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.



**Hillsborough
County Florida**
Development Services

Application No: _____

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?

PROPERTY OWNERS REQUESTING A 6' HIGH MTEAL FENCE WITH
DBL GATE @ ENTERANCE TO THE PROPERTY

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The property owner is building a new home and would like to have a 6' high metal opaque
fence at the front of the new home - See narrative

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.

This requested variance will not be detrimental to the development pattern in the neighborhood.

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 for fence height and the fencing will be opaque - additional property security

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.

Not a result of an illegal act? Property owner is building a large home on the property and
Not a result of illegal action. New home requesting new fence.
would like to protect the property and home with the fence and large gates. Will look
aesthetically pleasing will serving its purpose

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.

Property owners should be able to protect and beautify their property
The requested variance will NOT be detrimental to the development pattern in the neighborhood.

IN THE CIRCUIT COURT FOR HILLSBOROUGH
COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF:

HELEN L. WHITE

File No. 16-CP-000070

Division A

Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - devised, heirs, no spouse or minor child - exempt from claims)

On the petition of Daniel Ray White for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Hillsborough County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead was devised to one or more heirs of the decedent;
4. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that the following described Property:

PARCEL 1:

Commencing at the NE corner of Lot X of Keystone Lake View Park of Plat Book 26, Page 36 of the Public Records of Hillsborough County, Florida (Southeast corner of Government Lot 1, Section 10, Township 27 South, Range 17 East,); run thence North 0° 05' East, along the East boundary of said Government Lot 1 for 161.30 feet to the point of beginning of the tract herein described: run thence North 0° 05' East, along the East boundary of said Government Lot 1, for 121.30 feet; thence South 89° 33' West for 452.12 feet; thence South 1° 21' West for 118.76 feet, thence proceed Easterly a distance of 452.12 feet in a line parallel to the South boundary of said Government Lot 1 (North boundary of said Lot X) thence South 121.22 feet, thence West 15 feet, thence North 121.30 feet to point of beginning, less and except the East 15 feet thereof for road purposes and less and except the South 100 feet conveyed by Warranty Deed to C. David Inman and Wife, Laura L. Inman recorded in Official Records Book 4597, Page 1082.

17-0412

Hillsborough County Planning and Zoning Services Division

PARCEL 2:

Commencing at a point on the East boundary of Government Lot 1, Section 10, Township 27 South, Range 17 East, Hillsborough County, Florida, 1130.4 feet Southerly of the Northeast corner of the South one-half of said Government Lot 1 and 282.6 feet North of the Southeast corner of said Government Lot 1, run thence South 89° 33' West 438.8 feet for a point of beginning. Return thence North 89° 33' East 438.8 feet to said East boundary of Government Lot 1; run thence North 0° 05' East along said East boundary of Government Lot 1 for 100.0 feet, run thence South 89° 08' West 240.95 feet, run thence North 59° 1' West 70.1 feet, more or less to the waters of Keystone Lake, run thence Southwesterly along the waters of Keystone Lake 105.0 feet, more or less, to a point which bears North 32° 16' West from the point of beginning, run thence South 32° 16' East 77.1 feet more or less to the point of beginning. Less the East 15.0 feet thereof for road right of way.

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that, as of the decedent's date of death, the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the following persons:

NAME	ADDRESS	RELATIONSHIP	SHARE
Daniel Ray White	904 Kingscote Court Safety Harbor, FL 34695	Son	1/3
Donald Lee White	7740 Citrus Blossom Drive Land O' Lakes, Florida 34637	Son	1/3
Daniel Ray White As Trustee of the David George White Supplemental Needs Trust dated June 14, 2001	7740 Citrus Blossom Drive Land O' Lakes, Florida 34637	N/A	1/3

ORDERED on February 15, 2016.

16-CP-000070 2/15/2016 3:27:22 PM
16-CP-000070 2/15/2016 3:27:22 PM

HERBERT BAUMANN, JR.
CIRCUIT COURT JUDGE

Copies to:
Paul E. Riffel, Esq., 1319 West Fletcher Avenue, Tampa, Florida 33612
Daniel Ray White, 904 Kingscote Court, Safety Harbor, Florida 34695

17-0412

Hillsborough County Planning and Zoning Services Division

The Property described: above _____; on reverse: X; on attached page: _____

And identified by Folio #: 000581.0000

is a Legal Nonconforming Lot as per Deed recorded

in O.R. Book: 23887, Page: 0792; dated: 02/16/2016

or

As a Platted Lot recorded in Plat Book: _____, Page: _____; (On date): _____

As of this Date: 02/08/17

Signed: Charles Andrew

Title: Senior Planner

This approval is for the determination of legal nonconformity to lot size and/or subdivision regulations; and does not provide or infer approval of any other nonconformity that may exist on the subject property.

Remarks:

Per the 1988 Tax Roll for Hillsborough County Real Estate, the legal description provided on the tax roll matches the 2016 legal description provided in O.R. Book 23887 Page 0792.

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Prepared by and return to:

Barbara Poquette
Lyons Law Group, P.A.
4103 Little Road
New Port Richey, FL 34655
727-375-8900

File Number: 4574.00

Recording Fee: \$27.00

Consideration: \$600,000.00

Documentary Stamps: \$4,200.00

Parcel Identification No. U-10-27-17-ZZZ-000000-06910.0

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of July, 2020 between **Brian K. Hudson, a single man and Tiffani D. Shelton, a single woman whose post office address is: 15017 Glenn Drive, New Port Richey FL 34652**, grantor*, and **Rafael Augusto Rondon and Jessica Rondon, husband and wife whose post office address is 18430 Wayne Road, Odessa, FL 33556** of the County of Pasco, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida**, to-wit:

PARCEL 1:

COMMENCING FROM THE NE CORNER OF LOT X OF KEYSTONE LAKE VIEW PARK OF PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST); RUN THENCE NORTH 0° 05' EAST, ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1, FOR 161.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; RUN THENCE NORTH 0°05' EAST, ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1, FOR 121.30 FEET; THENCE SOUTH 89° 33' WEST FOR 452.12 FEET; THENCE SOUTH 1°21' WEST FOR 118.76 FEET, THENCE PROCEED EASTERLY A DISTANCE OF 452.12 FEET IN A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 1 (NORTH BOUNDARY OF SAID LOT X) THENCE SOUTH 121.22 FEET, THENCE WEST 15 FEET, THENCE NORTH 121.30 FEET TO A POINT OF BEGINNING, LESS AND EXCEPT THE EAST 15 FEET THEREOF FOR ROAD PURPOSES AND LESS AND EXCEPT THE SOUTH 100 FEET CONVEYED BY WARRANTY DEED TO C. DAVID INMAN AND WIFE LAURA L. INMAN, RECORDED IN OFFICIAL RECORDS BOOK 4597, PAGE 1082

PARCEL 2:

COMMENCING AT A POINT ON THE EAST BOUNDARY OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, 1130.4 FEET SOUTHERLY OF THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SAID GOVERNMENT LOT 1, AND 282.6 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1, RUN THENCE SOUTH 89°33' WEST 438.8 FEET FOR A POINT OF BEGINNING. RETURN THENCE NORTH 89° 33' EAST 438.8 FEET TO SAID EAST BOUNDARY OF GOVERNMENT LOT 1, RUN THENCE NORTH 0° 05' EAST ALONG SAID EAST BOUNDARY OF GOVERNMENT LOT 1 FOR 100.00 FEET; RUN THENCE SOUTH 89° 08' WEST 340.95 FEET, RUN THENCE NORTH 59° 1' WEST 70.1 FEET MORE OR LESS TO THE WATERS OF KEYSTONE LAKE, RUN THENCE SOUTHWESTERLY ALONG THE WATERS OF KEYSTONE LAKE 105.0 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 32°16' WEST FROM THE POINT OF BEGINNING, RUN THENCE SOUTH 32°16' EAST 77.1 FEET MORE OR LESS TO THE POINT OF BEGINNING. LESS THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT OF WAY.

PARCEL 3:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY FLORIDA; RUN NORTH 0° 05' EAST 282.6 FEET ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89°33' WEST 438.8 FEET FOR A POINT OF BEGINNING, RUN THENCE NORTH 32°16' WEST FOR 24.0 FEET; THENCE SOUTH 1°21' WEST FOR 20.42 FEET; THENCE NORTH 89°33' EAST FOR 13.32 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Janice K. Candelario
Witness Name: Janice K. Candelario
Barbara Pequetto
Witness Name: BARBARA PEQUETTO

Tiffani D. Shelton (Seal)
Tiffani D. Shelton

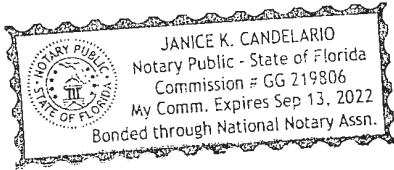
State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of July, 2020 by Tiffani D. Shelton, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Janice K. Candelario
Notary Public
Printed Name: Janice K. Candelario

My Commission Expires: September 13, 2022



* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lori Wilamowski
Witness Name: Lori Wilamowski

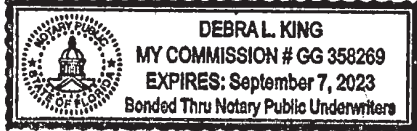
Brian K. Hudson (Seal)
Brian K. Hudson

Denisha Rodriguez
Witness Name: Denisha Rodriguez

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of July, 2020 by Brian K. Hudson, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Debra L. King
Notary Public

Printed Name: DEBRA L KING

My Commission Expires: 9/7/2023

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Property/Applicant/Owner Information Form

Official Use Only

Application No: VVAR 23-0602

Intake Date: 06/06/2023

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

Type: LUHO

Receipt Number: 275172

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 18430 WAYNE RD, City/State/Zip: ODESSA, FL 33556

TWN-RN-SEC: 10-27-17 Folio(s): 000581-0000 Zoning: ASC-1 Future Land Use: R-1 RES Property Size: 1.15 Acres

Property Owner Information

Name: Rafael Augusto Rondon Daytime Phone 813-629-6020

Address: 18430 WAYNE RD City/State/Zip: ODESSA, FL 33556

Email: rajrondon@gmail.com Fax Number

Applicant Information

Name: Rafael Randon Daytime Phone 813-629-6020

Address: 18430 WAYNE RD City/State/Zip: ODESSA, FL 33556

Email: rajrondon@gmail.com Fax Number

Applicant's Representative (if different than above)

Name: LISA WILSON - THE PERMIT TECH INC Daytime Phone 352-585-8326

Address: 13144 Angler St City/State/Zip: SPRING HILL FL 34609

Email: THEPERMITTECH@GMAIL.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 of the Applicant

Lisa Wilson

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

Rafael and Jessica Rondon

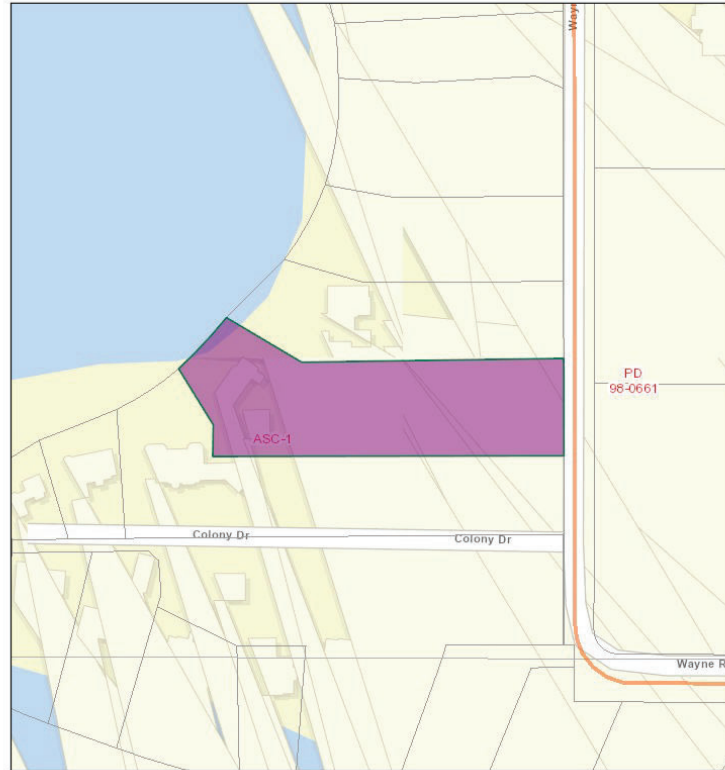
Type or print name



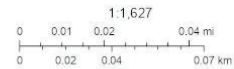
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:AE	BFE = 43.1 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0039H
FIRM Panel	12057C0039H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120040D
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa Area
Census Data	Tract: 011504 Block: 2005
Census Data	Tract: 011504 Block: 2001
Future Landuse	R-1
Future Landuse	R-1
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 581.0000



June 6, 2023



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

Hillsborough County Florida

Folio: 581.0000
PIN: U-10-27-17-ZZZ-000000-06910.0
Rafael Augusto And Jessica Rondon
Mailing Address:
 18430 Wayne Rd
 null
 Odessa, Fl 33556-4745
Site Address:
 18430 Wayne Rd
 Odessa, Fl 33556
SEC-TWN-RNG: 10-27-17
Acreage: 1.31638002
Market Value: \$415,165.00
Landuse Code: 0000 Vacant Resident

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