



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0592	
LUHO HEARING DATE: July 31, 2023	CASE REVIEWER: Carla Shelton Knight

REQUEST: The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on June 6, 2023, is to allow for the construction of portions of four villa units within the 30-foot Wetland Conservation Area setback.

SUMMARY OF VARIANCE(S):

Wetland Setback

- 1) Per LDC Sec. 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. The applicant requests the construction of four villa units within the 30-foot wetland conservation area setback. The applicant requests encroachments of the following distances into the setback;
 - a) Lot 7 – 6.8’ encroachment with 23.2’ remaining wetland setback
 - b) Lot 8 – 15.6’ encroachment with 14.4’ remaining wetland setback
 - c) Lot 9 – 13.7’ encroachment with 16.3’ remaining wetland setback
 - d) Lot 10 – 13.1’ encroachment with 16.9’ remaining wetland setback

Findings

- 1) Per the applicant’s narrative, a wetland setback enhancement plan that provides nuisance and exotic species removal and compensation planting within the remaining wetland setback will be provided. The enhancement plan must be provided for each unit when applying for Building Permits.
- 2) Per the applicant’s narrative, the remaining enhanced wetland setback will be placed in a conservation easement to be maintained by the Homeowner’s Association. This conservation easement must be recorded with the Clerk’s Office prior to the approval of Building Permits for each unit.
- 3) A retaining wall located within the wetland setback area on lots 7-10 was previously approved on the subdivision construction grading plans. This retaining wall was approved administratively and does not require a variance for construction.

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.

23-0592

July 18, 2023

Page Two:

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.

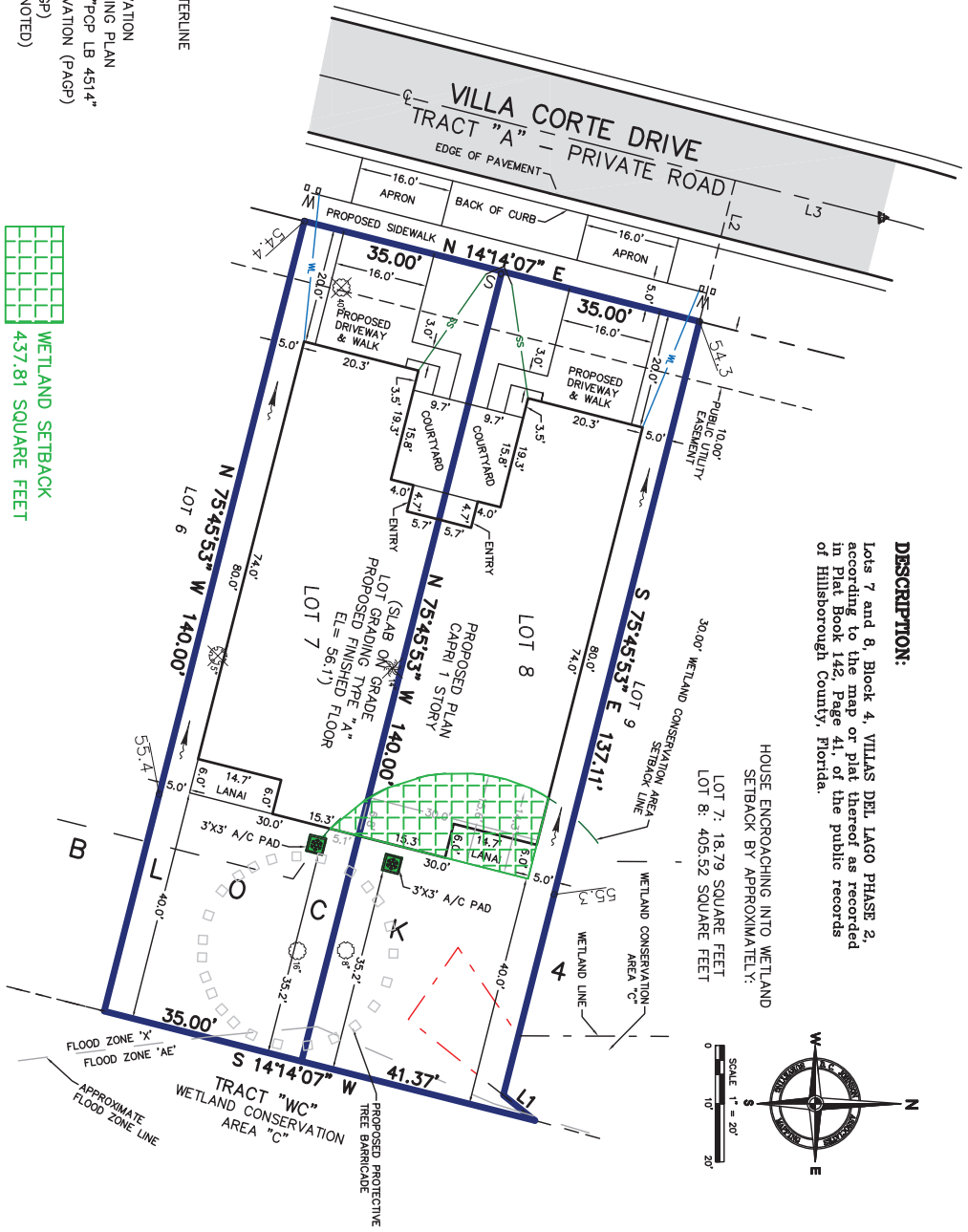
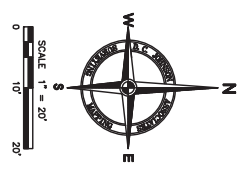
Attachments: Site Plan

ADMINISTRATOR'S SIGN-OFF

A handwritten signature in black ink, appearing to read "C. S. Slator", is written within the sign-off box.

DESCRIPTION:
 Lots 7 and 8, Block 4, VILLAS DEL LAGO PHASE 2, according to the map or plat thereof as recorded in Plat Book 142, Page 41, of the public records of Hillsborough County, Florida.

HOUSE ENROACHING INTO WETLAND SETBACK BY APPROXIMATELY:
 LOT 7: 18.79 SQUARE FEET
 LOT 8: 405.52 SQUARE FEET



SETBACKS:
 LOT 7:
 SIDE: 5'
 REAR: 10'
 FRONT: 20'
 LOT 8:
 SIDE: 5'
 REAR: 10'
 FRONT: 20'

- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - R, G = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT-OF-WAY
 - EL = ELEVATION
 - F.F. = FINISHED FLOOR ELEVATION
 - PAGP = PER APPROVED GRADING PLAN
 - △ = FOUND NAIL & DISK "POP LB 4514"
 - = PROPOSED SPOT ELEVATION (PASP)
 - = FLOW DIRECTION (PAGP)
 - = OAK TREE (SIZE AS NOTED)
 - = MULBERRY TREE
 - = PALM TREE (SIZE AS NOTED)
 - = AIR CONDITIONER
 - = SANITARY SEWER
 - W = WATER LINE
 - ASPHALT
 - CONCRETE

WETLAND SETBACK
 437.81 SQUARE FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°36'54" E	6.99'
L2	N 75°45'53" W	25.00'
L3	N 14°14'07" E	26.01'

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
 Florida Licensed Business No. LB 4514
 11911 S. Curlew St.
 San Antonio, Florida 33576
 Ph: (352) 588-2768 Fx: (352) 588-2713
 survey@dcjohnson.com

This sketch and description conforms to the "Standard of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 1-17 Florida Administrative Code.

For D.C. Johnson & Associates, Inc.
 Daniel G. Johnson, Field Station, PLS/25M License No. 36582
 Daniel G. Johnson, Field Station, PLS/25M License No. 36582
 seal of a Florida Licensed Surveyor and Mapper.

SURVEYOR'S NOTES:
 Use of this sketch and description for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. The surveyor is not responsible for any errors or omissions or benefits to anyone other than those certified to.

No instruments of record reflecting easements, right-of-way and/or ownership were furnished to the undersigned except as shown.

Bearing shown herein are based on the Florida State Plane Coordinate System, NAD 83 West Projection, with the one exception being the bearing of S 75°45'53" E, having a third bearing of S 75°45'53" E.

Elevations shown herein are referenced to the National Geodetic Vertical Datum of 1988 (NAVD83).

Items shown herein per approved grading plan (PAGP) are taken from Villas Del Lago Subdivision Construction Plans prepared by Fuxon Engineering, dated 9/25/2018.

Subject Property appears to be in Flood Zone "X" & "AE" based on the Flood Insurance Rate Map (FIRM) for Map Community Panel 12057/02054, dated 08/28/2008.

DATE	REVISION	BY
4/18/23	Revised per Comments	LCC
5/8/23	Revised per Comments	LCC

DATE OF FIELD WORK:

Site Plan

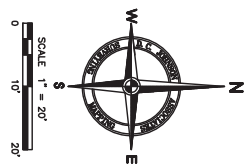
PREPARED FOR
Mobley Homes Tampa, LLC

Villas Del Lago
Lots 7 & 8, Block 4

JOB NO. 2016-49890195040708
 SEC. 25 TWP. 27S RNC. 18E
 DRWN: LCC DATE: 3/24/23 CHKD: DCJ DATE: 3/27/23

DESCRIPTION:
 Lots 9 and 10, Block 4, VILLAS DEL LAGO PHASE 2, according to the map or plat thereof as recorded in Plat Book 142, Page 41, of the public records of Hillsborough County, Florida.

HOUSE ENCRoACHING INTO WETLAND
 SETBACK BY APPROXIMATELY
 LOT 9: 326.53 SQUARE FEET
 LOT 10: 175.11 SQUARE FEET



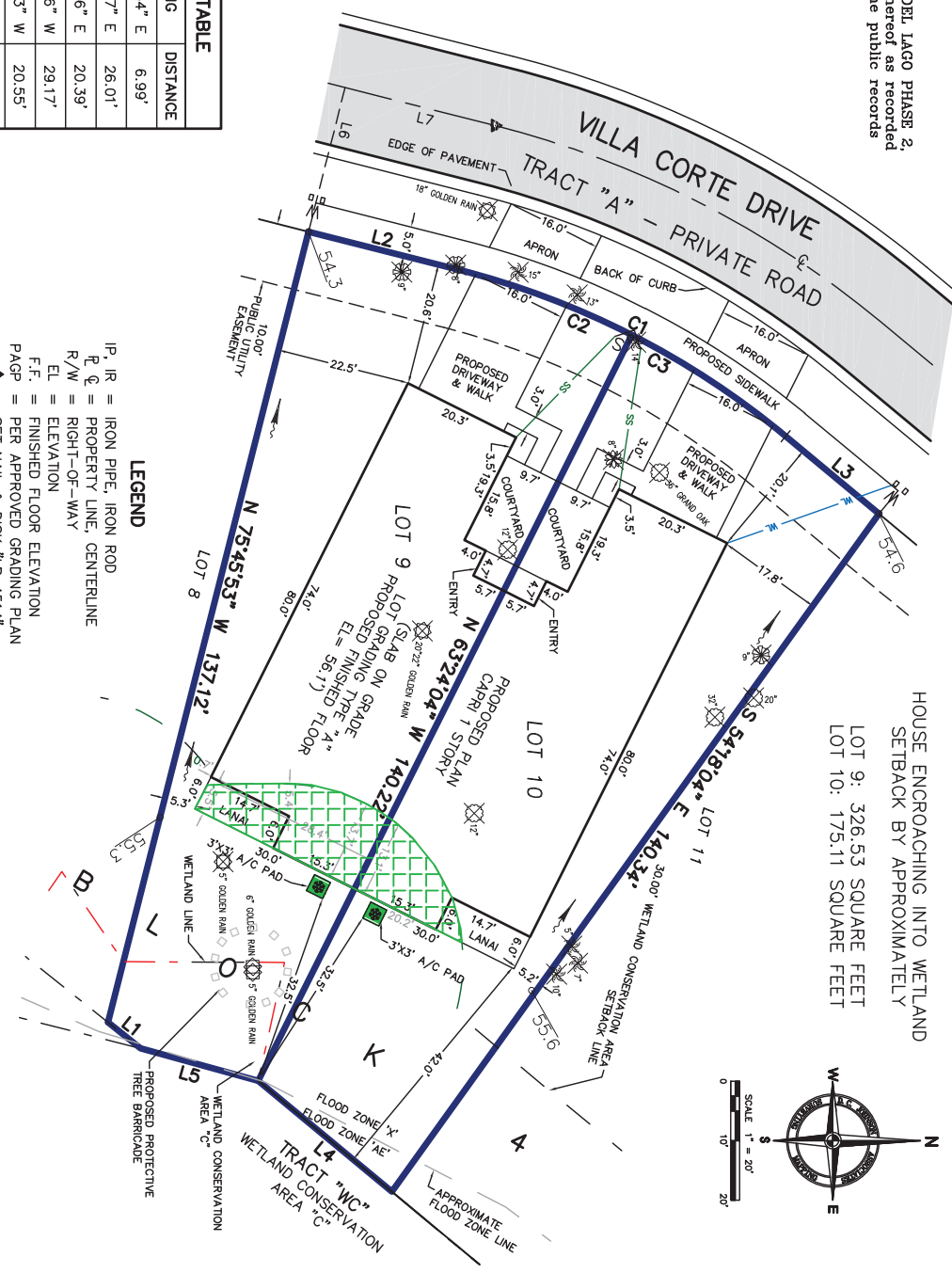
SETBACKS:

LOT 9:
 SIDE: 5'
 REAR: 10'
 FRONT: 20'
 LOT 10:
 SIDE: 5'
 REAR: 10'
 FRONT: 20'

LINE	BEARING	DISTANCE
L1	N 38.36.54" E	6.99'
L2	N 14.14.07" E	26.01'
L3	N 39.41.56" E	20.39'
L4	S 39.41.56" W	29.17'
L5	S 15.26.23" W	20.55'
L6	N 75.45.53" W	25.00'
L7	N 14.14.07" E	26.01'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	62.22'	140.00'	25.27.48"	N 26.58.02" E	61.71'
C2	31.19'	140.00'	12.45.50"	N 20.37.02" E	31.12'
C3	31.03'	140.00'	12.41.58"	N 33.20.57" E	30.97'



LEGEND

- IP, IR = IRON PIPE, IRON ROD
- R/C = PROPERTY LINE, CENTERLINE
- R/W = RIGHT-OF-WAY
- EL = ELEVATION
- F.F. = FINISHED FLOOR ELEVATION
- PAGP = PER APPROVED GRADING PLAN
- ▲ = SET NAIL & DISK "LB 4514"
- = PROPOSED SPOT ELEVATION (PAGP)
- = FLOW DIRECTION (PAGP)
- = OAK TREE (SIZE AS NOTED)
- = TREE (UNKNOWN VARIETY)
- = MAGNOLIA TREE (SIZE AS NOTED)
- = CHERRY LAUREL TREE (SIZE AS NOTED)
- = MULBERRY TREE
- = PALM TREE (SIZE AS NOTED)
- = SANITARY SEWER
- = WATER LINE
- = AIR CONDITIONER
- = ASPHALT
- = CONCRETE
- = SETBACK ENCROACHMENT 510 SQ FEET

DATE	REVISION	BY
4/18/23	Revised per Comments	LCC
5/8/23	Revised per Comments	LCC

DATE OF FIELD WORK:

Site Plan

PREPARED FOR
Mobley Homes Tampa, LLC

Villas Del Lago
 Phase 2, Lots 9 & 10, Block 4

JOB NO. 2016-428901BGA040910
 SEC. 25 TWP. 27S RANG. 18E
 DRAWN: LCC DATE: 3/24/23 CHKD: DCL DATE: 3/27/23

This sketch and description conforms to the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

For D.C. Johnson & Associates, Inc.
 Daniel C. Johnson, P.L.S./P.S.M. License No. 36653
 Map made without the approval of the original author and seal of a Florida Licensed Surveyor and Mapper.

SURVEYOR'S NOTES:

Use of this sketch and description for purposes other than intended, without notification, shall be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to the undersigned except as shown.

No underground installations, improvements or encroachments, have been located except those shown herein.

Bearing shown herein are based on the Florida State Plane Coordinate System, F.T. West Projection, with the datum of the National Geodetic Survey, NAD 83, having a grid bearing of S.75.45.53"E.

Elevations shown herein are referenced to the National Geodetic Vertical Datum of 1988 (NAVD88).

Item shown herein per approved grading plan (PAGP) are taken from Villas Del Lago Subdivision Construction Plans prepared by Fuxon Engineering, dated 9/25/2018.

Subject Property appears to lie in Flood Zone "X" & "AE" according to FEMA Flood Insurance Rate Map Community Panel 1209702029A, dated 09/28/2008.

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23-0592



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.

See enclosed Project Narrative Memorandum

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

The request is to seek relief from the 30-foot wetland setback required in Land Development Code Sec. 4.01.07 located in the rear yard of four lots as noted in the application. The specific area and amount is detailed in the enclosed application narrative and on the site plan.

Additional Information

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

To: Carla Shelton, Hillsborough County Development Services

From: Joe Moreda, AICP

Date: May 24, 2023

Re: Project Narrative / Wetland Setback Variance / Villa Corte Dr.

On behalf of the property owner VDL Lots LLC, please find below and attached for your review the Project Narrative, including the following subject matter:

- Project Location
- Zoning and Future Land Use
- Variance Request
- Project Background
- Environmental Assessment and Proposed Wetland Setback Easement
- Conclusion
- Variance Criteria Response
- Attachments

Project Location

The property is generally located in Lutz, east of north Florida Avenue and west of Nebraska Avenue on Villa Corte Drive. The subject property is platted and part of the Villas Del Lago Phase 2 Plat (Lots 7,8,9,10). A copy of the plat is enclosed.

Zoning and Future Land Use

The subject four (4) lots are zoned Planned Development (17-0156) as modified by Personal Appearance (PRS) 20-0081. The Future Land Use for the property is R-4. The property is also located in the Lutz Community Base Planning Area and the Urban Service Area. The subject property is located in Parcel B of the Planned Development. The lot dimension requirements in the zoning for attached single family are as follows:

- Minimum lot area: 3500 sq. ft.
- Width: 35 ft.
- Front Setback: 20 ft.
- Side Setback: 5 ft.
- Rear Setback: 10 ft.
- Height: 35 ft. / two stories

Variance Request

The request is to seek relief from the 30-foot wetland setback required in Land Development Code Sec. 4.01.07 located in the rear yard of subject four lots. The specific setback encroachment and area for each lot is detailed below and on the provided site plans. The information below is organized to provide data for each individual lot. However, it should be noted a single building containing two dwelling units (townhome product) are proposed to occupy the lot combinations below:

- Lot 7* encroachment: area 18.79 sq. ft. / setback 11.9 ft.
- Lot 8* encroachment: area 405.52 sq. ft. / setback 20.7 ft.
- Lot 9** encroachment: area 326.53 sq. ft. / setback 18.7 ft.
- Lot 10** encroachment: area 175.11 sq. ft. / setback 18.2 ft.

*= attached building / lot combination / **= attached building / lot combination

Project Background

Status of Development

The property has plat approval (accepted by the Board in 2/2/22). The roads and infrastructure for this plat are existing. The plat consist of many existing homes and is in active construction towards completion. All the building permits in the subdivision, besides these two buildings, are either in permitting or have issued building permits and have significant ongoing construction. The property owner became aware of the lot constraints after the building plot plans were ordered and was not aware the plat was designed with lot constraints that would not facilitate the product they requested. Plat revision at this point in the construction process is not possible.

Small Lot Development Product / Limited Flexibility & Practical Difficulties

The subject four lots are unique in that they are the only lots in this area of the plat with the actual wetland platted within the rear yard of the lot. The wetland and corresponding 30' setback takes an abrupt northwesterly turn into the rear yard of these lots that is not evident on other similarly situated lots along the wetland as depicted in Attachment 1. The wetland setback relief is proposed due to the irregularity of the wetland boundary driving a corresponding setback that is constraining the lot size from being used as intended when platted.

The plat was intended to accommodate a single building townhome product (2 homes attached on two lots) which are three bedroom two bath dwelling units. The lots are constrained by the wetland setback to a point that they cannot be used for the anticipated building square footage for which they were platted to accommodate. In order to accommodate a home with a minimum of three bedrooms the structures were designed to be relatively small. The design will not function if the bedrooms are further reduced in size and/or number. The subdivision has a rich established streetscape and architectural style. The variance would allow for the construction of homes that are consistent and compatible with the established pattern in the subdivision and will conform to the uniformity of the community.

Environmental Assessment and Proposed Wetland Setback Easement and Management Plan

Allowing this encroachment into the 30-ft setback will not result in direct or secondary impacts to the wetland. The setback on this side of the pond is dominated by nuisance and exotic species. If left in the current condition without a conservation easement, we anticipate the individual owners would not respect the value of the wetland setback. Below are pictures of the setback.

Pursuant to the Land Development Code, the Land Use Hearing Officer may impose reasonable conditions upon the granting of any variance to insure that the public health, safety, and general welfare shall be protected and substantial justice done. Accordingly, the applicant is proposing a condition to require a wetland setback easement for the Hearing Officer's consideration.

The applicant proposes to remove all the nuisance and exotic species and replant as shown on the attached plan. The four lots 7, 8, 9 and 10 will not be allowed access through the rear of the homes to the rear of the property as all the other units are allowed. The remaining enhanced setback will be placed in a conservation easement maintained by the Home Owners Association (HOA).

Conclusion

The subject lots are unique as opposed to others in this plat in that they include wetlands within their rear yard and the corresponding 30' setback provides a significant constraint not included in other lots. The reduced setback does not result in direct or secondary impacts to the wetland. The proposal includes a requirement to provide a conservation easement and management plan to protect and enhance the wetland setback area. Additionally, per the proposed easement lots 7, 8, 9 and 10 will not be allowed access through the rear of the homes to the rear of the property as all the other units are allowed. This will provide a greater level of protection than currently exists and allow a development product, which is consistent and compatible with the surrounding development in this plat. The variance and condition provide a reasonable solution to a valid hardship.

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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?

See enclosed Project Narrative Memorandum

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 enclosed Project Narrative Memorandum

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 enclosed Project Narrative Memorandum

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 enclosed Project Narrative Memorandum

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 enclosed Project Narrative Memorandum

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 enclosed Project Narrative Memorandum

Variance Criteria Response

1. That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.
The wetland and corresponding setback line is unique and singular with respect to the subject lots in that it departs from a consistent pattern and extends much deeper into the lot area when compared to adjacent lots, which are similarly situated. The subject lots are the only lots in this area of the plat which include the actual wetland occupying the rear of the lot.

2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.
The lots are compact and constrained by the wetland setback to a point where they cannot be used for the home product they were intended to accommodate by the Engineer of Record who prepared the plat. The plat and associated plans are designed to maximize all available square footage of the small lots. In order to fit the three-bedroom product on the smaller lots, the homes are designed to be relatively small in size. The design would not function if bedroom square footage is reduced and or number of bedrooms is reduced.

3. That 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 interfere or injure the rights of others. Villas Del Lago owns most of the shoreline on this pond. By contrast, approving the variance would maintain a consistent development product and pattern in the development.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.
The variance will be in harmony with the Comprehensive plan. The variance will allow the implementation of the Comprehensive Plan to be completed for the development type approved in the approved Plan Development zoning.

5. That 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 variance does not result from an illegal act and the property owner has complied with all applicable regulations and requirements. The property owner was not aware the plat was designed with lot constraints that would not facilitate the product they requested it be design to accommodate. The property owner became aware of the lot constraints after the building plot plans were ordered and the plat was complete. The hardship was not self-imposed.

6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.
The setback on this property is dominated by nuisance and exotic species. The public benefits intended by the setback will be secured and protected to a greater degree by enhancing the entire setback on this development and putting a conservation easement controlled, maintained and monitored by the HOA.

This instrument prepared by and return to:

Leonard H. Johnson
Buchanan Ingersoll & Rooney, PC
401 E. Jackson Street, Suite 2400
Tampa, FL 33602

Consideration: \$1,250,000.00

Parcel Tax Folio No.: A0155810000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of March, 2019, between **K-BAR 184, LLC**, a Florida limited liability company, whose address is 14824 North Florida Avenue, Tampa, FL 33613, ("**Grantor**"), in favor of **VDL LOTS, LLC**, a Florida limited liability company, whose address is 14824 North Florida Avenue, Tampa, FL 33613 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("Property"):

That certain real property which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions"), but without re-imposing the same;

And subject to the Permitted Exceptions, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, grantor has executed this Special Warranty Deed under seal on the date aforesaid.

Signed, sealed, and delivered in the presence of:

GRANTOR:

K-BAR 184, LLC, a Florida limited liability company

By: TM DUBLIN, L.L.L.P., a Florida limited liability limited partnership, its Manager

By: [Signature]
Name: Timothy F. Mobley,
Title: General Partner

[Signature]
Print Name Leonard H. Johnson

[Signature]
Print Name Sheeda Madani Pratiw
Witnesses

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 15th day of March, 2019, before me personally appeared Timothy F. Mobley, as the General Partner of TM DUBLIN, L.L.L.P., a Florida limited liability limited partnership, as the Manager of K-Bar 184, LLC, a Florida limited liability company, on behalf of the companies, (✓) who is personally known to me, or () who produced a driver's license as identification.

WITNESS my signature and official seal at said County and State, the day and year last aforesaid.
My Commission Expiration and Commission Number:

[Signature]
Print Name _____
NOTARY PUBLIC



EXHIBIT A
(“Property”)

The land referred to herein below is situated in the County of Hillsborough, State of Florida, and is described as follows:

Parcel B

A tract of land being a portion of the Southwest 1/4 and the Southeast 1/4 of Section 25, Township 27 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 25; run thence along the West boundary line of the Southeast 1/4 of said Section 25, South 00°51'07" East, 657.80 feet to a point of intersection with the South boundary line of lot 19, "Beem's Addition to Chapman", according to the map or plat thereof as recorded in Plat Book 12, Page 70, of the public records of Hillsborough County, Florida; thence along the South boundary line of said lot 19, South 88°47'28" East, 327.28 feet to the point of beginning; thence continue along said South boundary line, South 88°47'28" East, 635.18 feet; thence South 38°38'45" West, 412.99 feet; thence South 66°23'09" East, 19.29 feet; thence South 53°39'21" East, 14.04 feet; thence South 34°05'32" East, 28.84 feet; thence South 23°32'53" East, 121.41 feet; thence South 11°11'41" East, 50.00 feet; thence South 03°10'09" East, 50.41 feet; thence South 70°47'49" East, 15.03 feet; thence South 40°29'50" West, 18.80 feet; thence South 17°55'17" East, 13.39 feet; thence North 81°57'40" East, 193.93 feet; thence South 08°02'20" East, 51.98 feet to the beginning of a non tangent curve; thence Southerly, 198.34 feet along the arc of a curve to the right having a radius of 220.00 feet, a central angle of 51°39'21", and a chord of 191.69 feet which bears South 17°47'19" West to a point of reverse curvature; thence Southwesterly, 9.47 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 27°08'21", and a chord of 9.39 feet which bears South 30°02'49" West to a point of tangency; thence South 16°28'39" West, 19.45 feet; thence South 02°59'56" West, 30.00 feet; thence South 65°07'28" East, 65.38 feet; thence South 43°38'50" East, 81.11 feet; thence South 89°09'27" East, 115.48 feet; thence North 44°36'04" East, 67.11 feet; thence North 48°23'01" East, 50.40 feet; thence North 42°20'38" East, 55.11 feet; thence North 50°00'29" East, 64.14 feet; thence South 65°05'03" East, 114.52 feet; thence South 30°43'53" East, 45.85 feet; thence South 53°59'41" West, 744.20 feet; thence North 86°46'22" West, 202.65 feet; thence South 28°50'03" West, 32.49 feet; thence South 27°48'36" West, 60.81 feet; thence South 40°15'09" West, 52.79 feet; thence South 29°22'05" West, 34.87 feet;

thence South 53°35'22" West, 53.37 feet; thence South 70°24'50" West, 72.13 feet; thence South 80°16'22" West, 63.35 feet; thence South 55°49'00" West, 45.36 feet; thence South 57°58'11" West, 47.52 feet; thence North 35°34'12" East, 342.36 feet; thence North 86°46'22" West, 504.63 feet to a point of intersection with the West boundary line of the Southeast 1/4 of said Section 25; thence departing said West boundary line, North 88°56'00" West, 295.14 feet to a point of intersection with the Easterly right-of-way line of State Road 685 and the beginning of a non tangent curve; thence Northerly along said Easterly right-of-way line, 202.71 feet along the arc of a curve to the left having a radius of 2,904.79 feet, a central angle of 03°59'54", and a chord of 202.67 feet which bears North 10°22'17" East to a point of non-tangency; thence South 88°56'00" East, 255.67 feet; thence North 00°51'07" West, 257.98 feet; thence South 85°03'49" East, 423.23 feet; thence North 43°06'31" East, 159.20 feet; thence North 03°44'26" West, 130.65 feet; thence North 32°01'14" West, 202.12 feet; thence North 12°40'44" West, 455.38 feet to the point of beginning.

LESS AND EXCEPT that portion lying within that certain parcel of land described in Quit Claim Deed recorded September 9, 1994 in Official Records Book 7516, Page 1310, of the Public Records of Hillsborough County, Florida.

EXHIBIT B

(“Permitted Exceptions”)

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Conservation Easement as recorded in Book 10037, Page 1021 of the Public Records of Hillsborough County, Florida.
3. Permanent Easement for Ingress, Egress and Utilities as recorded in Book 13652, Page 479, of the Public Records of Hillsborough County, Florida.
4. Ingress/Egress and Drainage Easement as retained by the Department of Transportation in that certain Quit Claim Deed from the State of Florida Department of Transportation to Jono Legacy, LLC, a Florida limited liability company, recorded August 23, 2016 in Book 24327, Page 1278, of the Public Records of Hillsborough County, Florida.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 23-0592 Intake Date: 06/05/2023
Hearing(s) and type: Date: 07/31/2023 Type: LUHO Receipt Number: 274653
Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 299,301,307,309 Villa Corte Dr City/State/Zip: Lutz, FL., 33549
TWN-RN-SEC: 25-27-18 Folio(s): multiple see enclosed Zoning: PD 17-0156 Future Land Use: R-4 Property Size: multiple see enclosed 0.4897

Property Owner Information

Name: VDL Lots LLC Daytime Phone _____
Address: 14824 N. Florida Ave. City/State/Zip: Tampa, FL., 33613-1844
Email: _____ Fax Number _____

Applicant Information

Name: same as above Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: Joe Moreda, AICP and Gardner Brewer Daytime Phone _____
Address: 400 N. Ashley Dr. Suite 1100 City/State/Zip: Tampa, FL., 33602
Email: Landuse@gardnerbrewer.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.

Joe Moreda, AICP Digitally signed by Joe Moreda, AICP
Date: 2023.05.24 13:29:13 -04'00'

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.

Joe Moreda, AICP Digitally signed by Joe Moreda, AICP
Date: 2023.05.24 13:29:29 -04'00'

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

Type or print name



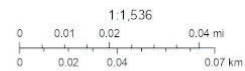
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	17-0156
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 50.7 ft
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	17-0156
Note	88-0034
Minor Changes	null
Major Modifications	
Personal Appearances	18-1235, 20-0081
Census Data	Tract: 011108 Block: 1002
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 15780.0316



June 5, 2023



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Hillsborough County Florida

Folio: 15780.0316
PIN: U-25-27-18-C7V-000004-00007.0
 Vdl Lots Llc
Mailing Address:
 14824 N Florida Ave
 null
 Tampa, Fl 33613-1844
Site Address:
 299 Villa Corte Dr
 Lutz, Fl 33549
SEC-TWN-RNG: 25-27-18
Acreage: 0.11249
Market Value: \$38,000.00
Landuse Code: 0006 Vacant Townhome

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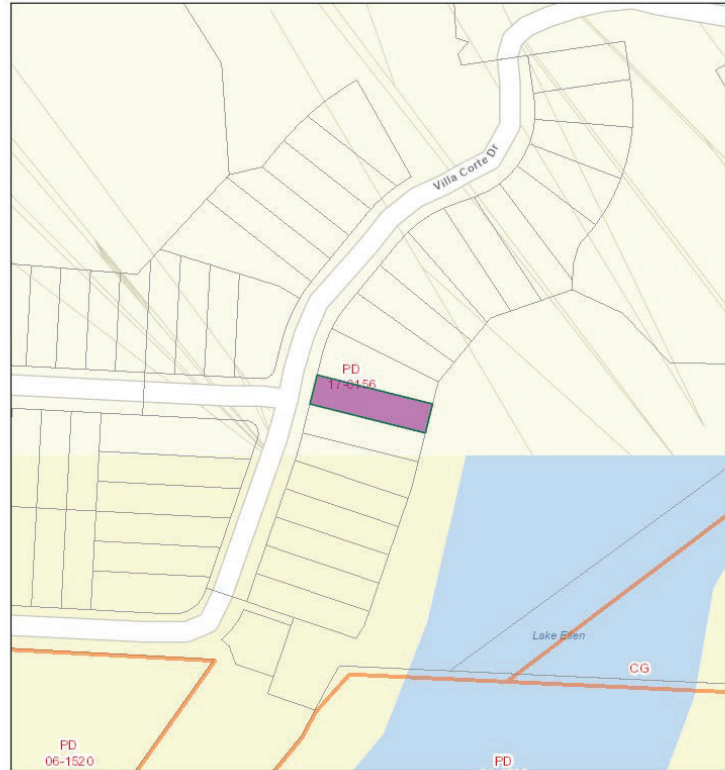
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



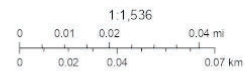
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	17-0156
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 50.7 ft
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FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	17-0156
Note	88-0034
Minor Changes	null
Major Modifications	
Personal Appearances	18-1235, 20-0081
Census Data	Tract: 011108 Block: 1002
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 15780.0318



June 5, 2023



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Hillsborough County Florida

Folio: 15780.0318
PIN: U-25-27-18-C7V-000004-00008.0
 Vdl Lots Llc
Mailing Address:
 14824 N Florida Ave
 null
 Tampa, Fl 33613-1844
Site Address:
 301 Villa Corte Dr
 Lutz, Fl 33549
SEC-TWN-RNG: 25-27-18
Acreage: 0.112491
Market Value: \$38,000.00
Landuse Code: 0006 Vacant Townhome

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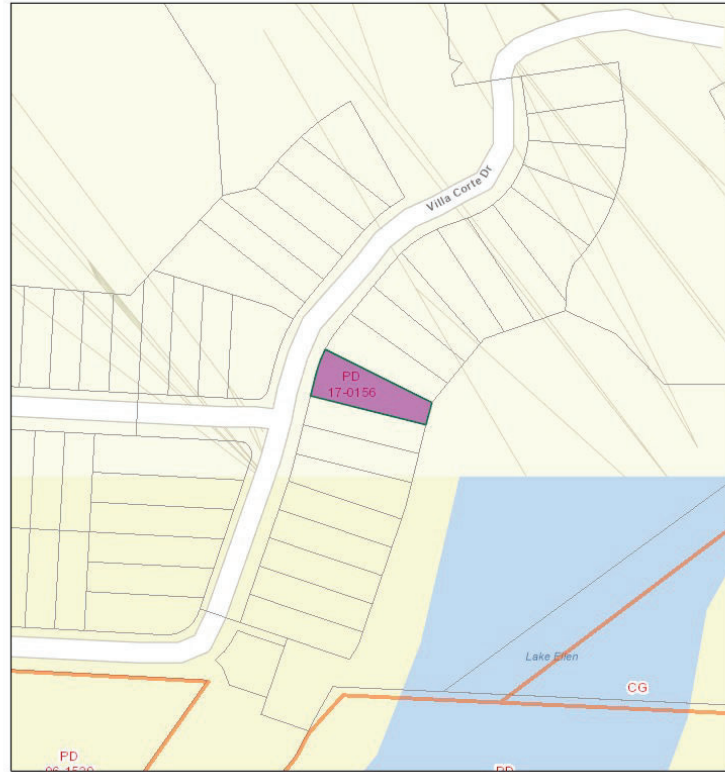
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PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	17-0156
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 50.7 ft
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	17-0156
Note	88-0034
Minor Changes	null
Major Modifications	
Personal Appearances	18-1235, 20-0081
Census Data	Tract: 011108 Block: 1002
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 15780.0320



June 5, 2023

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Hillsborough County Florida

Folio: 15780.0320
PIN: U-25-27-18-C7V-000004-00009.0
Vdl Lots Llc
Mailing Address:
 14824 N Florida Ave
 null
 Tampa, Fl 33613-1844
Site Address:
 307 Villa Corte Dr
 Lutz, Fl 33549
SEC-TWN-RNG: 25-27-18
Acreage: 0.13527299
Market Value: \$38,000.00
Landuse Code: 0006 Vacant Townhome

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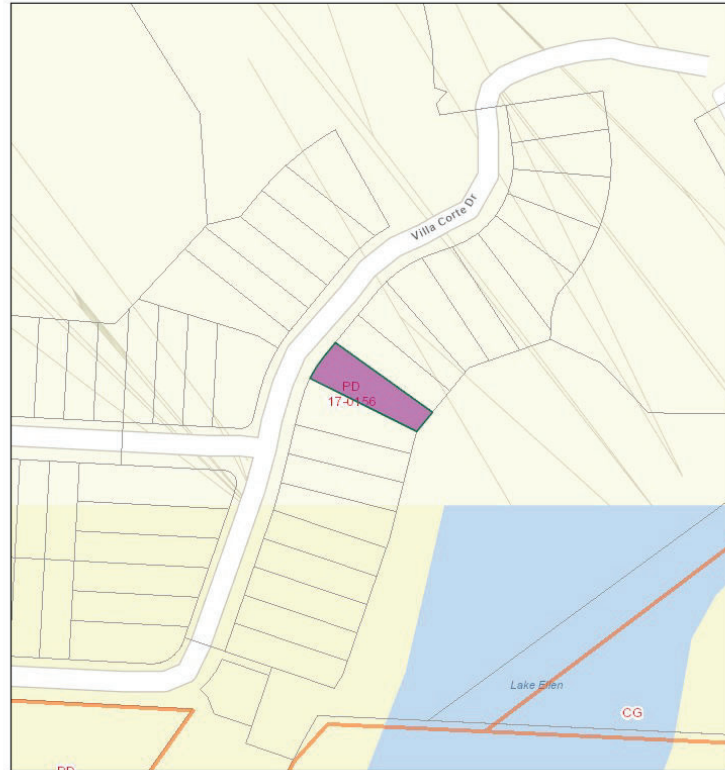
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PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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Zoning Category	Planned Development
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Description	Planned Development
RZ	17-0156
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FIRM Panel	12057C0205H
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Re-zoning	17-0156
Note	88-0034
Minor Changes	null
Major Modifications	
Personal Appearances	18-1235, 20-0081
Census Data	Tract: 011108 Block: 1002
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 15780.0322



June 5, 2023

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Hillsborough County Florida

Folio: 15780.0322
PIN: U-25-27-18-C7V-000004-00010.0
 Vdl Lots Llc
Mailing Address:
 14824 N Florida Ave
 null
 Tampa, Fl 33613-1844
Site Address:
 309 Villa Corte Dr
 Lutz, Fl 33549
SEC-TWN-RNG: 25-27-18
Acreage: 0.12945101
Market Value: \$38,000.00
Landuse Code: 0006 Vacant Townhome

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