

Variance Application: 23-0925
LUHO Hearing Date: November 20, 2023
Case Reviewer: Wayne Doyon



**Hillsborough
County Florida**

Development Services Department

Applicant: Hindu Temple of Florida, Inc. **Zoning:** AS-1
Location: 5509 Lynn Road, Tampa, FL 33624

Request Summary:

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant's specific request, as shown on the site plan submitted on 08/15/2023, is to allow for an after-the-fact variance for the existing pavement and building within the 30-foot Wetland Conservation Area Setback.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback.	28-foot encroachment for the existing pavement, fence, and building.	2-foot setback
Section 6.07.02.C.2.a. 6.07.02.C.1	Fences not located in required front yards are limited to a maximum height of 6 feet.	3-foot increase in permitted fence height.	9-foot tall fence is to be installed on the North side of the property.

Findings:	None.
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Zoning Administrator Sign Off:	Carla Shelton Knight Digitally signed by Carla Shelton Knight Date: 2023.11.06 12:58:22 -05'00'
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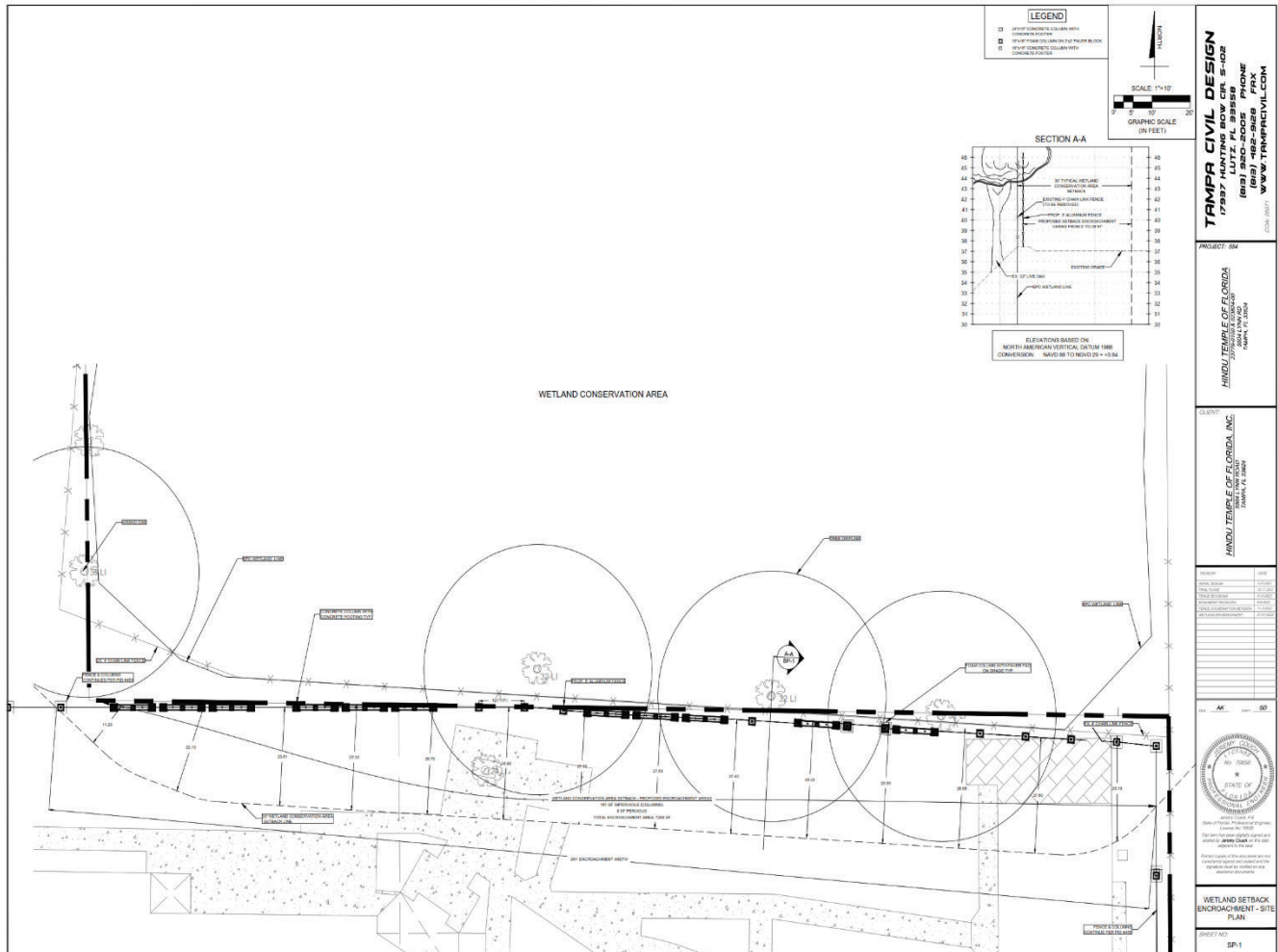
DISCLAIMER:

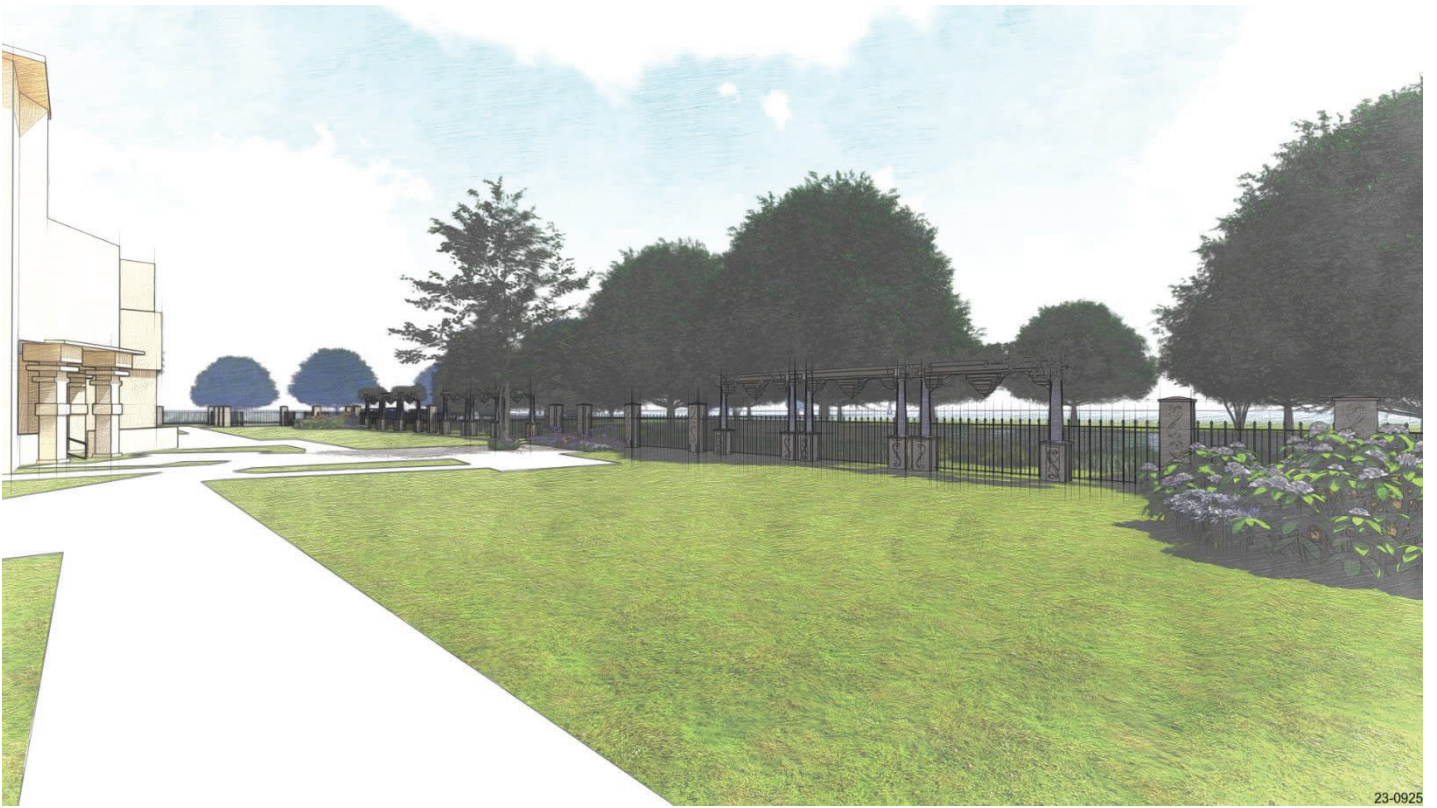
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

SURVEY/SITE PLAN







23-0925

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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 WS 23-0925 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Camille Krochta / Carla Shelton Date: 10/31/2023

Application Type:

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

Current Hearing Date (if applicable): 11/20/2023

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcf.gov

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcf.gov.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

10/31/2023

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 VAR WS 23-0925

☐ 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: Mark Bentley
(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 checked="" 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 checked="" type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input checked="" 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 type="checkbox"/>	Other Documents (please describe): <div></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.



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Mark S. Bentley, Esq., B.C.S., AICP
401 East Jackson Street, Suite 3100
Tampa, Florida 33602
Post Office Box 1100
Tampa, Florida 33601-1100
Telephone (813) 225-2500
Fax (813) 223-7118

Email: MarkB@JPFirm.com
File No. 154457

October 31, 2023

Via E-mail

Attn: Zoning Intake
Hillsborough County Development Services
601 E. Kennedy Blvd., 20th Floor
Tampa, Florida 33602
zoningintake-dsd@hcflgov.net

Re: VAR WS 23-0925 (the "Petition"); Revised Plan/Information

Dear Zoning Intake:

In response to comments received from Zoning staff, please find enclosed herewith a revised Project Narrative and Variance Site Plan. The narrative and site plan have been revised to indicate the location of the proposed fence.

Should you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,


Mark Bentley, Esq., B.C.S., AICP

MB/ap
Enclos.

Cc: Camille Krochta
Carla Shelton

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23-0925

VAR WS 23-0925
5509 Lynn Road

PROJECT NARRATIVE
Revised 10/31/23

Requested Variances:

1. **Variance to LDC Sec. 4.01.07.B.4. Wetland Setback Encroachment.** To amend an **existing** wetland setback encroachment of an existing paved area north of the prayer room. This existing structure is currently located within the Wetland Conservation Area, encroaching 28-feet leaving a setback of 2-feet. The total encroachment area is 7,240 square feet.
2. **Variance to LDC Sec. 6.07.02.C.2.a. Fence Height.** To allow a **new** fence/wall a 3-foot increase in height. Variance requested to increase the maximum fence height of the Residential Zone from 6-feet to 9-feet. The proposed 9' fence will be located between the existing Hindu Temple and the Indian Cultural Center properties, spanning the northern property line and in the same general location as an existing chain link fence.

Background Information:

1983-1984

Hindu Temple of Florida was established through Articles of Incorporation, as a religious and charitable organization intended to support the religious and cultural activities of the Hindu religion, in 1983. On or about 1985 the 10+/- acre parent tract, 23779.0000 was purchased by KC Patel. It was subdivided in 1989 and again in 1994 resulting in three parcels as follows: Jain Temple on folio 23779.0000, Indian Cultural Center on folio 23779.0150 and Hindu Temple on the subject parcel 23779.0100. On May 1, 1992, a site plan approval letter was issued for a maximum of 40,000 square feet of church use on the 10.07-acre development site (site plan 68702) however, this development plan cannot be located. It is assumed the 40,000 square feet of floor space was a total figure for multiple structures; this assumption is furthered by a water and sewer plan found in the permit file for the Indian Cultural Center (tax folio 23779.0150) which in a general manner illustrates the development existing today.

2019

A Special Use was approved for Hindu Temple in 2019 (SU 19-0834); allowing for the expansion of the Temple with a new multi-purpose building to be located on the south side of Lynn Road and on property identified as tax folio number 023824.0000. Included with this Special Use were waivers and variations which allowed reduced building setback and parking; allowed off-site parking and a reduction of the maximum walking distance between an offsite parking lot and the main door entrance of the primary use. This approval joined two properties owned by Hindu Temple under one development order and formalized many long-anticipated improvements to the Temple property.

2021

On December 13, 2021 a new Special Use, SU 21-1333, was heard by the LUHO, seeking all previously approved waivers, changes to approved conditions of approval seeking to allow increased building height of the two multi-purpose buildings located on the northern of the two parcels (23779.0100) and increased building area and the following changes to the on the southern parcel (23824.0000): increased height and building area of the Vidyalaya Center/Multi-Purpose and a reduced southern side yard setback. One additional variance was requested seeking to increase the front yard fence height along both the Lynn

VAR WS 23-0925
5509 Lynn Road

Road and Williams Road frontages from 4-feet to 6-feet. This Special Use application and the variances requested therein were approved January 6, 2022.

2022

Through variance petition VAR 22-0184, the property owners sought to amend existing wetland setback encroachments of a paved area surrounding a sacred banyan tree, and a portion of the prayer room building. The area surrounding the sacred tree was illustrated as existing on the 2011 site plan submitted with the minor site development plan approved in 2011 allowing construction of the prayer room. A comparison of the wetland lines as shown on the 2011 minor site development plan and the 2021 site plan demonstrate the wetland, and subsequently, the wetland setback have significantly migrated southward. The variances approved on March 14, 2022 include the reduced wetland conservation area setbacks to accommodate the existing paved area around the scared banyan tree, the existing prayer building, and the construction of a new metal fence.

Site and Area Characteristics:

The temple is located on Lynn Road between Nixon Road and Anderson Road and within the Carrollwood Village neighborhood. It is located adjacent to two other Hindu temples, the Indian Cultural Center, and Hindu Village, a planned development approved for housing and intended for elder devotees and visiting priests (see PD 22-0152). There is significant membership crossover between the three temples of Hindu faith and the Indian Cultural Center. Along Lynn Road, the land uses are a mix of estate style single-family homes and churches. Several high-density residential subdivisions exist near to the site and include Plantation, Wildwood, Andover and Meadow Glen. However, none access from Lynn Road. Intense non-residential commercial development occurs to the south of the site and along Linebaugh Ave. Most of the properties fronting Lynn Road between Anderson Rd and Nixon Rd are used as single-family residences or churches.

This property is unique in several ways:

- The area of wetland is almost entirely located off-site, on land identified as tax folio number 023779.0150 and controlled by the Indian Cultural Center, but the area of wetland setback is almost entirely the subject property.
- The wetland setback has moved significantly southward over time, resulting in shifting the required wetland setback further into the Hindu Temple Property. In 2008, as evidenced by a survey used for permitting the Prayer Room, the wetland line was north of the Prayer Room. Site Development Plan approval was issued for the Prayer Room in 2011.
- It is important to note that the subject wetland has been significantly altered, is of little quality and is also a retention pond. It does not share the environmental aesthetic typically associated with the natural environment or provide a functioning living environment of integrity or significant aesthetic appeal.



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?

See attached criteria responses.

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.

See attached criteria responses.

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.

See attached criteria responses.

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*).

See attached criteria responses.

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.

See attached criteria responses.

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.

See attached criteria responses.

VARIANCE CRITERIA RESPONSES

Variance #1

Encroachment of the Pavers on the north side of the Prayer Room

The pavers on the north side of the prayer room are of a semi-pervious material. Code Section 4.01.07 Environmentally Sensitive Areas-Wetland and Natural Water Bodies Part B. Setbacks subsection 4. provides for limited exceptions to wetland setback encroachment, one of these exceptions is for "... the limited use of semi-pervious paving material...". Here again, response to the variance criteria has been provided to validate this structure's location within the area of wetland setback.

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.** While most religious institutions conduct worship services inside a sanctuary, Hinduism is closely related to nature; the natural environment is of particular importance in many worship services. The paved area offers devotees a shaded firm surface on which to pray. This is important because it provides a suitable surface for several significant prayers which require both an outdoor setting and proximity to specific deities. This area is approximately 690 square feet in area and 2.12 feet from the current wetland line as identified in the 2021 site plan and wetland survey. The pavers are of a semipervious material and are held in place by sand, not concrete.
2. **Describe how the literal requirements of the Land Development Code would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.** A literal interpretation of the Code requires either variance to exempt this structure from compliance or removal. Removal of the structure will deprive the Hindu Temple of rights of worship. Removal of the paved area would interfere with specific religious rituals and deprive the devotees of rights of worship commonly enjoyed by spiritual practitioners.
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.** Allowing the variance will not substantially interfere with or injure the rights of others, this paved area has existed since 2019. Notably, this structure does not encroach into the area of wetland, or otherwise interfere with the existence of wetland vegetation or disrupt the integrity of the wetland. Furthermore, as located, and oriented, the impacts of the activity occurring on this paved area is minimal.
4. **Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan.** The Land Development Code and Comprehensive Plan work together to, among other things, be effective in terms of addressing the effects of development upon natural resources. The intent is for all development to be designed and built-in accordance with good planning and design practice and the minimum standards as set forth in the LDC. However, the variance process has been established, to offer relief from a strict compliance with the regulation when practical difficulty or hardship has been demonstrated. In this instance, practical difficulty exists: the wetland is isolated, altered and low quality, and functions as retention which compromise its ecological integrity. Hardship exists because the paved area provides a hard surface necessary for an inclusive area of worship suitable for all devotees regardless of health conditions, age, or physical ability.

5. **Explain how the situation sought to be relieved does not result from an illegal act or the actions of the applicant resulting in a self-imposed hardship.** While the paved area may apparently have been constructed without a permit, the LDC was consulted and interpreted to mean that pervious paving material could be used within the area of wetland setback. LDC 4.01.07: No filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required setback except for the installation of a sprinkler system, utility line, or landscaping; or except as specifically approved for the construction of a road essential for access, wetland recreation access no greater than 20 feet wide, construction of a stormwater retention or detention basin or other stormwater-related structure, construction of a boardwalk or other stilted structure, grade finishing to provide a gradual slope between the setback line and the environmentally sensitive area, **the limited use of semi-pervious paving material** (emphasis added) construction of a retaining wall, recreational trail, or golf cart path; or except as specifically approved for construction of a swimming pool provided there is no encroachment within 15 feet of a Conservation Area and 25 feet of a Preservation Area.
6. **Explain how allowing the variance will result in substantial justice being done considering both the public benefit intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant the variance** Allowing this encroachment to continue will result in substantial justice because the limited use of semi-pervious paving material is allowed within the area of wetland setback.

Variance #2

Proposed Fence Height

A new metal picket fence with masonry columns will be located between the existing Hindu Temple and the Indian Cultural Center properties, spanning the northern property line and in the same general location as an existing chain link fence. The new fence is intended to improve the appearance of both the Hindu Temple property and the Indian Cultural Center and to provide safety and security by providing a barrier between the grounds and the pond promoting safety and well-being much like a fence surrounding a swimming pool. As proposed, this fence/wall combination will have a maximum height of 9-feet and will be designed to reflect the grandeur of the temple. Currently, the pond is surrounded by a mature chain link fence, which generally follows the wetland line in the northern/rear yard. While effective in providing safety, it offers no visual interest and detracts from the architecture of the Temple. The proposed metal picket fence with masonry columns is a better solution as it will provide the necessary level of safety in a much more visually pleasing manner and in harmony with the architecture of the Temple. As proposed, the proposed metal picket fence will be completely outside the area of wetland and will not interfere with the root system of any of the existing mature trees or divert the flow of water. Variance is requested to increase the maximum fence height from 6-feet to 9-feet.

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 hardship is aesthetic. Hindu Temple is among the most beautiful religious structures in Central Florida. Located along Lynn Road in the greater Carrollwood community, it is the most prominent of several Hindu-centric uses located in proximity. The temple is grand, with approximately 19,818 gross feet of area and a maximum height of 70-feet. Currently, Hindu Temple is being re-vitalized

to improve the visual appearance. The existing chain link fence offers no visual appeal and detracts from the grandeur Temple. It must be replaced to provide a barrier along the pond. A 6-foot fence height is not appropriate to allow for the ornamentation needed to connect the fence/wall with the temple in a visually pleasing and architecturally harmonious manner.

2. **Describe how the literal requirements of the Land Development Code would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.** The literal requirement of the LDC allows for a maximum fence height of 6-feet within the residential and show business districts. A 6-foot fence height is not appropriate considering the 70-foot building height and intent for fences to improve the visual environment. Requiring a maximum fence height of 6- feet would, in this instance, create a lessor aesthetic.
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.** In general, the design of fences should be in keeping with the neighborhood appearance. The fence proposed will be located within the rear yard and designed to create visual harmony with Hindu Temple. It will not interfere with the rights of others because:
 - There will be very limited viewing opportunity from offsite locations to the south.
 - The properties to the northwest are developed in a residentially, however, existing fences, existing trees and the 20-foot-tall prayer room prevent visibility trees from this direction.
 - The surrounding properties to the north and west are developed with smaller Hindu temples and the Indian Cultural Center. These structures, while designed with Hindu inspired architecture are subservient to Hindu Temple.
4. **Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan.** The fence regulation intends to protect property, assure safety and security, enhance privacy, and improve the visual environment. In this instance the proposed fence height is necessary to create visual harmony. The fence proposed is a combination fence/wall. It will incorporate decorative columns and arches with a maximum height of 9-feet, but the metal pickets will be only 4-feet tall. The intent is to create the sensation of bringing the outdoors indoors. The design strikes a balance between the maximum fence height intended from through Code regulation and the unique characteristics of the Temple which require special consideration.
5. **Explain how the situation sought to be relieved does not result from an illegal act or the actions of the applicant resulting in a self-imposed hardship.** Variance has been proposed prior to fence installation; this situation does not result from an illegal act or from actions of the application.
6. **Explain how allowing the variance will result in substantial justice being done considering both the public benefit intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant the variance.** The fence proposed was designed by consideration of the fence regulation and its intent, the configuration of the site and architecture of the temple, and the characteristics of the Hindu religion. The fence regulation intends to limit fence height and opacity to ensure an appropriate neighborhood aesthetic. While fence height is generally limited to a maximum height of 6-feet, there are circumstances which allow a fence or wall height

of 8-feet. Additionally, columns and posts, including decorative caps and finials, may exceed permitted fence height by one foot. The fence proposed is 9-feet in overall height and comprised of decorative columns and ornate arches but the pickets are only 4-feet in height. This design is appropriate considering the intent of the Code and the unique characteristics of Hindu Temple; approval will result in substantial justice.

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WARRANTY DEED
DEED TO BE DEED**This Warranty Deed** Made the 15th day of March A. D. 19 89 byK. C. PATEL, a married person
hereinafter called the grantor, to

OFF. 5648 REC. 1878

HINDU TEMPLE OF FLORIDA, INC.

whose postoffice address is 13509 Lake Magdalene Drive, Tampa, FL 33613
hereinafter called the grantee:(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 Ten Dollars and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the
grantee, all those certain lands described as follows:The East 202.604 feet of the East 284.00 feet of the South 215.00
feet of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4
of Section 18, Township 28 South, Range 18 East, Hillsborough
County, Florida.THIS PROPERTY DOES NOT NOW, NOR HAS NEVER, CONSTITUTED THE
HOMESTEAD OF GRANTOR. GRANTOR RESIDES AT 11609 CARROLLWOOD
DRIVE, TAMPA, FLORIDA 33618.**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.**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
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, 1988. Subject to all valid restrictions, reservations and easements of record,
if any, said reference to restrictions shall not operate to reimpose same.RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTYDocumentary Tax Pd. \$ 55Intangible Tax Pd. \$ 0

Richard Ake, Clerk Hillsborough County

By: Jensen Deputy Clerk**In Witness Whereof,** the said mortgagor has hereunto signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered in the presence of:

K. C. PATEL

L.S.
L.S.
L.S.
L.S.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

K. C. PATEL, a married person

to me known to be the person described in and who executed the foregoing instrument and he acknowledged
before me that he executed the same.WITNESS my hand and official seal in the County and State last aforesaid this 17th day of
March A.D. 19 89

(SEAL)

Notary Public
My commission expiresNotary Public, State of Florida at Large
My Commission Expires April 23, 1990This instrument was prepared by
"which instrument was prepared incidental to the writing of a Title Insurance Policy."
Prepared by and Return To:
SALLY J. DUDLEY
Florida Surety and Title Services, Inc.
P. O. Box 3985
Seminole, FL 34642-0985

23-0925

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Received

08-15-23

Development
Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 23-0925

Intake Date: 08/15/2023

Hearing(s) and type: Date: 10/23/2023

Type: LUHO

Receipt Number: 296038

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 5509 Lynn Rd. City/State/Zip: Tampa, FL 33624

TWN-RN-SEC: 28-18-18 Folio(s): 023779-0100 Zoning: AS-1 Future Land Use: Res-4 Property Size: 2.75 ac.

Property Owner Information

Name: Hindu Temple of Florida, Inc. Daytime Phone _____

Address: 5509 Lynn Rd. City/State/Zip: Tampa, FL 33624

Email: _____ Fax Number _____

Applicant Information

Name: Mark Bentley, Esq., B.C.S., AICP Daytime Phone (813) 225-2500

Address: 401 E Jackson St., Suite 3100 City/State/Zip: Tampa, FL 33602

Email: markb@jpfirm.com Fax Number _____

Applicant's Representative (if different than above)

Name: Same as Applicant 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.

Mark Bentley
Signature of the Applicant

Mark Bentley
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.

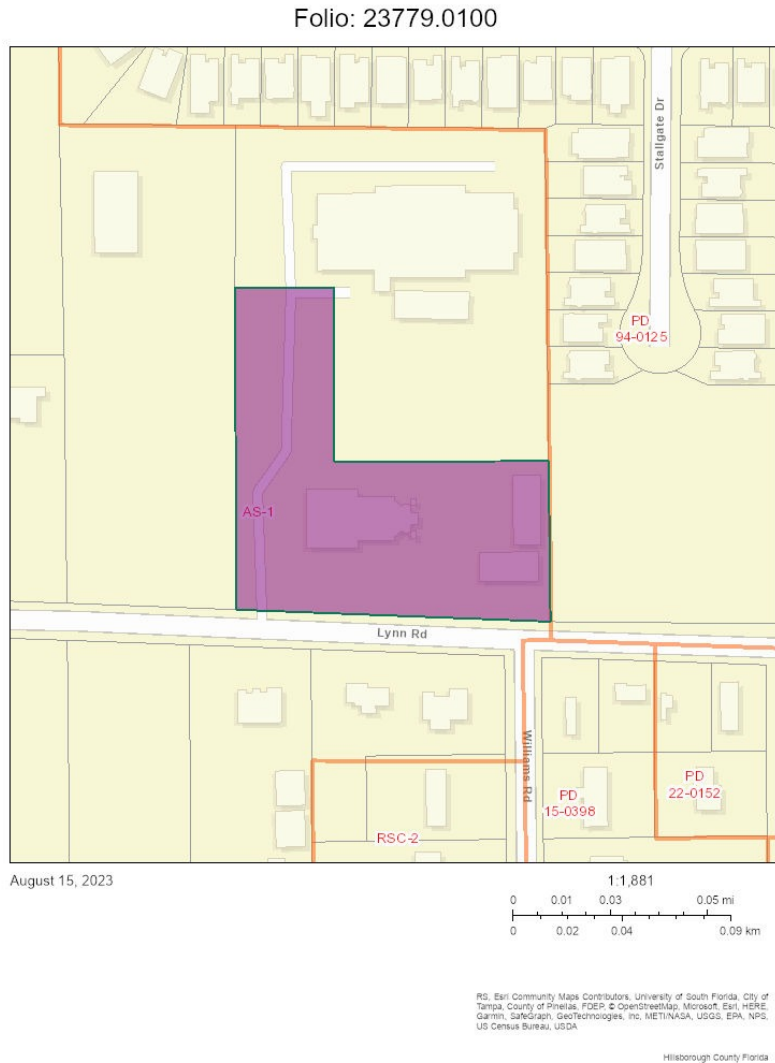
Mark Bentley
Signature of the Owner(s) – (All parties on the deed must sign)

Mark Bentley ("Authorized Agent")
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0191H
FIRM Panel	12057C0191H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011415 Block: 2014
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



Folio: 23779.0100
PIN: U-18-28-18-ZZZ-000000-90480.0
Hindu Temple Of Florida Inc
Mailing Address:
 5509 Lynn Rd
 null
 Tampa, FL 33624-4813
Site Address:
 5509 Lynn Rd
 Tampa, FL 33624
SEC-TWN-RNG: 18-28-18
Acreage: 2.75375009
Market Value: \$3,671,628.00
Landuse Code: 7100 Institutional

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