



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0955	
LUHO HEARING DATE: August 22, 2022	CASE REVIEWER: Tania Chapela

REQUEST:

The applicant is requesting setback variances to accommodate a proposed addition for a single-family dwelling on property zoned RSC-6.

VARIANCES:

- 1) Per LDC Section 6.01.01, the required minimum rear yard setback for property zoned RSC-6 is 25 feet. The applicant requests:
 - An 11.4-foot reduction to the required rear yard setback to allow a rear setback of 13.6 feet from the south property line for the proposed addition, excluding the chimney; and,
 - A 14.3-foot reduction to the required rear yard setback to allow a rear setback of 10.7 feet from the south property line for the chimney.
- 2) Per LDC Section 6.01.01, the required minimum side yard setback for property zoned RSC-6 is 7.5 feet. The applicant requests a 0.4-foot reduction to the required side yard setback to allow a side setback of 7.1 feet from the east property line for the proposed addition.

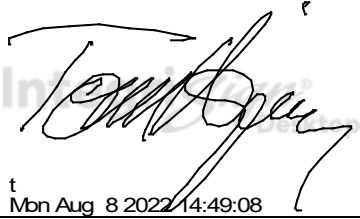
FINDINGS:

- Natural Resources has confirmed that due to the permitted seawall along the rear of the subject property, no conservation/preservation area setback is required from the adjacent waterway, pursuant to LDC Section 4.01.07.B.2.

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.

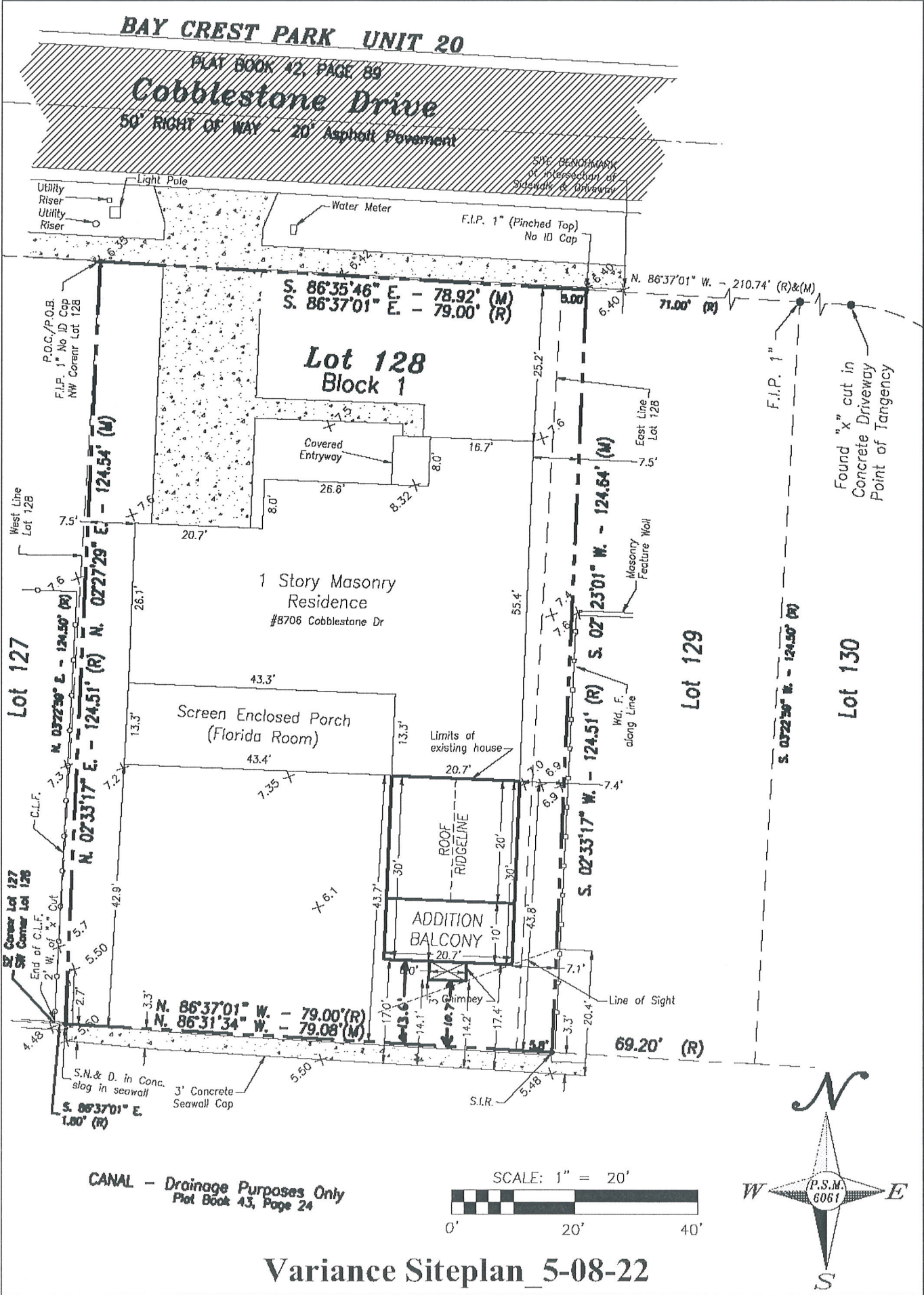
ADMINISTRATOR'S SIGN-OFF



Tania Chapela

t
Mon Aug 8 2022 14:49:08

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



CANAL - Drainage Purposes Only
 Plat Book 43, Page 24

Variance Siteplan_5-08-22



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 22-0955	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 22-0955 Applicant's Name: Timothy Healey

Reviewing Planner's Name: Tania Chapela Date: 8/4/2022

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): August 22, 2022

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.

Jaime R. Maier

Digitally signed by: Jaime R. Maier
DN: CN = Jaime R. Maier email = jaime.maier@hwhlaw.com C = US O = Hill Ward Henderson OU = Attorney
Date: 2022.08.04 14:59:31 -04'00'

Signature

8/4/2022

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 22-0955

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: 

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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



SENDER'S DIRECT DIAL:
813-506-5184

SENDER'S E-MAIL:
jaime.maier@hwlaw.com

August 4, 2022

Tania Chapela
Development Services Department
County Center
601 E. Kennedy Blvd., 19th Floor
Tampa, FL 33602

Re: VAR 22-0955 – Revised Materials

Dear Ms. Chapela:

Please find enclosed under cover of this letter the following revised materials in connection with the above-referenced application:

- Revised site plan to show distances from structure and chimney to boundary line, in addition to prior measurements of distances from structure and chimney to seawall
- Revised narrative to reflect updated distances per above, as the variance request

Please accept these revised materials for filing in the application record, and please contact our office with any questions.

Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in blue ink, appearing to read "Jaime R. Maier", with a long horizontal flourish extending to the right.

Jaime R. Maier, Esq.

JRM
cc: Tom Hiznay

Variance Hardship Narrative
8706 Cobblestone Drive
Request for Reduced Rear and Side Setback

General Request

This is a request for a reduction of the rear yard setback from 25.0' to 13.6' to edge of new structure and 10.7' to edge of chimney, and a reduction to the side yard setback from 7.5' to 7.1' to edge of new structure, for the property located at 8706 Cobblestone Drive, Tampa (the "Property"). The applicant, Timothy Healey (the "Applicant"), owns the Property. The Applicant has lived at the Property since 2013, as his primary residence. The home on the Property was built in 1970, and its layout and design reflect its outdated age. Especially in the pandemic era 2020s' decade, where the Applicant, like many individuals, spends significantly more time at home and is in need of home office space, modern standards of living influenced by modern standards such as the effects of COVID-19 render older structures obsolete and untenable.

The Property is zoned RSC-6, therefore the standard setbacks are 25' for the front and rear yards, and 7.5' for the side yards. The Property was platted in 1969, with lot dimensions of approximately 75' in width and 125' in length. With 25' setbacks on either end, that leaves approximately 75' of buildable length area. The home was constructed almost in the exact center of the Property, and therefore, due to its siting, and the other factors described more fully herein, any current or future owner of the Property is significantly constrained from making any meaningful improvement to the home thereon without a request for a variance from setbacks. The siting of the home relative to the Property's boundary lines also result in a slight angle, with the eastern boundary line veering closer to the home structure than the western line.

The layout of the home is such that the small, single-window master bedroom is tacked on at the southeastern corner of the home, next to a large, concrete "Florida Room" that spans the southwest corner to middle of the home's rear facade. The Florida Room has its own roofline, different from the rest of the home's roof. The location and structural uniqueness of the Florida Room prevent expansion of the Home to the southwest.

Expanding into the north/front yard of the Property is prevented by the location of the garage and access drive on the northwest side of the home, and the front entryway/front room on the northeast side of the home. The front room itself has a front setback of 25.2' from the edge of the front entry room, therefore any expansion in this direction would require a variance, and would significantly alter the flow and layout of the home. Therefore, in order to expand the master bedroom, the only direction the Applicant can build is outward into the rear yard setback.

Variance Criteria

- 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?*

Built in 1970, the siting of the home relative to its position on the Property, and the home structure's outdated and unique layout as described above, result in a practical difficulty that is unique to the

Property. Any current or future owner of this Property is constrained in their ability to make meaningful improvements to it without a variance request, since the southeast corner is the only feasible location on the home to make structural improvements. Many other properties in the immediately surrounding area have structures additions to their homes in their rear yards, whether by encroaching into the setbacks or because the home structures were sited such that more room for expansion was feasible without a variance.

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.*

Many of the property owners in the surrounding area have full enjoyment of their property by adding pools, Florida Rooms, patios, and other features on the rear of their homes. The Applicant cannot fully enjoy his property in the same way as these surrounding owners, because the as-built siting of the home is essentially in the middle of the Property, constraining him both in the front and the back. In addition, the slight angle of the home relative to the Property line results in a need for a variance for any addition to the southeast side of the home. The structure was not built exactly parallel with the boundary lines and the side yard narrows towards the south end of the Property. Without the requested variances, the Applicant cannot make meaningful improvements to his home similar to what other properties in the surrounding area enjoy.

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 variance request will not interfere with surrounding owners. The adjacent property owner to the east is the property owner with the potential to be affected by the variance request. That property owner has been provided the details of this variance request and, as of the date of filing, has no objection to the request. The adjacent owner's own rear yard contains various patio additions, which project into the rear setback at a degree similar to that of the Applicant's proposed structural addition. Therefore, this variance request will be compatible with the adjacent neighbor's own existing setbacks, and in fact may have the added privacy benefit of "buffering" the neighbor's patio space from the Applicant's backyard with the proposed structure.

Moreover, the surrounding area is a canalfront neighborhood. The rear yards abut the canal, and many of the lots have individual docks and other waterfront uses. Unlike waterfront lots in lake or beachfront communities, which tend to have "large estate" patterns of development, where a deeper rear yard setback is desirable, the canalfront community has a very active waterfront, where the rear yards are integral to the canalfront lifestyle, and living "up close" to the canal is desirable and expected. Therefore, bringing a portion of the home structure closer to the waterfront, encroaching into the standard rear yard setback, is appropriate and is not a negative interference with the character of the area. The side yard setback encroachment of 0.4' reflects the existing siting of the home relative to its slight skew on the Property line, and for the same reasons as described above and herein, does not produce a negative impact.

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 is in harmony with the intent and purposes of the LDC, because it aids in the orderly and harmonious development of the surrounding area, by being consistent with the many

additions of surrounding houses to their rear yards. It respects the rights of the Applicant as a property owner to the full enjoyment of his property, and respects the rights of surrounding property owners by making a proposal that will not be detrimental to the value of their own homes.

The requested variance is also in harmony with the goals of the Comprehensive Plan Future Land Use Element. It ensures optimization of both the potential for economic benefit (by improving the Property and modernizing the home with a larger master bedroom that is in line with 21st century standards of living) and the Applicant's enjoyment of his Property. The proposed addition to the home is consistent with the character of the surrounding area, and the active canalfront community. The requested variance poses no threat to health, safety, or welfare as it does not constitute a hazard, nuisance, incompatible land use, or cause environmental degradation.

- 5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.*

The existing layout, siting, and design of the home was in place before the Applicant purchased the Property, therefore the situation sought to be relieved is of no fault of the Applicant and is therefore not a self-imposed hardship.

- 6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.*

Allowing this variance request will result in substantial justice being done by allowing the Applicant to make a meaningful improvement to his Property, and to gain the full enjoyment of the use of his home. The surrounding property owners will not be negatively impacted by this proposal and, in fact, the upgrading of the Property will increase its value, which will positively affect value of the surrounding area. The requested variance is in line with the pattern of development of rear yards of the canalfront lots in the surrounding area similar to the Applicant's, and is therefore an appropriate request.

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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?

Please see attached narrative.

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.

Please see attached 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.

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Variance Hardship Narrative

8706 Cobblestone Drive

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- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).*

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The requested variance is also in harmony with the goals of the Comprehensive Plan Future Land Use Element. It ensures optimization of both the potential for economic benefit (by improving the Property and modernizing the home with a larger master bedroom that is in line with 21st century standards of living) and the Applicant's enjoyment of his Property. The proposed addition to the home is consistent with the character of the surrounding area, and the active canalfront community. The requested variance poses no threat to health, safety, or welfare as it does not constitute a hazard, nuisance, incompatible land use, or cause environmental degradation.

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.*

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Allowing this variance request will result in substantial justice being done by allowing the Applicant to make a meaningful improvement to his Property, and to gain the full enjoyment of the use of his home. The surrounding property owners will not be negatively impacted by this proposal and, in fact, the upgrading of the Property will increase its value, which will positively affect value of the surrounding area. The requested variance is in line with the pattern of development of rear yards of the canalfront lots in the surrounding area similar to the Applicant's, and is therefore an appropriate request.

Return original to:
Timothy Healey
8706 Cobblestone Dr.
Tampa, FL 33615

[Space Above This Line For Recording data]

Quit Claim Deed

This Quit Claim Deed made this 12 day of OCT, 2016, between
NHUNG HEALEY, whose post office address is 8706 Cobblestone Dr. Tampa, FL 33615 as
GRANTOR, and TIMOTHY HEALEY, whose post office address is 8706 Cobblestone Dr.
Tampa, FL 33615, as GRANTEE.

Witnesseth, that said Grantor, **in conjunction with the dissolution of her
marriage to Grantee and in accordance with the terms of their Marital Settlement
Agreement**, for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) and other good and valuable consideration, the receipt whereof is hereby
acknowledged, does hereby remise, release, and quitclaim to the Grantees, all the right,
title, interest, claim and demand which Grantor has in and to the following described land,
situate, lying and being in **Hillsborough County, Florida** to wit:

**That part of Lots 128 and 129, Block 1, BAY CREST PARK, UNIT
NO. 20, a subdivision according to the plat thereof recorded at Plat
Book 42, Page 89, in the Public Records of Hillsborough County,
Florida; being described as follows:**

**Beginning at the Northwest corner of Lot 128, and run Easterly 79
feet along the Northerly boundaries of said Lots 128 and 129; thence
Southerly in a straight line to a point on the Southerly boundary of
said Lot 129, 5.8 feet Easterly from the Southwest corner of said Lot
129; thence Westerly 79.0 feet along the Southerly boundaries of said
Lots 128 and 129, and thence Northerly in a straight line to the Point
of Beginning.**

[Space Above This Line For Recording data]

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of said grantees forever.

In Witness Whereof, Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

X [Signature]

[Signature]
NHUNG HEALEY

Witness Name: JASON KEATING

X [Signature]

Witness Name: MARTHA-TREWE WEED

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Before me and the two witnesses identified above personally appeared NHUNG HEALEY, Grantor, who was personally known to me or who has produced _____ as identification.

SUBSCRIBED BEFORE ME ON 10/12/2016

[Signature]
NOTARY - STATE OF FLORIDA

BETH G. REINEKE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF184472
Expires 1/2/2019

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2013388240 12/09/2013 at 08:56 AM
OFF REC BK: 18246 PG: 1824-1826
DocType:DEED RECORDING: \$27.00
D DOC STAMP: \$2093.00

Prepared by and return to:
Donna Bernard
Title Insurors of Florida
221 Second Avenue N.
St. Petersburg, Florida 33701
File Number: STP-13-0462
Documentary Stamps: \$2,093.00

* General Warranty Deed

Made this 4 day of December, 2013 A.D. By Kevin M. Blithe, and Sarah J. Blithe, husband and wife, and Richard Blithe, a married man, whose address is: 4445 Wild Eagle Terrace, Reno, Nevada 89511, hereinafter called the grantor, to Timothy J. Healey and Nhung T. Healey, husband and wife, whose post office address is: 805 N. Howard, Tampa, FL 33606, 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:

That part of Lots 128 and 129, Block 1, BAY CREST PARK, UNIT NO. 20, a subdivision according to the plat thereof recorded at Plat Book 42, Page 89, in the Public Records of Hillsborough County, Florida; being described as follows:

Beginning at the Northwest corner of Lot 128, and run Easterly 79 feet along the Northerly boundaries of said Lots 128 and 129; thence Southerly in a straight line to a point on the Southerly boundary of said Lot 129, 5.8 feet Easterly from the Southwest corner of said Lot 129; thence Westerly 79.0 feet along the Southerly boundaries of said Lots 128 and 129, and thence Northerly in a straight line to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 011285-0053

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.

* Deed being Re-recorded in Correct County. All State Documentary Stamps have been paid in full in O.R. Book 18246, Pages 1824-1826 in Pinellas County, Florida.

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, 2013.

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

Signed, sealed and delivered in our presence:

Kassandra Wright
Witness Printed Name KASSANDRA WRIGHT

Pova
Witness Printed Name Brianne van Dyne

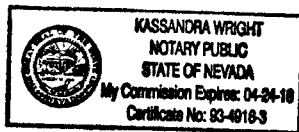
Kevin M. Blithe (Seal)
Kevin M. Blithe
Address: 4445 Wild Eagle Terrace, Reno, Nevada 89511

Sarah J. Blithe (Seal)
Sarah J. Blithe
Address: 4445 Wild Eagle Terrace, Reno, NV 89511

State of NEVADA

County of WASHOE

The foregoing instrument was acknowledged before me this 04 day of December, 2013, by Kevin M. Blithe and Sarah J. Blithe, who is/are personally known to me or who has produced NV DRIVERS LICENSE as identification.



Kassandra Wright
Notary Public
Print Name: KASSANDRA WRIGHT
My Commission Expires: 04-24-18

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name Linda Arnold

[Signature] (Seal)
Richard Blithe
Address: 20720 Ventura Boulevard, Ste 160, Woodland Hills, CA 91364

[Signature]
Witness Printed Name Gail Royal

State of California

County of Los Angeles

The foregoing instrument was acknowledged before me this 4th day of December, 2013, by Richard Blithe, |
who is/are personally known to me ^{and} or | who has produced a CA Driver License as identification.



[Signature]
Notary Public
Print Name: Gail Royal
My Commission Expires: June 23, 2015



Received
05/19/2022
Development Services

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 8706 Cobblestone Drive City/State/Zip: Tampa TWN-RN-SEC: 29 South, 17 East, 2
Folio(s): 011285-0053 Zoning: RSC-6 Future Land Use: R-4 Property Size: 9,875 sq. ft., m.o.l.

Property Owner Information

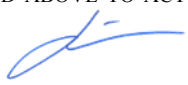
Name: Timothy J. Healey Daytime Phone:
Address: 8706 Cobblestone Drive City/State/Zip: Tampa, FL 33615
Email: FAX Number:


Applicant Information

Name: SAME AS OWNER Daytime Phone:
Address: City/State/Zip:
Email: FAX Number:

Applicant's Representative (if different than above)

Name: Kami Corbett, Esq. / Jaime Maier, Esq. / Hill Ward Henderson, P.A. Daytime Phone: 813-227-8421
Address: 101 E. Kennedy Blvd., Ste. 3700 City / State/Zip: Tampa, FL 33602
Email: kami.corbett@hwlaw.com FAX Number:

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant
Jaime Maier, Esq., as Agent
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner
Jaime Maier, Esq., as Agent
Type or Print Name

Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 05/19/22
Case Number: 22-0955 Public Hearing Date: 07/25/2022
Receipt Number:



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0327H
FIRM Panel	12057C0327H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120327C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011712 Block: 3000
Future Landuse	R-4
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	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 11285.0053
PIN: U-02-29-17-0FA-000001-00128.0
TIMOTHY J HEALEY
Mailing Address:
 8706 COBBLESTONE DR
 TAMPA, FL 33615-4914
Site Address:
 8706 COBBLESTONE DR
 TAMPA, FL 33615
SEC-TWN-RNG: 02-29-17
Acreage: 0.22579201
Market Value: \$467,489.00
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.

22-0955

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