

Variance Application: VAR 25-0171**LUHO Hearing Date:** February 24, 2025**Case Reviewer:** Tania C. Chapela**Hillsborough
County Florida****Development Services Department****Applicant:** Rosendo Fernandez Jr.**Zoning:**

PD

Address/Location: 6204 Turtle Creek Blvd., Tampa; Folio: 2955.6004**Request Summary:**

The applicant is requesting a variance to the required rear yard setback to allow for an addition to the existing home.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
5.03.07.B.2.i PD 83-0082	Changes to approved PD districts, Minor Modification: Any decrease in required yards, except that when such decrease is to apply to three or less single-family lots within the project, the change shall be reviewed per Section 11.04. A minimum 25-foot rear yard setback is required in the PD zoning district.	3 feet	22-foot rear yard setback

Findings:

None.

Zoning Administrator Sign Off:Colleen Marshall
Fri Feb 7 2025 16:01:12**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.

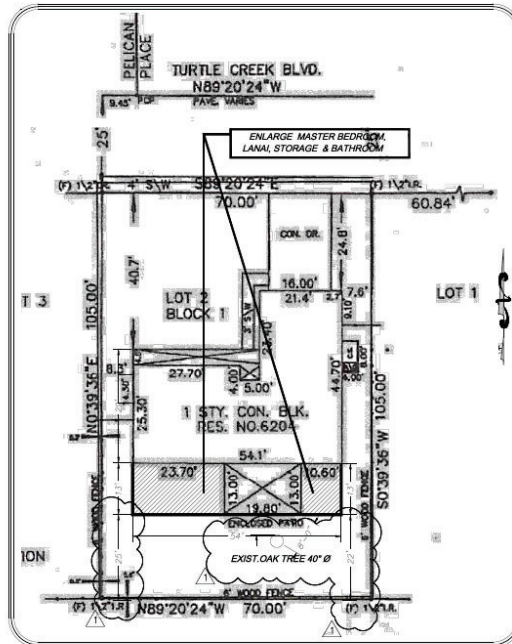
SURVEY/SITE PLAN

Received on
11/15/2024
Development Services

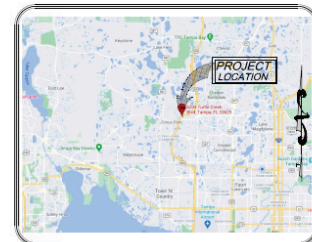
ENLARGE MASTER BEDROOM, LANAI, STORAGE & BATHROOM

6204 TURTLE CREEK BLVD, TAMPA, FL 33625

INDEX OF DRAWINGS	
Page	Sheet Name
CS	Cover Sheet/ Location Map/ Index
ARCHITECTURAL	
D-1	Demolition Plan
A-1	Floor Plan
A-2	Elevations
A-3	Foundation Plan
A-4	Roof Framing Plan
A-5	Sections Thru Building
E-1	Electrical Plan
STANDARD NOTES	
AD-1	Standard Notes & Detail
AD-2	Standard Notes & Detail
AD-3	Standard Notes & Detail
AD-4	Standard Notes & Detail



SITE PLAN
SCALE 1"=10'-0"



LOCATION MAP

LAND SURVEY
LOT 2, BLOCK 5, "TURTLE CREEK, UNIT 1, AS RECORDED IN PLAT BOOK 57, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOTE:
* NO TREES, TREES WITHIN AN ENVIRONMENTALLY SENSITIVE AREA, OR ANY TREE 12" OR GREATER IN TRUNK DIAMETER 4' S ABOVE THE GROUND SURFACE HAVE BEEN REMOVED UNLESS AN EXCEPT SPECIES AS DEFINE IN LAND DEVELOPMENT CODE ARTICLE 12.01, DEFINITIONS.

CS	COVER SHEET/ LOCATION MAP/ INDEX
D-1	DEMOLITION PLAN
A-1	FLOOR PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	ROOF FRAMING PLAN
A-5	SECTIONS THRU BUILDING
E-1	ELECTRICAL PLAN
AD-1	STANDARD NOTES & DETAIL
AD-2	STANDARD NOTES & DETAIL
AD-3	STANDARD NOTES & DETAIL
AD-4	STANDARD NOTES & DETAIL
CS	COVER SHEET/ LOCATION MAP/ INDEX

25-0171



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 of 3 feet from the required rear yard setback of 25 feet resulting in a rear yard of 22 feet.

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

LDC Sec. 5.03.07.B.2.i (PD 83-0082)

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): HC-BLD-21-0016801-REV1
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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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?

Yes, the practical difficulty is unique to this lot as we are trying to expand an addition to the house that is in line with the existing lanai (or patio) and the rear side of the lot is a Natural Conservation Area(FDOT)

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.

Yes, the application of the rear yard set back would prevent the development of the single-family home similar to other homes in the area.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The variance would not substantially interfere with the rights of other persons, as the parcel adjacent to the rear is a Natural Conservation Area (FDOT). Therefore, a single-family home could not be developed on the rear of the subject property, thereby eliminating any negative impact.

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

Yes, the variance is in harmony with the LDC and Comprehensive Plan as the backyard(addition to the house) variance results in the development of a single-family home similar to other homes in 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.

The applicant requested the exemption prior to the construction of the addition to the single-family home.

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.

Yes, the granting of the variance results in the addition of the house with a single-family home similar to other homes in the area.

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RICHARD AKE CLERK OF COURT

HILLSBOROUGH COUNTY

DOC TAX PD(F.S.201.02) 525.00

DEPUTY CLERK Y Roche

QUIT CLAIM DEED

THIS INDENTURE, Made this 8th day of August, A.D., 2003, between **Rosendo Fernandez, Sr. and Teresa Fernandez**, as Trustees, whose address is: 10913 Autumn Oak Place, Tampa, Florida 33624, party of the first part and **Rosendo Fernandez, Jr.**, whose address is: 6204 Turtle Creek Boulevard, Tampa, Florida 33625, of the County of Hillsborough and State of Florida party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

Lot 2 in Block 1 of Turtle Creek Unit 1, according to the map or plat thereof, as recorded in Plat Book 57, Page 44, of the Public Records of Hillsborough County, Florida.

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part it heirs and assigns, forever.

IN WITNESS WHEREOF the first party has hereunto set its hand and seal this date aforesaid.

Signed, sealed and delivered
in the presence of :

Witness: H. Rodriguez

Print Name: ANTONIO CARRODÉGUAS

Witness: Gloria M. del Cristo

Print Name: GLORIA M. DEL CUETO

Sign: _____ (SEAL)

Print Name: Rosendo Fernandez, Sr., Trustee

Sign: Teresa Hernandez (SEAL)

Print Name: Teresa Fernandez, Trustee

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

COUNTY OF HILLSBOROUGH
 The foregoing instrument was acknowledged before me this day 8th of August 2003, by Rosendo Fernandez, Sr.
and Teresa Fernandez who are personally known to me ~~or who have produced~~ _____
 _____ as identification.

NOTARY PUBLIC

Sign: Juan A. del Cuzco (SEAL)

Print:  Juan A. Del Cueto

Serial Number:  Commission # **OC 923880**
Expires Jan 12, 2005



Juan A. Del Cueto
Commission # **CC 923880**
Expires **Jan. 12, 2005**
Bonded Thru
Atlantic Bonding Co., Inc.

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11/15/2024

Development Services



Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0171Intake Date: 11/15/2024Hearing(s) and type: Date: 02/24/2025 Type: LUHOReceipt Number: 422727

Date: _____ Type: _____

Intake Staff Signature: Alejandra Prado

Property Information

Address: 6204 Turtle Creek Blvd.City/State/Zip: Tampa, FL 33625TWN-RN-SEC: 36-27-17 Folio(s): 2955.6004 Zoning: PD Future Land Use: RES-4 Property Size: 0.1587

Property Owner Information

Name: Rosendo Fernandez Jr. Daytime Phone: _____Address: 6204 Turtle Creek Blvd. City/State/Zip: Tampa, FL 33625

Email: _____ Fax Number: _____

Applicant Information

Name: Rosendo Fernandez Jr. Daytime Phone: _____Address: 6204 Turtle Creek Blvd. City/State/Zip: Tampa, FL 33625

Email: _____ Fax Number: _____

Applicant's Representative (if different than above)

Name: Pete Alfonso Jr Daytime Phone: (813) 417 7504Address: 7704 Hillsborough Ave City/State/Zip: Tampa FL 33615Email: alfonso169@aol.com 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

Pete Alfonso Jr

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 future owners.

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

Rosendo Fernandez Jr

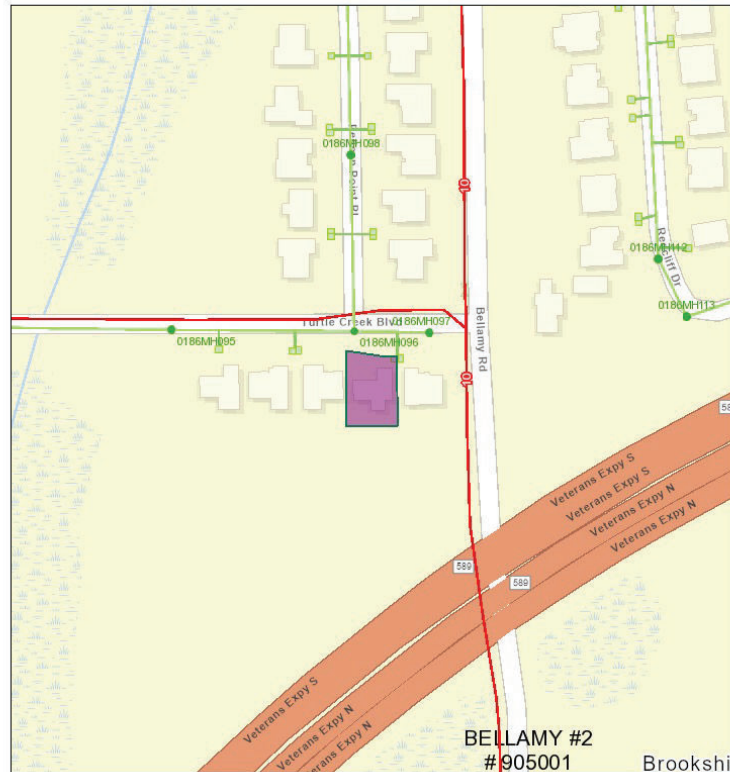
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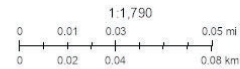
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	83-0082
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	93-0345 DENIED,89-0004
Census Data	Tract: 011410 Block: 3018
Future Landuse	R-4
Future Landuse	CPV
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
Competitive Sites	NO
Redevelopment Area	NO

Folio: 2955.6004



November 19, 2024



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 2955.6004
PIN: U-36-27-17-038-000001-00002.0
Rosendo Fernandez Jr
Mailing Address:
 6204 Turtle Creek Blvd
 null
 Tampa, FL 33625-1525
Site Address:
 6204 Turtle Creek Blvd
 Tampa, FL 33625
SEC-TWN-RNG: 36-27-17
Acreage: 0.158719
Market Value: \$287,217.00
Landuse Code: 0100 SINGLE FAMILY

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