



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1249	
LUHO HEARING DATE: November 21, 2022	CASE REVIEWER: Tania C. Chapela

REQUEST:

The applicant is requesting lot width and setback variances to accommodate a proposed three-lot subdivision of property zoned RMC-20 for duplex development.

VARIANCES:

- 1) Per LDC Section 6.01.01, the required minimum lot width for property zoned RMC-20 is 70 feet. The applicant requests a 4-foot reduction to the required minimum lot width to allow a width of 66-feet for each of the proposed lots.
- 2) Per LDC Section 6.01.01, the required minimum side yard setback for property zoned RMC-20 is 10 feet. The applicant requests a 5-foot reduction to the required side yard to allow side yard setbacks of 5 feet for each of the proposed lots.

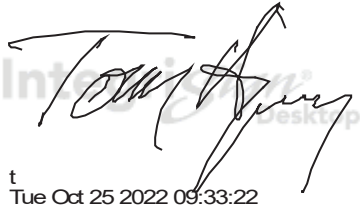
FINDINGS:

- Per LDC Section 6.01.01, a minimum lot size of 6,540 square feet is required in the RMC-20 district. Per the site plan submitted by the applicant, the proposed lots will be 7,920 square feet in size (66 feet wide and 120 feet deep).

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



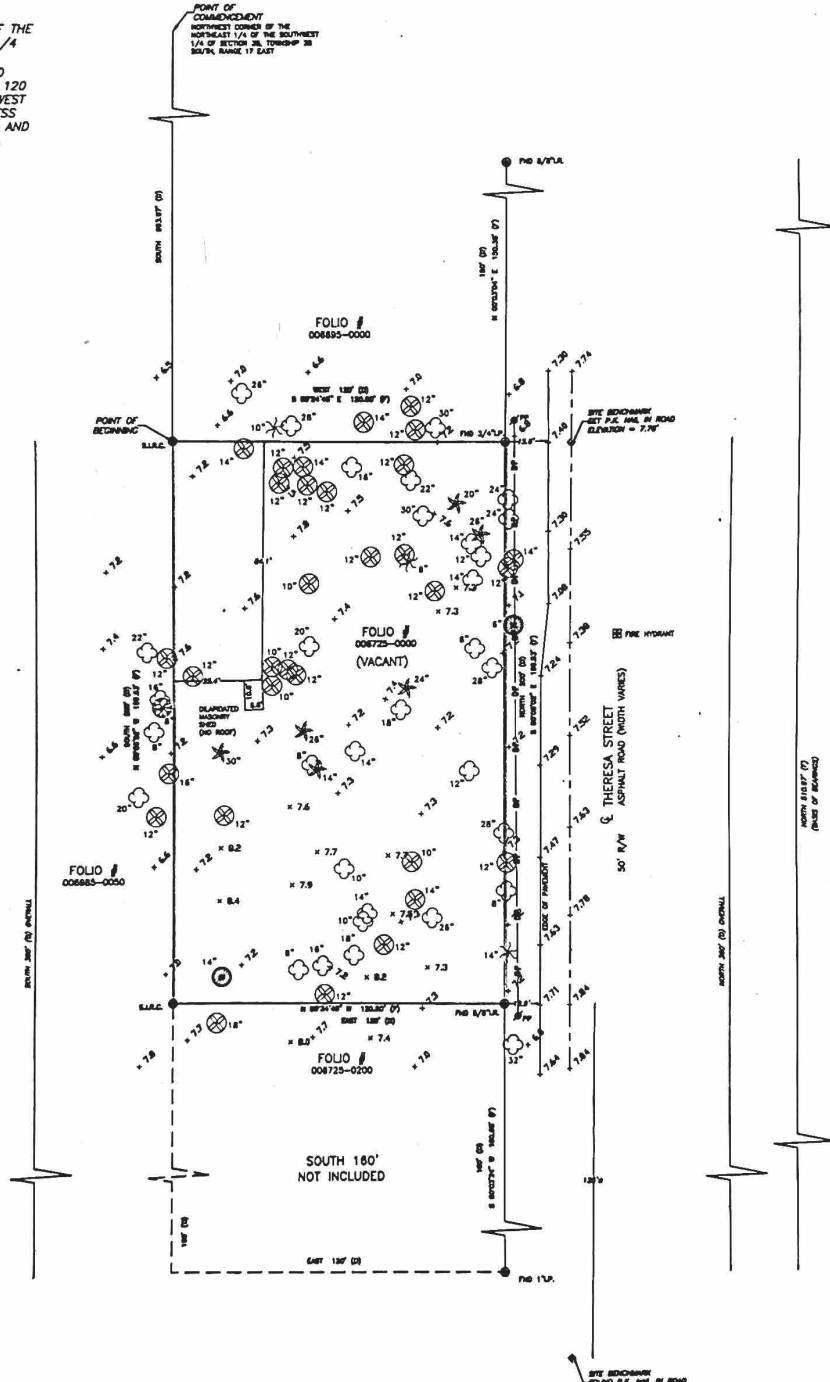
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Tue Oct 25 2022 09:33:22

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

TOPOGRAPHIC SURVEY WITH TREE LOCATION
SECTION 35, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA.

LEGAL DESCRIPTION:
TRACT BEGINNING 993.97 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 17 EAST, AND CONTINUE SOUTH 360 FEET, THENCE EAST 120 FEET, THENCE NORTH 350 FEET, THENCE WEST 120 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 160 FEET THEREOF, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.



SCALE 1"=20'

- NOTES:**
- 1) BEARINGS ARE BASED UPON THE WEST R/W LINE OF THERESA STREET, "NORTH", ASSUMED BEARING
 - 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" ACCORDING TO NATIONAL FLOOD PANEL #12057C-0189 SUITWAY "H" INSURANCE RATE MAP, REVISED 8-28-2008
 - 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
 - 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
 - 5) ALL MEASUREMENTS ARE IN U.S. FEET
 - 6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
 - 7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP. OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

TREE LEGEND (SIZE AS NOTED)

⊗ = OAK TREE	⊗ = MISC. TREE	⊗ = PALM TREE
⊗ = PINE TREE	⊗ = BRAZILIAN POMPON TREE	⊗ = CITRUS TREE

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION U.S. NETWORK SYSTEM FTP SITE, NAVD. DATUM

CERTIFIED TO:
TAMPA BAY GENERAL CONTRACTORS, LLC

Certificate of Authorization "LB #6945"

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

LEGEND:	
(P) = PLAT	W/W = WOOD FENCE
(TYP) = TYPICAL	R/W = RIGHT-OF-WAY
FND = FOUND	S.P.K.D. = SET P.A. NAIL
CONC. = CONCRETE	C.M. = CONCRETE MONUMENT
(R) = RADIAL	LB = LICENSED BUSINESS
(N/R) = NON-RADIAL	CL = CHAIN LINK FENCE
(C) = CALCULATED	IR = IRON ROD
ASPH = ASPHALT	PRM = PERMANENT REFERENCE MONUMENT
A/C = AIR CONDITIONER	S.L.C. = SET 5/8" I.R.
P.K. = PARKER KEYLON NO. I.D. = NO IDENTIFICATION	D.U. = OVER HEAD UTILITY
(T) = FIELD MEASURED	R/S/PLS = REGISTERED PROFESSIONAL LAND SURVEYOR & DSK LB#6945
PP = POWER POLE	P/WK = PLASTIC WHYLE FENCE

CERTIFICATION

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6872
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FIELD WORK BY:	DATE:
DRAWN BY:	SCALE:

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
LB # 6945
5020 GUNN HIGHWAY SUITE 220
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

22-1249



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 22-1249 Applicant's Name: TODD SCIME

Reviewing Planner's Name: TONYA CHEPELLA Date: 9/12/22

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): 9/26/22

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.

Todd Scime
Signature

9/12/22
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: Isabel Scime
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

(0)

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 checked="" type="checkbox"/> Variance Criteria Response <i>Setbacks shown</i>
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 style="border: 1px solid black; height: 80px; width: 100%; margin-top: 5px;"></div>

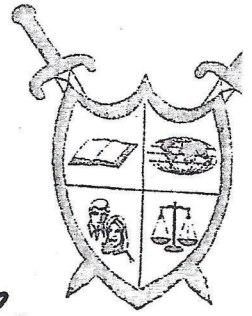
*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



SCIME

Narrative



From: Social Scime

9/14/22

To: Brian Brady
Tara Hernandez
Jessica Chapeta

Project Name: 11204
WINDY RD

: VAR 22-1083

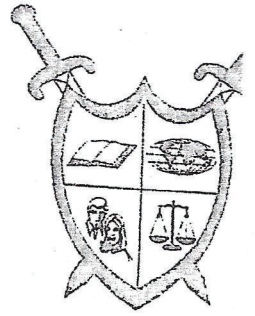
This letter is to state
we are providing site plans w/ property
lines 5'8" gutters to property line
3'0 from pre-existing shed 8'6" to
edge of property line. 5'6" to
edge of existing gutters. 23'6" to
max height. We will not have, (over)
(page 1)

"See-Me now or See-Me Later or Just See-Me"
Governmental Liaison

Commercial • Residential • Civil • Structural • Drafting Plans • Re-Zoning • Variances • Development

P.O. Box 191 • Gibsonton, Florida 33534 • (813) 464-1264 • email: scimes2000@aol.com

SCIME



any stove on the
first floor, as it
will be used as a
garage. the 2nd floor
will be utilized for
Storage

We thank you for
working w/ us as we
upload to Intakes w/ this
Narrative, your 3 page revision
application, our revised, noted
Site plan, and elevations, w/ site
data requested. If you need anything
Call me quickly.

"See-Me now or See-Me Later or Just See-Me"

Governmental Liaison

Respectfully,
Joel Scime
813 357-4170

Commercial • Residential • Civil • Structural • Drafting Plans • Re-Zoning • Variances • Development

P.O. Box 191 • Gibsonton, Florida 33534 • (813) 464-1264 • email: scimes2000@aol.com

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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?

Request for variance of 66 feet WIDTH and side setback of 5 feet will overcome the practical difficulties.

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.

Lot width of 70 feet (request of 66 feet) and side setback of 10' (request of 5 feet) would deprive us from building.

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 approved variance will not interfere with the surrounding neighbors

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 existing area supports duplexes (RMC-20) with new townhomes being built in the immediate 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 approved variance is in line with Hillsborough County and the laws of the State of Florida

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 approved variance will afford public benefits in obtaining new residences.

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Tax Deed File No.: 2016-612

Folio No.: 006725.0000

TAX DEED

State of Florida
County Of Hillsborough

The following Tax Sale Certificate Numbered 296246-13 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 12/1/2016, offered for sale as required by law for cash to the highest bidder and no bids were received. Such land was on 5/10/2017 sold from the List of Lands Available for Taxes and was sold to **Tampa Bay General Contractors, LLC** 5303 E. Longboat Blvd Tampa FL, 33615

Now, on 5/10/2017, in the County of Hillsborough, State of Florida, in consideration of the sum of (\$54,004.46) Fifty-four Thousand, Four dollars and Forty-six cents, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

TRACT BEG 993.97 FT S OF NW COR OF NE 1/4 OF SW 1/4 & CONT S 360 FT E 120 FT N 360 FT & W 120 FT TO BEG LESS S 160 FT
SEC - TWP - RGE : 35 - 28 - 17

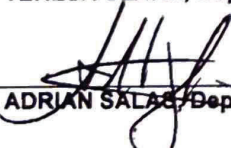
- SUBJECT TO ALL OUTSTANDING TAXES -

Witness:


TERESA CLARK, Deputy Clerk


Clerk of the Circuit Court
Carolina Muniz, Deputy Clerk



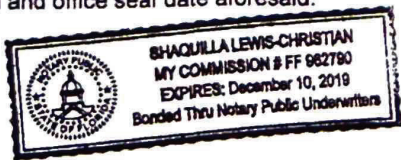

ADRIAN SALAS, Deputy Clerk

State of Florida
County Of Hillsborough

On 5/10/2017, before me a notary public personally appeared, **Carolina Muniz** Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be their own free act and deed for the use and purpose therein mentioned.

Witness my hand and office seal date aforesaid.


Notary Public



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Property/Applicant/Owner Information Form

Received 07/29/2022 Development Services

Official Use Only
Application No: VAR 22-1249
Hearing(s) and type: Date: 09/26/2022
Type: LUHO
Intake Date: 07/29/2022
Receipt Number:
Intake Staff Signature: Ana Lizardo

Property Information

Address: 5814 THERESA ST City/State/Zip: TAMPA, FL 33615
TWN-RN-SEC: 35-28-17 Folio(s): 006725-0000 Zoning: RMC-20 Future Land Use: R-20 Property Size: 200X120

Property Owner Information

Name: TAMPA BAY GENERAL CONTRACTORS, LLC Daytime Phone: 813.335.5562
Address: 4532 W KENNEDY BLVD #500 City/State/Zip: TAMPA, FL 33609
Email: ROBERT@TAMPABAYGENERALCONTRACTORS.COM Fax Number: N/A

Applicant Information

Name: ROBERT CAIRNS Daytime Phone: 813.335.5562
Address: 4532 W KENNEDY BLVD #500 City/State/Zip: TAMPA, FL 33609
Email: ROBERT@TAMPABAYGENERALCONTRACTORS.COM Fax Number: N/A

Applicant's Representative (if different than above)

Name: N/A 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
Type or print name

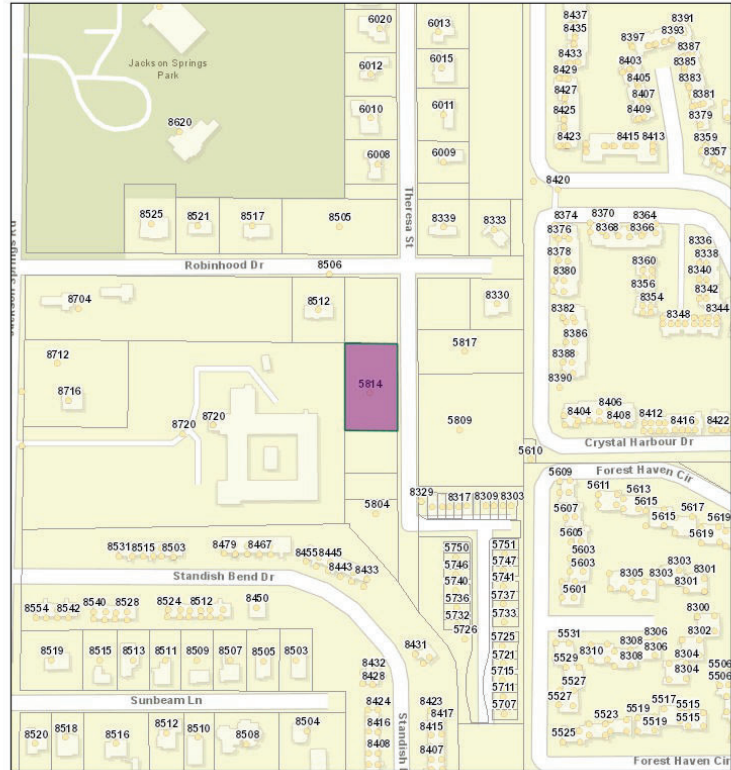
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.
Signature of the Owner(s) (All parties on the deed must sign)
Type or print name



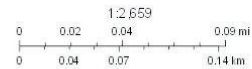
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RMC-20
Description	Residential - Multi-Family Conventional
RZ	04-1116
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0189H
FIRM Panel	12057C0189H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011613 Block: 2013
Future Landuse	R-20
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 6725.0000



July 29, 2022



© Hillsborough County - Public Works - Geomatics - Street & Address

Hillsborough County Florida

Folio: 6725.0000
 PIN: U-35-28-17-ZZZ-000000-42400.0
 TAMPA BAY GENERAL CONTRACTORS LLC
Mailing Address:
 5303 E LONGBOAT BLVD
 TAMPA, FL 33615-4235
Site Address:
 5814 THERESA ST
 TAMPA, FL 33615
 SEC-TWN-RNG: 35-28-17
 Acreage: 0.55615002
 Market Value: \$132,480.00
 Landuse Code: 0000 VACANT RESIDENT

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-1249



Submittal Requirements for Applications Requiring Public Hearings

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

Applicant/Representative: TAMPA BAY GENERAL CONTRACTORS, LLC Phone: 813.335.5562

Representative's Email: robert@tampabaygeneralcontractors.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

	Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/>	Fastrack Approval (if applicable)

Additional application-specific requirements are listed in Part B.

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