



# Hillsborough County Florida

## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 23-0624	
<b>LUHO HEARING DATE:</b> August 28, 2023	<b>CASE REVIEWER:</b> Carolanne Peddle

**REQUEST:** The applicant is requesting multiple variances for a proposed single-family home and accessory structure on a property zoned ASC-1.

### **VARIANCE(S):**

Per LDC Sec. 6.01.03.F.9, required yards on lots accessed by easements shall be oriented with respect to the roadway to which the easement connects, as if the lot abutted the roadway. Access from N Dover Road to the subject property is provided through Shady Stream Drive, a 30-foot-wide easement. Therefore, the required front yard is along the west property line, parallel to N Dover Road.

### **Dwelling**

Per LDC Sec. 6.01.01, a minimum rear yard setback of 50 feet is required in the ASC-1 district. The applicant requests an 18.3-foot setback reduction to the required rear yard setback to allow for a 31.7-foot setback from the east property line.

### **Accessory Structure**


Per LDC Sec. 6.11.04.C.1, accessory structures shall not be erected in any required front yard, except under certain circumstances that do not apply to this case. Accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Such structures shall not occupy required side yards. The applicant requests a 43-foot setback reduction to the required front yard setback to allow a 7-foot setback from the west property line.

### **FINDINGS:**

None.

### **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.

<b>ADMINISTRATOR'S SIGN-OFF</b>
 Colleen Marshall Thu Aug 3 2023 17:03:48

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**APPLICATION: VAR 23-0624**

**LUHO HEARING DATE: August 28, 2023**

**CASE REVIEWER: Carolanne Peddle**

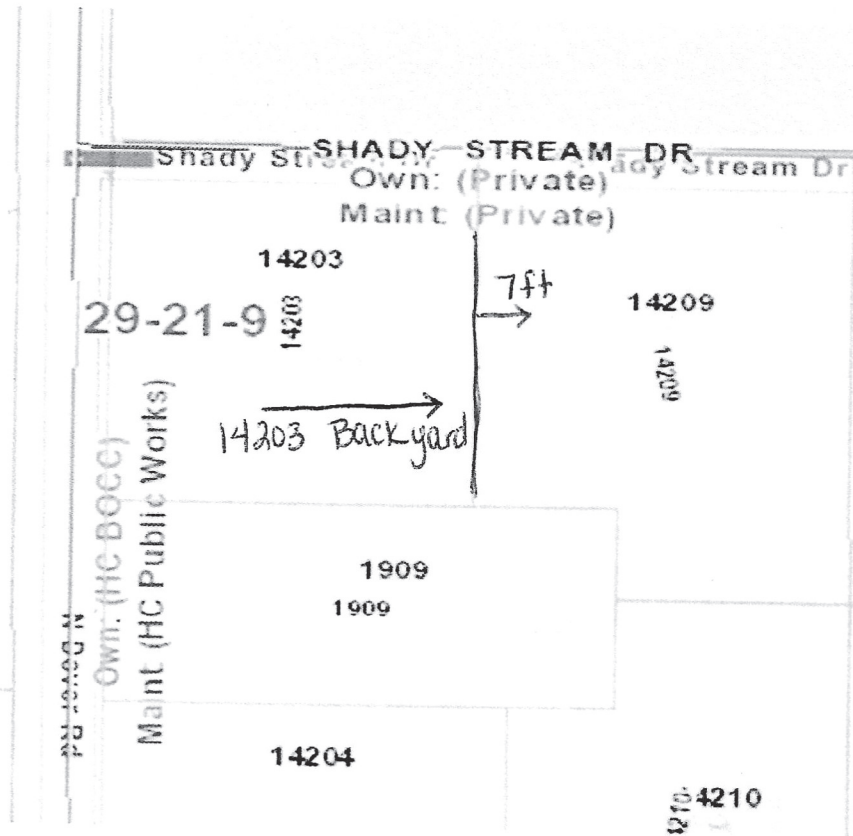
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<p><b>Attachments: Application</b> <b>Site Plan</b> <b>Current Deed</b> <b>Written statement</b></p>







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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 23-0624 Applicant's Name: Jeff Bessey  
Reviewing Planner's Name: Colleen Marshall Date: 6/30/23

**Application Type:**

- Planned Development (PD)
- Variance (VAR)
- Special Use (SU)
- Minor Modification/Personal Appearance (PRS)
- Development of Regional Impact (DRI)
- Conditional Use (CU)
- Standard Rezoning (RZ)
- Major Modification (MM)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): \_\_\_\_\_

### 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.**

\_\_\_\_\_  
Signature

7/7/2023  
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: \_\_\_\_\_  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_





**Hillsborough  
County Florida**  
Development Services

# 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.



DESIGN, BUILD & REMODEL

102 S. Evers St. Suite 105  
Plant City, FL 33563  
Phone: 813-495-9743  
CRC1328537/CBC1258649

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July 7, 2023

To whom it may concern,

This is in reference to a variance request at 14209 Shady Stream Dr. Dover, FL 33527. This is our personal home and I am the contractor.

As discussed with Ms. Colleen Marshall on the phone, our variance request is to reduce the setback along the western property line to 7 feet for the proposed accessory structure, which based on the Land Development Code (LDC) requirements, when accessing off of an easement, would be considered the front yard. We are adding an additional variance to our request for the eastern setback of the home currently under construction, as based on LDC requirements it would not be meeting the required rear yard setback along the eastern property boundary. Please update to include the additional variance and an additional variance criteria response page for the eastern setback. Also, find the survey attached for the additional building area proposed for the accessory structure to clarify the proposed 7 foot setback.

To confirm, based on our conversation the variances you would be requesting would be:

Variance of 43 feet to the required front yard setback for an accessory structure to reduce the setback to 7 feet (LDC Section 6.11.04.C.1)

Variance of 18.3 feet to the required rear yard setback to reduce the rear yard setback for the home to 31.7 feet (LDC Section 6.01.01)

Should you have any questions, please contact me at 813-495-9743 or [jeff@harprollc.com](mailto:jeff@harprollc.com).

Thank you,

Jeff Bessey



**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.

We are requesting a 7ft. setback from the rear (backyard) of our neighbors backyard property line. NW corner of lot #14209 Shady Stream is a private road and current setback is being measured/referenced as if we live off of N. Dover Rd. This setback is needed to build a detached garage and to utilize property at its fullest.

7/7/23 = please read cover letter for additional info

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

Sec. 2.02.01

### Additional Information

1. Have you been cited by Hillsborough County Code Enforcement?  No  Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
 No  Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): \_\_\_\_\_
3. Is this a request for a wetland setback variance?  No  Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
 Public Water  Public Wastewater  Private Well  Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
 No  Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Thank you,

Jeff Bessey





**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?

Current setback is being based off of a road we do not live off of. Should be based off of Shady Stream Dr. Not N. Dover Rd.

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.

We need to utilize property for our needs. The incorrect setback is not allowing this.

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.

No one is affected. We are asking for a 7ft setback from the back of our neighbors backyard property line.

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).

Use the correct setbacks off of our property lines off of Shady Stream Dr. and not off of N. Dover Rd.

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.

None

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.

This is a private road and 1.43 acres - no public access.

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**Prepared By and Return To:**

Enterprise Title Partners of New Tampa, LTD.  
5303 Technology Drive  
Tampa, FL 33647

Order No.: 29008

Property Appraiser's Parcel I.D. (folio) Number:  
084962-0104 and U-09-29-21-73L-000000-00002.0

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 24<sup>th</sup> day of February, 2021 by Julio Valdivia, a married man whose post office address is 1000 S. Harbour Island Blvd., #2206, Tampa, FL 33602 (the "Grantor"), and Leslie M. Bessey and Jeff A. Bessey, wife and husband whose post office address is 1502 Tozier Place, Plant City, FL 33563 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Hillsborough, State of Florida, viz:

Lot 2, WETHERINGTON OAKS, according to the map or plat thereof, as recorded in Plat Book 99, Page(s) 165, of the Public Records of Hillsborough County, Florida.

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

Subject to encumbrances, easements and restrictions of record and taxes for 2021.

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

[Signature]  
Julio Valdivia

**Grantor Address:**  
1000 S. Harbour Island Blvd., #2206  
Tampa, FL 33602

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

Gina Miles  
Printed Name of First Witness

[Signature]  
Witness Signature

Daniella Geoghagan  
Printed Name of Second Witness

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 24th day of February 2021 by Julio Valdivia, who is personally known to me or who has produced driver's licence (type of identification) as identification.

[Signature]  
Notary Public  
Printed Name: Daniella Geoghagan  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



DANIELLA GEOGHAGAN  
Commission # GG 912966  
Expires October 28, 2023  
Bonded Thru Budget Notary Services

**WETHERINGTON OAKS**  
**A PLATTED SUBDIVISION—NO IMPROVEMENTS**  
**IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH,**  
**HILLSBOROUGH COUNTY, FLORIDA**

**Legal Description:**  
 THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE SOUTH 50 FEET OF THE NORTH 418 FEET OF THE WEST 340 FEET, LESS ROAD RIGHT-OF-WAY, HILLSBOROUGH COUNTY, FLORIDA.

**Plat Notes:**

1. Subdivision plats by no means represent a determination of whether properties will or will not flood. Land within the boundaries of this division may or may not be subject to flooding. The Development Services Division has information regarding flooding and restrictions on development.  
 2. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of the plat that may be found in the public records of this county.

**Fire Protection Note:**

Any residential structure not exceeding 5,000 square feet and One Hundred (100) feet between structures may be authorized for Fire Department truck supply. Any out-building Six Hundred (600) square feet or less may be located within One Hundred (100) feet of the main structure.

**E.P.C. Note:**

The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC), Chapter 84-446, and the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**Plat Approval**

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: MAURICE J. BOYD  
 Florida Professional Surveyor and Mapper, License #3439  
 Hillsborough County Surveying Division, Real Estate Department, Hillsborough County

**Board Of County Commissioners:**

This plat has been approved for recordation.  
 By: Richard Ake Date: 2/25/04  
 Chairman

**Surveyor's Certification:**

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; that I am a duly Licensed Professional Surveyor (L.P.S.) in the State of Florida; and that I am duly Licensed (L.M.S.) in the State of Florida. I have examined the 15th day of December 2003, as shown hereon, and all other data on the subdivision as required by Chapter 177, Florida Statutes, have been set.

BY: Daniel F. Brooks P.S.M.# 3583  
 Surveyor

**BROOKS LAND SURVEYING**  
 1000 State Road 141, Altamonte Springs, Fla. 32714  
 Phone: (813) 831-0820 Fax (813) 654-0202

**Dedication:**

The undersigned hereby certifies that he/she is the owner or mortgagee of the tract of land described hereon as WETHERINGTON OAKS. A Platted Subdivision—No Improvements and that this plat represents its intention to subdivide the property located in Section 9, Township 29 South, Range 21 East, Hillsborough County, Florida, as described in the legal description and does hereby dedicate this plat for record.

It is the intent of the subdivider that a private easement for ingress, egress and utilities being 30.00 feet wide, along the North boundary of Lots 1 and 2 and entitled hereon as SHADY STREAM DRIVE is hereby created for the use and benefit of Lots 1, 2 and 3 to provide ingress, egress and utilities and is not intended to be dedicated to Hillsborough County or the public, but shall be maintained and repaired by the owners of Lots 1, 2 and 3 and further that the lands beneath said 30 foot wide easement is owned by the owner of the lot beneath which the easement lies.

It is also the intent of the subdivider that a private easement for ingress, egress and utilities being 40.00 feet wide, along the South boundary of Lots 5 and 6 and entitled hereon as ELDER OAKS DRIVE is hereby created for the use and benefit of Lots 4, 5 and 6 to provide ingress, egress and utilities and is not intended to be dedicated to Hillsborough County or the public, but shall be maintained and repaired by the owners of Lots 4, 5 and 6 and further that the lands beneath said 40 foot wide easement is owned by the owner of the lot beneath which the easement lies.

The undersigned hereby confirms the limits of the public right of way as shown hereon.

Witness: Anna Phillips  
 Owner: C. Dennis Wetherington  
 Witness: Dennis Wetherington

Witness: Anna Phillips  
 Owner: Carrie S. Wetherington  
 Witness: Dennis Wetherington

**Acknowledgement:**

County of Hillsborough, State of Florida  
 The foregoing instrument was acknowledged before me this 22TH day of February 20 04, by C. Dennis Wetherington & Carrie S. Wetherington, who are personally known to me or who have produced as identification and who did not take an oath.

NOTARY PUBLIC: (Seal)

Sign: Carol Brooks Carol Brooks  
 Title: Notary Notary Public State of Florida  
 Serial Number: DD 063913 My Comm. Exp. 10/9/05  
 Commission Expires: 10/9/05 No. DD 063913

**Clerk of Circuit Court:**

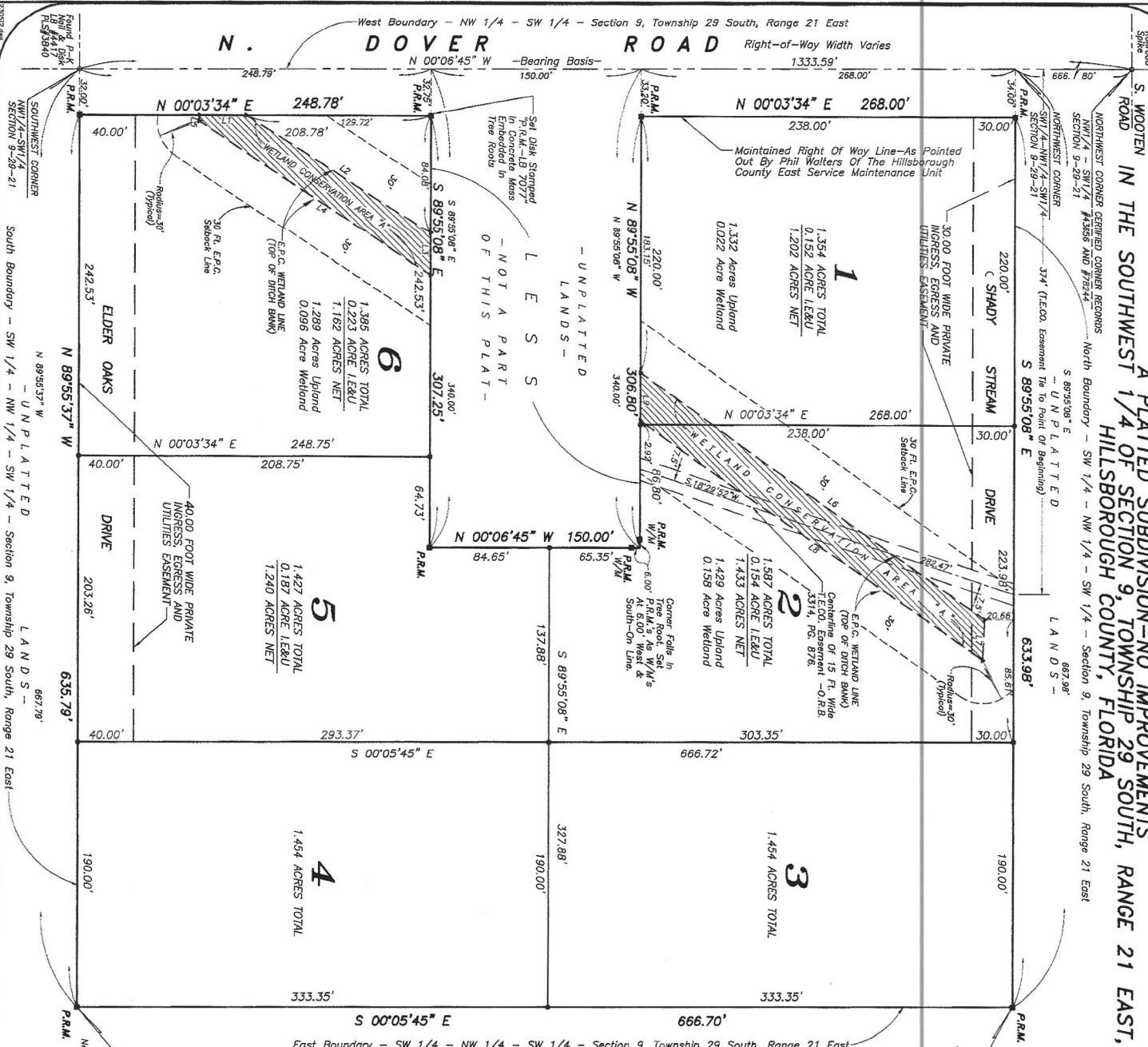
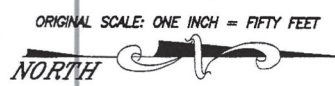
I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part I of Florida Statutes, and has been filed for record in Florida. Page 165 of the Public Records of Hillsborough County.  
 BY: Richard Ake Deputy Clerk  
 Clerk of Circuit Court  
 This 2 day of March 20 04, Time 2:50 PM  
 Clerk File Number: 2004076385



# WETHERINGTON OAKS

## A PLATTED SUBDIVISION-NO IMPROVEMENTS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

**NOTE:**  
REFERENCE BEARING OF N00°08'45"W ALONG THE WEST BOUNDARY OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 21 EAST WERE DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSFORMER NEGATOR, WEST GONE NORTH AMERICAN DATUM 1983 ADJUSTED TO THE NATIONAL DATUM 1983 AND THE 1983 NATIONAL CONTROL STATIONS TPL-11 AND TPL 16917. COORDINATE VALUES ARE IN GRID FEET.



**WORKS BY BROOKS LAND SURVEYING**  
Certificate No. LB-7077  
1008 MLK Blvd, W/State Road 574 Seffner, Fla. 33584  
Phone: (813) 681-6620 Fax: (813) 654-8262

LINE	BEARING	DISTANCE
L1	N 00°03'34"E	32.88'
L2	N 33°00'56"E	154.56'
L3	S 89°55'08"E	30.21'
L4	S 34°08'55"W	196.62'
L5	N 86°05'29"W	113.37'
L6	N 35°22'41"E	303.05'
L7	S 86°53'27"E	28.48'
L8	S 3°41'12"W	296.68'
L9	N 89°55'08"W	33.93'

- LEGEND**
- PERMANENT REFERENCE MONUMENT-SET
  - SET 5/28/74" IRON ROD WITH PLASTER
  - SHAPED "BROOKS LAND SURVEYING" MARK LB 7077
  - CP STAMPED "BROOKS LAND SURVEYING-LB 7077"
  - LB LIBERSED BUSINESS
  - WM WITNESS MONUMENT
  - P-K PARKER-KALON
  - PLS PROFESSIONAL LAND SURVEYOR
  - LEKU INGRESS, EGRESS AND UTILITIES EASEMENT
  - C.C.R. CERRIED CORNER RECORD
  - T.E.CO. TAMPA ELECTRIC COMPANY
  - O.R.B. OFFICAL RECORD BOOK
  - PAGE
  - ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
  - E.P.C. WETLAND POINT
  - E.P.C. WETLAND CONSERVATION AREA



# Property/Applicant/Owner Information Form

### Official Use Only

Application No: VAR 23-0624

Intake Date: 06/14/2023

Hearing(s) and type: Date: 08/28/2023

Type: LUHO

Receipt Number: 277637

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: Keshia Rivas

### Property Information

Address: 14209 Shady Stream Dr. City/State/Zip: Dover, FL 33527

TWN-RN-SEC: 09-29-21 Folio(s): 084962 - 0104 Zoning: AS-1 Future Land Use: RS-1 Property Size: 1.43 acres

### Property Owner Information

Name: Jeff Bessey and Leslie Bessey Daytime Phone: 813.495.9743

Address: 14209 Shady Stream Dr. City/State/Zip: Dover FL 33527

Email: jeff@harpolle.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Jeff Bessey / Harpo LLC Daytime Phone: 813.495.9743

Address: 14209 Shady Stream Dr. City/State/Zip: Dover, FL 33527

Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ 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

Jeff Bessey  
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)

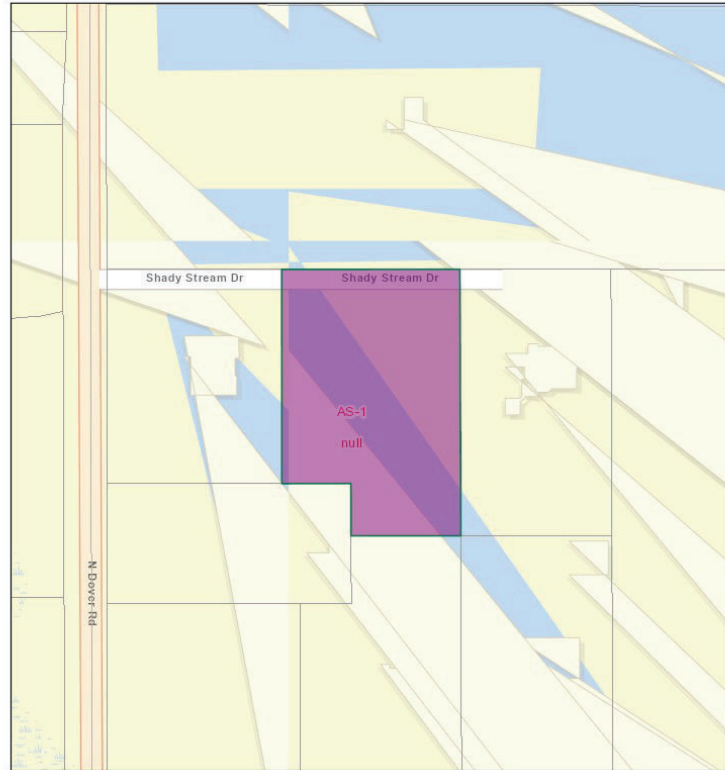
Jeff Bessey / Leslie Bessey  
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

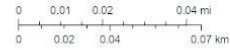
Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Restr	null
Flood Zone:AE	
FIRM Panel	0405H
FIRM Panel	12057C0405H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120425C
County Wide Planning Area	East Rural
Census Data	Tract: 012402 Block: 2008
Future Landuse	R-1
Future Landuse	R-1
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Central
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 5
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	330' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 84962.0104



June 14, 2023

1:1,639



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

Hillsborough County Florida

**Folio:** 84962.0104  
**PIN:** U-09-29-21-73L-000000-00002.0  
**Leslie M And Jeff A Bessey**  
**Mailing Address:**  
 1502 Tozier Pl  
 null  
 Plant City, FL 33563-6888  
**Site Address:**  
 14209 Shady Stream Dr  
 Dover, FL 33527  
**SEC-TWN-RNG:** 09-29-21  
**Acreage:** 1.58714998  
**Market Value:** \$67,387.00  
**Landuse Code:** 0000 Vacant Resident

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- Or
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