







# 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.

Requesting a variance for the rear lot coverage.  
 The pool building exceeds the rear lot coverage (max allowed 530 sq ft).  
 The current pool building and wood shed in the backyard occupy 1800 sq ft.  
 The wood shed will be removed (120sq ft), however the pool building still will exceeds the allowed coverage

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

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

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## Variance Criteria Response

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

The current pool building exceeds the rear lot coverage. However, it offers adequate space to provide unique therapeutic intervention to the special need's population. It allows for wheelchairs patients to access the building and maneuver the wheelchair in open spaces, transition in and out of the pool safely with ample space to negotiate a pool lift and when necessary, negotiate transitions related to toileting in a bathroom that accommodates an adult size wheelchair.

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.

When providing aquatic therapy services, one must take into consideration the need for a more controlled environment such as: accessibility – ramps and rails, ample space for wheel chair maneuvering.  
Heat and cold exposure as neurologically impaired children usually present with limited ability to regulate body temperature.  
Pool lift for safe transfers in and out of the pool  
Bathroom proximity due to limited mobility, endurance and balance of most children with neurological impairments.  
To adhere to the literal requirements of the Land Development Code (LDC) I would be deprived to safely provide aquatic therapy services for the special need's population in the Brandon and greater Tampa Bay area.

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 current pool building exceeds the rear lot coverage. However, it is in good condition and presents with the appropriate safe regulation specifications (as indicated by the engineering plans). The building does not pose any harm to myself or my neighbors. It does not impact negatively the neighborhood aesthetics.

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 current pool building exceeds the rear lot coverage. However, it does not encroach into adjacent properties and it does not interfere with the general intent and purpose of the LDC and the comprehensive plan.

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

When the pool building was constructed, I was not the primary person overseeing construction/ permit regulations. I assumed that my former husband was addressing all the necessary steps to build the pool building. At that time, I had seen contractors and county inspectors come and go but I never followed the process very closely as I thought my former husband would be more familiar as he was researching all steps of the project and hiring contractors. I found out much later (during an inspection for a refinance) that the building was not fully in compliance. When researching the records, I found the permit for the construction of the pool and the pool cover structure and roofing. I made a mistake in assuming that the pool building process had been completed within the appropriate codes and regulations. I knew I needed to rectify the situation. Therefore, I went to the process of contracting an engineering company to assist with the process and I now have the opportunity to submit the documents and request the variance that would allow me to continue to offer aquatic therapy for the pediatric population.

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 the variance will give me the opportunity to keep on servicing the special needs population in the Tampa Bay area in relation to their unique therapeutic needs. I am an occupational therapist and I offer pediatric aquatic therapy for complex diagnosis such as cerebral palsy, spina bifida, genetic and neuro progressive disorders, autism and more. There are no other similar services in a 50-mile radius. The current set up at my property offers safe transitions in and out of the wheelchair/controlled environment temperature and no direct exposure to the heat/ cold/ glare that are detrimental to the conditions I currently serve.

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Prepared by and Return to:  
Paul L. Kutcher, Esquire  
Paul L. Kutcher, P.A.  
P.O. Box 4228  
Brandon, FL 33509-4228

Parcel Identification No. **U-30-29-21-333-D00000-00006.0**  
Property Appraiser's Folio No.: **086422-0242**

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### WARRANTY DEED

**THIS WARRANTY DEED**, made this 29th day of September, 2014, between **CRISTIANE F. CARMO**, a divorced woman, Grantor, and **CRISTIANE F. CARMO**, a divorced woman, Grantee, (and the same person as the Grantor), whose post office address is 2530 Ridgeway Way, Valrico, Florida 33594, grants and conveys a life estate to herself, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of **CRISTIANE F. CARMO**, the remainder, if any, to her children, **JOAO GABRIEL AMARAL CARMO**, a single man, whose post office address is 502 Golden Tree Place, Brandon, FL 33510 and his heirs, and **ANDRE LUCAS AMARAL CARMO**, a single man, whose post office address is 1901 Plantation Key Circle, Apartment No. 201, Brandon, FL 33511, and his heirs, as Tenants in Common;

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released, and conveyed, and by these presents does remise, release, and convey unto the Grantee, her successors and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the Grantor has in and to the following described parcel of land located in Hillsborough County, Florida:

**LOT 6, BLOCK D, BRANDON RIDGELAND UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

**PARCEL ID: U-30-29-21-333-D00000-00006.0**

**PROPERTY MORE COMMONLY KNOWN AS: 2530 RIDGETOP WAY, VALRICO, FL 33594.**

The purpose of this Warranty Deed is to create a life estate in the Grantor with the remainder in the aforementioned children of the Grantor for estate planning purposes. There is no new consideration for this deed.

**TO HAVE AND TO HOLD**, together with all and singular appurtenances thereunto

belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee, her successors and assigns, forever.

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing in the year in which the conveyance is made and subsequent years, and restrictions, reservations, and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date first above stated.

Witnesses:

Jan Moore  
Witness: Jan Moore  
Diana Lee GAB  
Witness: DIANA Lee GAB

Cristiane F. Carmo  
CRISTIANE F. CARMO  
2530 Ridgetop Way  
Valrico, Florida 33594

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of September, 2014, by Cristiane F. Carmo, who is personally known to me or who produced FLORIDA DRIVER'S LICENSE as identification and who did not take an oath.

Cynthia P. Kutcher  
Notary Public -- State at Large  
Cynthia P. Kutcher  
Printed name of Notary  
Commission No. EE088501  
My Commission Expires: 5/1/2015







Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0801 Intake Date: 07/11/2023
Hearing(s) and type: Date: 09/26/2023 Type: LUHO Receipt Number: 286225
Date: Type: Intake Staff Signature: Keshia Rivas

Property Information

Address: 2530 Ridgetop Way City/State/Zip: Valrico, FL 33594
TWN-RN-SEC: 29-21-30 Folio(s): 086422-0242 Zoning: RSC-6 Future Land Use: R4 Property Size: 0.354931

Property Owner Information

Name: Cristiane F. Amaral Carmo Daytime Phone: 813-951-4532
Address: 2530 Ridgetop Way City/State/Zip: Valrico, FL 33594
Email: CristyOT@Aol.com Fax Number: 813-684-9985

Applicant Information

Name: Cristiane F. Amaral Carmo Daytime Phone: 813-951-4532
Address: 2530 Ridgetop Way City/State/Zip: Valrico, FL 33594
Email: CristyOT@Aol.com Fax Number: 831-684-9985

Applicant's Representative (if different than above)

Name: same as above Daytime Phone:
Address: City/State/Zip:
Email: Fax Number:

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

Signature of the Applicant

CRISTIANE F. A. CARMO

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)

JOAO GABRIEL A. CARMO
ANDRE L. A. CARMO

Type or print name

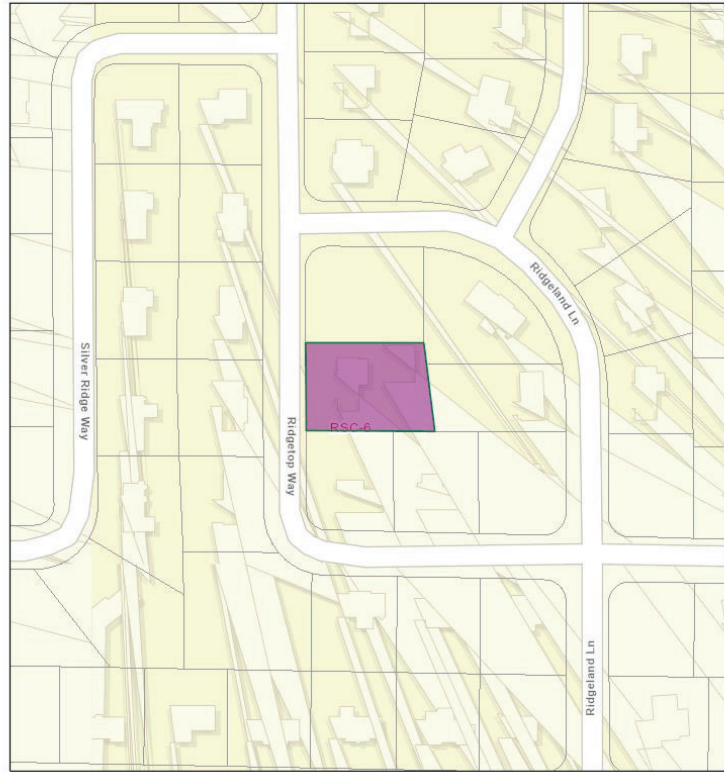
CRISTIANE F. A. CARMO



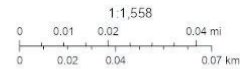
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013203 Block: 2008
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 86422.0242



July 11, 2023



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

Hillsborough County Florida

**Folio: 86422.0242**  
**PIN: U-30-29-21-333-D00000-00006.0**  
**Cristiane F Carmo/life Estate**  
**Mailing Address:**  
 2530 Ridgetop Way  
 null  
 Valrico, FL 33594-4223  
**Site Address:**  
 2530 Ridgetop Way  
 Valrico, FL 33594  
**SEC-TWN-RNG: 30-29-21**  
**Acreage: 0.354931**  
**Market Value: \$288,287.00**  
**Landuse Code: 0100 Single Family**

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