



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0464	
LUHO HEARING DATE: June 26, 2023	CASE REVIEWER: Colleen Marshall, AICP, CFM

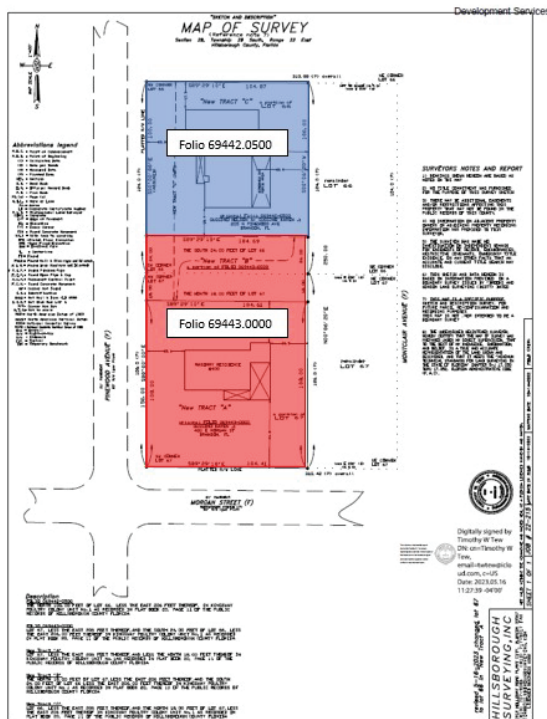
REQUEST: The applicant is requesting a variance to accommodate the reconfiguration of two adjacent parcels zoned RSC-6.

VARIANCE(S):

The subject parcels are located at 400 Morgan Street (folio 69443.0000) and 205 Pinewood Avenue (folio 69442.0500). They are located within a Wellhead Resource Protection Area, Zone 2, and served by septic tanks. Per LDC Section 6.01.06.4, a minimum lot size of one acre of upland is required for the use of septic tanks within Water Resource Protection Areas as shown on the Hillsborough County Resource Protection Map. The applicant requests:

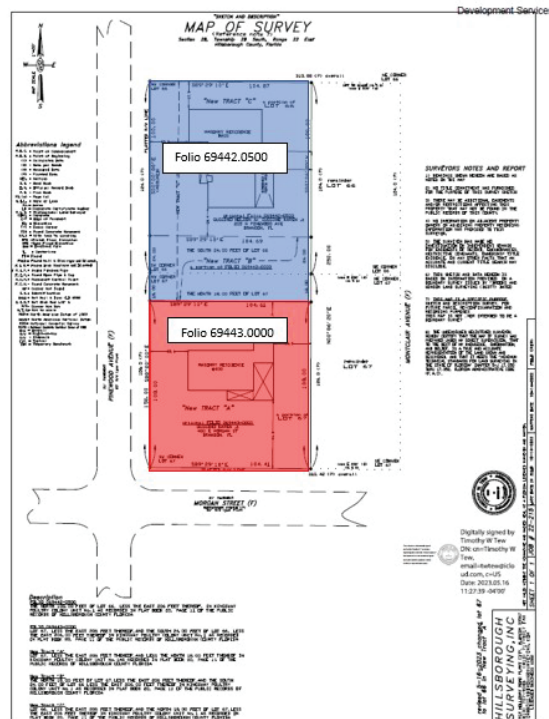
- 1) A 0.75-acre reduction to the required upland area for the proposed reconfiguration of the parcel at 400 Morgan Street (folio 69443.0000) to allow 0.25 acre of upland; and,
- 2) A 0.66-acre reduction to the required upland area for the proposed reconfiguration of the parcel at 205 N Pinewood Avenue (folio 69442.0500) to allow 0.34 acre of upland.

Existing lots



23-0464

Proposed Lots



23-0464


FINDINGS:

- The proposed parcels will exceed the minimum lot size of 7,000 square feet and minimum lot width of 75 feet required by their RSC-6 zoning.

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.

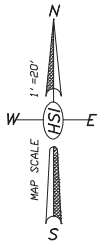
ADMINISTRATOR'S SIGN-OFF



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Thu Jun 15 2023 14:00:36

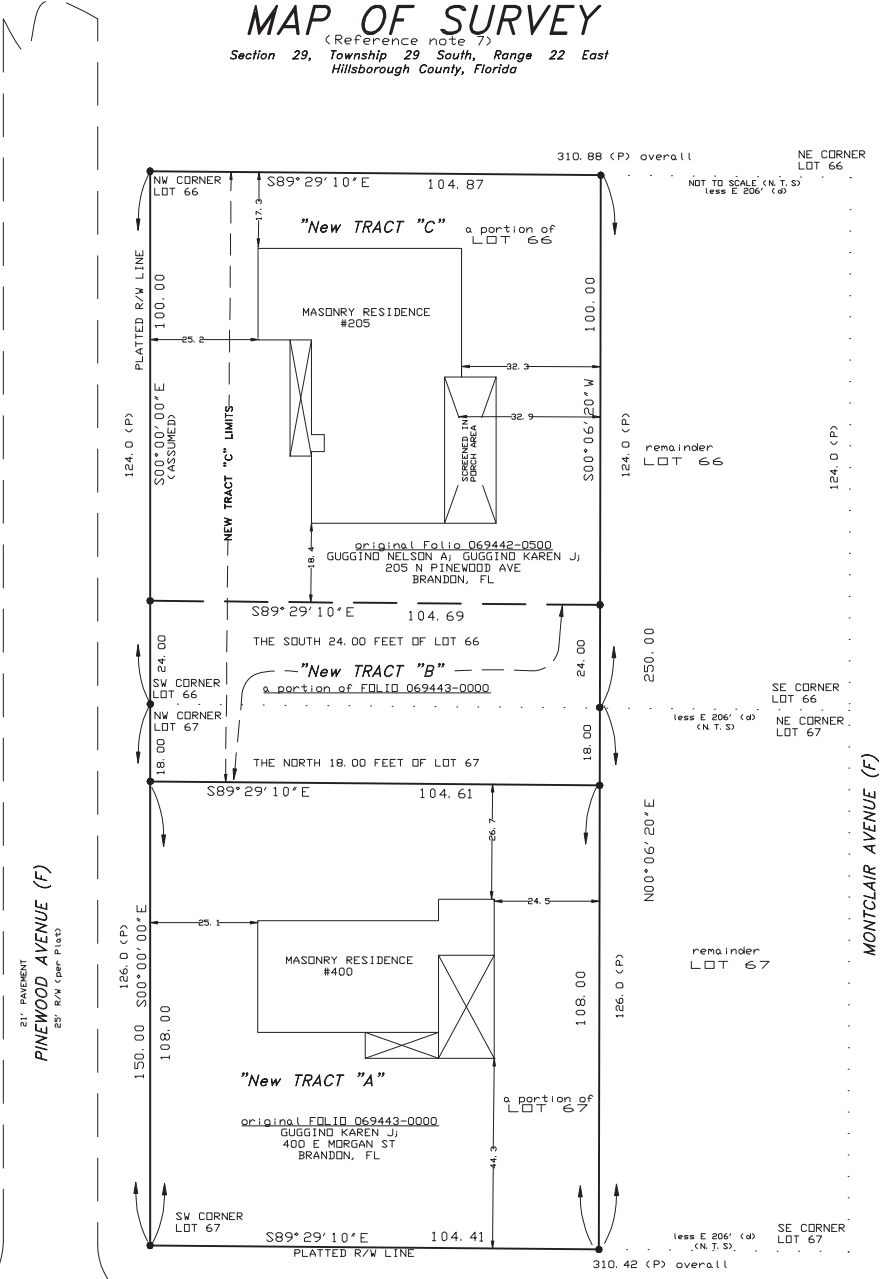
Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed

"SKETCH AND DESCRIPTION"
MAP OF SURVEY
(Reference note 7)
Section 29, Township 29 South, Range 22 East
Hillsborough County, Florida



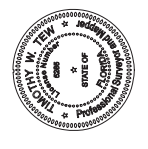
Abbreviations legend

- P. D. C. = Point of Commencement
- P. D. B. = Point of Beginning
- (C) = Calculated Data
- (D) = Data per Deeds
- (M) = Measured Data
- (P) = Platted Data
- SEC. = Section
- D. B. = Deed Book
- D. R. = Official Record Book
- P. B. = Plat Book
- PG. (s) = Page (s)
- M. D. L. = More or Less
- Ac. = Acres
- LB = Corporate Certificate Number
- P. L. S. = Professional Land Surveyor
- CONC. = Concrete
- E/P = Edge of Pavement
- EL. = Elevation
- F/C = Fence Corner
- FCM = Found Concrete Monument
- W/LT = With lean to covering
- FFE = Finish Floor Elevation
- BFE = Base Flood Elevation
- D/W = Overhead Wire
- C = Centerline
- FB = Found
- FN&D = Found Nail & Disc (type and Id noted)
- F. I. R. = Found Iron Rod (size and Id noted)
- F. I. P. = Found Pinned Pipe
- F. I. P. = Found Open Pipe & Cap
- P. C. P. = Permanent Control Point
- F. C. M. = Found Concrete Monument
- NF = Corner Not Found
- I. D. = Identification
- SN&D = Set Nail & Disc (LB 6582)
- S. I. R. = Set Iron Rod 1/2" & N/S = Corner Not Set
- N. T. S. = Not to scale
- NAD = North American Datum of 1929
- NAVD = North American Vertical Datum
- NGS = National Geodetic Survey
- NGVD = National Geodetic Vertical Datum of 1988
- D/A = Driveway
- R/W = Right-of-Way
- S/W = Sidewalk
- TYP. = Typical
- TBM = Temporary Benchmark



SURVEYORS NOTES AND REPORT

- 1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP
- 2) NO TITLE COMMITMENT WAS FURNISHED FOR THE PURPOSE OF THIS SURVEY SKETCH
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THIS SKETCH AND DATA HEREON IS BASED ON INFORMATION PROVIDED IN A BOUNDARY SURVEY ISSUED BY BROOKS AND HINSON LAND SURVEYING (D6377) DATED
- 7) THIS MAP IS A SPECIFIC PURPOSE SKETCH AND DESCRIPTION SURVEY, FOR FUTURE PARCEL RE-CONFIGURATION AND RECORDING PURPOSES. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY
- 8) THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).



Digitally signed by
Timothy W Tew
DN: cn=Timothy W
Tew,
email=twtew@iclo
ud.com, c=US
Date: 2023.05.16
11:27:39 -0400'

Description
FDLID 069442-0500
THE NORTH 100.00 FEET OF LOT 66, LESS THE EAST 206 FEET THEREOF, IN KINGSWAY POULTRY COLONY UNIT No. 1 AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA

FDLID 069443-0000
LOT 67, LESS THE EAST 206 FEET THEREOF, AND THE SOUTH 24.00 FEET OF LOT 66, LESS THE EAST 206.00 FEET THEREOF IN KINGSWAY POULTRY COLONY UNIT No. 1 AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA

New Tract 'A'
LOT 67, LESS THE EAST 206 FEET THEREOF, AND LESS THE NORTH 18.00 FEET THEREOF IN KINGSWAY POULTRY COLONY UNIT No. 1 AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA

New Tract 'B'
THE NORTH 18.00 FEET OF LOT 67, LESS THE EAST 206 FEET THEREOF, AND THE SOUTH 24.00 FEET OF LOT 66 LESS THE EAST 206.00 FEET THEREOF IN KINGSWAY POULTRY COLONY UNIT No. 1 AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA

New Tract 'C'
LOT 66, LESS THE EAST 206 FEET THEREOF, AND THE NORTH 18.00 FEET OF LOT 67, LESS THE EAST 206 FEET THEREOF IN KINGSWAY POULTRY COLONY UNIT No. 1 AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA

SHEET 1 OF 1 JOB # 22-215 LAST DATE IN FIELD 10-14-2022 MAPPING DATE 10-14-2022 FIELD CREW:

revised 5-16-2023 changed lot 67 to lot 66 in New Tract A

HILLSBOROUGH SURVEYING, INC
1215 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
813-949-9900 FAX 813-949-1717
WWW.HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number:

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 23-0464 Applicant's Name: Nelson Guggino

Reviewing Planner's Name: Colleen Marshall Date: 05-17-23

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): 06-26-23

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.

Nelson Guggino
Signature

5-19-2023
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

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: Nelson Suggino
(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	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input checked="" type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; min-height: 50px;">Updated Variance Request</div>

*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: _____

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.

Variance Request for Septic Minimum Lot Sizes.
~~Reduction of 43 feet from the rear yard set-back resulting in a rear yard of 26.7 Feet and total yard depth of 71.0 feet.~~

Adjacent lot at 205 N. Pinewood Ave will increase frontage from 100 feet to 132 feet.
 Parcel U-23-29-20-2EO-000000-00066.00 Note: see attached map of survey..

Variance to minimum lot size for use of septic in a Water Resource Protection Area to reduce required lot size to 0.25 acre (folio 69442.0500) and 0.34 acre (folio 69443.0000).

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

Sec 6.01.06 - Minimum Lot Sizes
~~Sec 5.09.06 - Lot Requirements~~

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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



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 property at 205 N. Pinewood Ave has limited side and back yard space for outdoor enjoyment. This request is to expand side yard living space for entertaining and expand play area for grandchildren. Applicants provide before and after school care 4 days per week.

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.

Most surrounding yards have larger rear outdoor living space.

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 variance request is to move lot line only. No new structure will be added, septic will not be altered and no change to water lines. Moving of property line will not interfere or injure the rights of any other properties within the surrounding 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*).

The proposed variance is within regulations and respects the other property owners interest and is similar and consistent with the lot sizes within the area.

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.

This variance request is to reduce the lot size for the property at 400 E. Morgan St., currently owned by applicant, which results in a proposed lot size that is less than the required recently modified size for septic tank useage. Moving the property line will not result in any illegal act or cause 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.

Justice will be done by allowing additional space at 205 N. Pinewood Ave giving the applicant and property owners room for entertaining and expand play area for grandchildren. Reducing the property size at 400 E. Morgan will not cause any hardship.

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This document prepared by and
after recording return to:

Emma Hemness, Esquire
Law Offices of Emma Hemness, P.A.
309 N. Parsons Avenue
Brandon, Florida 33510

Property Appraiser/Parcel I.D. No.: 069443-0000

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 17th day of November, 2006, by MAZIE O. JOHNSON, an unmarried widow, hereinafter called the **GRANTOR**, to MAZIE O. JOHNSON, as life tenant; whose address is 400 E. Morgan Street, Brandon, FL 33510; an **ENHANCED LIFE ESTATE** without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease and otherwise dispose of the property and to revoke this conveyance and reconvey the property described below in fee simple, with or without consideration, and without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom without liability for claims or debts of the remaindermen. Upon the death of the life tenant, title shall immediately vest in KAREN J. GUGGINO, as **GRANTEE**:

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said GRANTEE, **SUBJECT TO ALL TERMS OF THE ENHANCED LIFE ESTATE RESERVED HEREIN**, the following described lot, piece or parcel of land, upon the death of the life tenant, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

Lots 66 and 67, less the East 206 feet, thereof, **KINGSWAY POULTRY COLONY, UNIT NO. 1**, according to Map or Plat thereof as recorded in Plat Book 20, Page 11, Public Records, Hillsborough County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes.

Subject to the enhanced life estate reserved by the GRANTOR and all the terms and conditions associated with the reservation of the enhanced life estate interest.

THIS IS HOMESTEAD PROPERTY OF THE GRANTOR.

N.B. The remainder interest in this deed is unvested and is wholly contingent upon the death of the GRANTOR as the life tenant. Consequently, no interest in the subject property shall vest until the death of the GRANTOR.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD the above described premises, unto the GRANTEE, its heirs and assigns the same in fee simple forever.

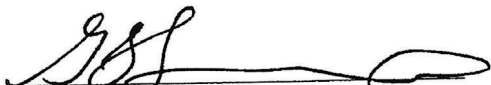
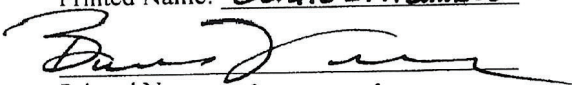
And, the GRANTOR hereby covenants with said GRANTEE, that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and

convey said land; that the GRANTOR hereby fully warrants the title to the said land and will defend the same against unlawful claims of all persons whomsoever; and that said land is free of all encumbrances except those which are made a part of the record, including taxes for the current year.

This Deed has been prepared at the GRANTOR's request without examination of or legal opinion of title.

IN WITNESS WHEREOF, the GRANTOR has executed this deed under seal on the date aforesaid.


Signed in the presence of:


Printed Name: Gerald L. Hennessy

Printed Name: Bonnie Warren


MAZIE O. JOHNSON
400 E. Morgan Street
Brandon, FL 33510

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

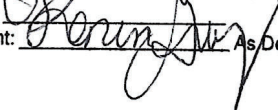
I HEREBY CERTIFY that on this 17th day of November, 2006, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared MAZIE O. JOHNSON, to me personally known to be the person described in or who produced FLID J525-657-24-850-0, as identification and who did/did not take an oath.


Notary Public-State of Florida
My Commission Expires:



THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL
THIS 2 DAY OF NOV, 20 22



Hillsborough County, State of Florida
Clerk of the Circuit Court and Comptroller
By: 
Print: _____ As Deputy Clerk

This Warranty Deed Made the 27th day of January A. D. 19 84 by

CLARENCE L. JOHNSON and MAZIE O. JOHNSON, his wife

hereinafter called the grantor, to

NELSON A. GUGGINO and KAREN J. GUGGINO, his wife

whose postoffice address is 205 Pinewood Ave.
hereinafter called the grantee: BRANCON, Fla. 33511

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The North 100 feet of Lot 66, Less the East 206 feet thereof, KINGSWAY POULTRY COLONY UNIT NUMBER ONE, according to map or plat thereof as recorded in Plat Book 20, Page 11 of the Public Records of Hillsborough County, Florida.

CODES TIME 09 16A
11415816 203 0006 07FB84
RECORDED 007619 A
CK 5:45

JAMES F. TAYLOR, JR.
CLERK CIRCUIT COURT
RECORDING DEPT.
HILLSBOROUGH CO.
TAMPA, FL 33601

HILLSBOROUGH
COUNTY

0 6 7 6 8 0



INT. TAX	
SURTAX	
DOC. STP.	1.45
REC. FEE	5.00
TOT. DUE	5.45
ACC. NO.	
REC. CLK.	1-320

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1983 and any easements or restrictions of record.

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 presences:

Sarah E. King
Emily D. Smith

Clarence L. Johnson
MAZIE O. JOHNSON

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

CLARENCE L. JOHNSON and MAZIE O. JOHNSON, his wife

known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that

WITNESS my hand and official seal in the County and State aforesaid this 27th day of

January, A. D. 19 84

My Commission Expires: 10-21-85

This Instrument prepared by:

Address:

Prepared By:
Sarah E. King
Real Estate Title Co., Inc.

RETURN TO:
FORT BROOKE SAVINGS
& LOAN ASSOCIATION
410 WARE BOULEVARD



By: [Signature]
Print: [Signature]
As Deputy Clerk

Hillsborough County, State of Florida

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF JAN 20 1984

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Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0464

Intake Date: 04/28/2023

Hearing(s) and type: Date: 06/26/2023

Type: LUHO

Receipt Number: 264012

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 400 E. Morgan St City/State/Zip: Brandon, FL 33510

TWN-RN-SEC: U-23-29-20-2EO-000000-00066 Folio(s): 069443-0000 Zoning: RSC-6 Future Land Use: R-9 Property Size: 15.600.0

Property Owner Information

Name: Guggino, Karen J Daytime Phone 813-417-5490

Address: 400 E Morgan St City/State/Zip: Brandon, FL 33510

Email: kguggino@verizon.net Fax Number NA

Applicant Information

Name: Guggino, Karen J Daytime Phone 813-417-5490

Address: 205 N. Pinewood Ave City/State/Zip: Brandon, FL 33510

Email: kguggino@verizon.net Fax Number NA

Applicant's Representative (if different than above)

Name: Guggino, Nelson Daytime Phone 813-299-4075

Address: 205 N. Pinewood Ave City/State/Zip: Brandon, FL 33510

Email: guggino1@verizon.net Fax Number NA

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.

Nelson A Guggino
Signature of the Applicant

Nelson A Guggino
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.

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

Karen J. Guggino
Type or print name



Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 205 N. Pinewood Ave City/State/Zip: Brandon, FL 33510
 TWN-RN-SEC: _____ Folio(s): 069442-0500 Zoning: RSC-6 Future Land Use: R-9 Property Size: 10,400.00

Property Owner Information

Name: Guggino, Nelson A & Guggino, Karen J Daytime Phone 813-299-4075
 Address: 205 N. Pinewood Ave City/State/Zip: Brandon, FL 33510
 Email: guggino1@verizon.net Or kguggino@verizon.net Fax Number NA

Applicant Information

Name: Guggino, Nelson A & Guggino, Karen J Daytime Phone 813-299-4075
 Address: 205 N. Pinewood Ave City/State/Zip: Brandon, FL 33510
 Email: kguggino@verizon.net Fax Number NA

Applicant's Representative (if different than above)

Name: Guggino, Nelson Daytime Phone 813-299-4075
 Address: 205 N. Pinewood Ave City/State/Zip: Brandon, FL 33510
 Email: guggino1@verizon.net Fax Number NA

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.

Nelson A Guggino
 Signature of the Applicant
Nelson A Guggino
 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.

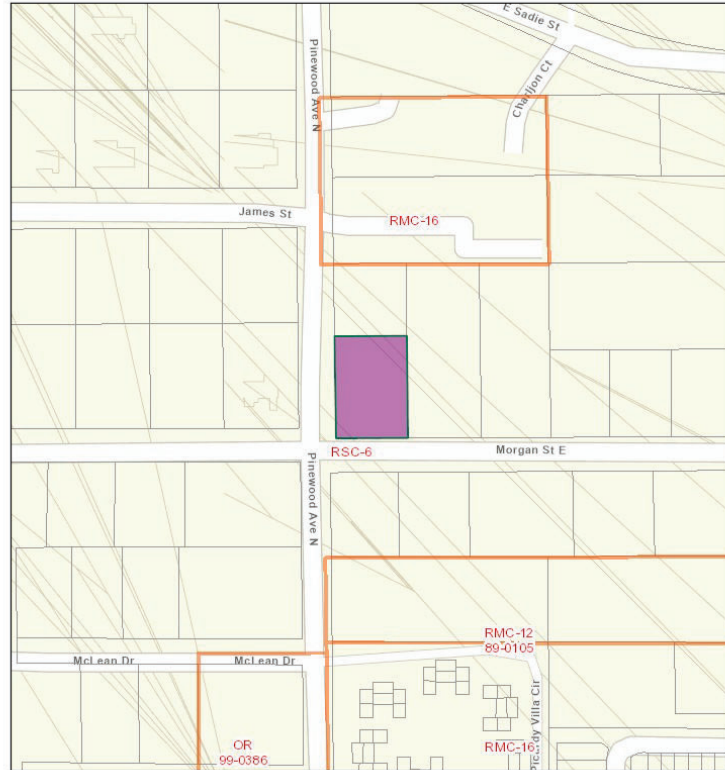
Karen J Guggino
 Signature of the Owner(s) (All parties on the deed must sign)
Karen J. Guggino
 Type or print name



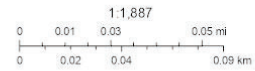
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012303 Block: 3010
Future Landuse	R-9
Future Landuse	R-9
Future Landuse	R-9
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 69443.0000



April 28, 2023



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

Hillsborough County Florida

Folio: 69443.0000
PIN: U-23-29-20-2EO-000000-00066.1
Karen J Guggino
Mailing Address:
 400 E Morgan St
 null
 Brandon, FL 33510-4627
Site Address:
 400 E Morgan St
 Brandon, FL 33510
SEC-TWN-RNG: 23-29-20
Acreage: 0.352604
Market Value: \$211,893.00
Landuse Code: 0100 Single Family

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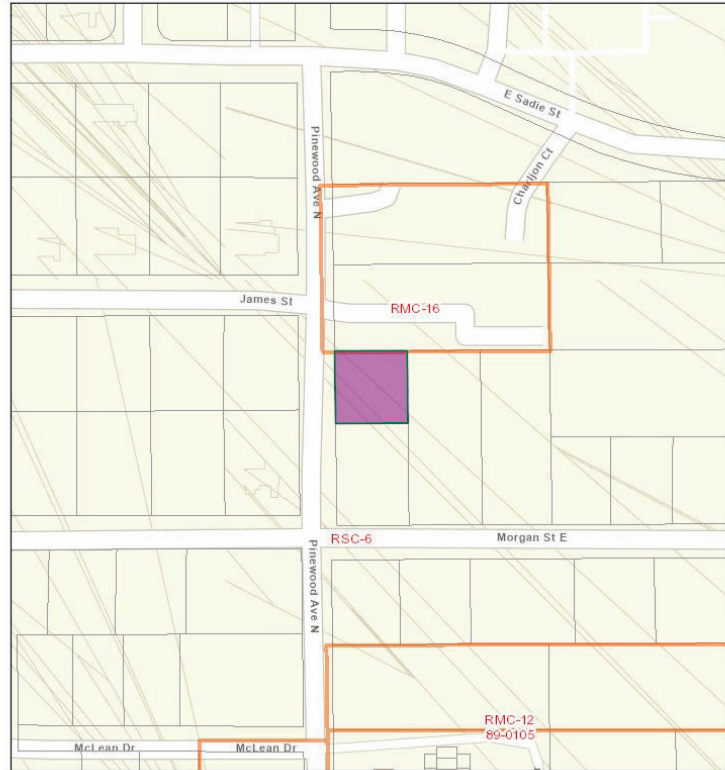
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



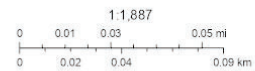
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Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 69442.0500



April 28, 2023



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

Hillsborough County Florida

Folio: 69442.0500
PIN: U-23-29-20-2EO-000000-00066.0
Nelson A And Karen J Guggino
Mailing Address:
 205 N Pinewood Ave
 null
 Brandon, Fl 33510-4652
Site Address:
 205 N Pinewood Ave
 Brandon, Fl 33510
SEC-TWN-RNG: 23-29-20
Acreage: 0.25168601
Market Value: \$267,475.00
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.