



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0751	
LUHO HEARING DATE: August 28, 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 August 17, 2023, is to allow for the construction of a pool, deck and safety fence 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 a pool, deck and safety fence within the 30-foot wetland conservation area setback. The applicant requests a 21.3-foot reduction of the setback to allow for a setback of 8.7 feet.

Findings

- 1) A wetland setback compensation planting plan has been provided on the site plan dated August 18, 2023, which provides equivalent square footage of compensation planting to the amount of encroachment.

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.

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.

The Development Services Natural Resources Section has no objections with the result contingent upon the Land Use Hearing Officer’s acceptance and referral to the submitted site plan.

Attachments: Site Plan

ADMINISTRATOR'S SIGN-OFF

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



Additional / Revised Information Sheet

Office Use Only

Application Number: **VAR WS 23-075** 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 23-0751 Applicant's Name: Esther Ceperno

Reviewing Planner's Name: Carla Shelton Date: 08/16/2023

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): 08/28/2023

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.

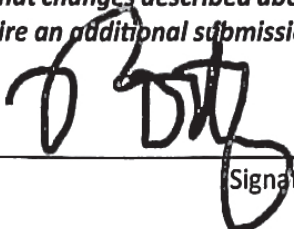
Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

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

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

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



Signature

8/16/2023

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

VAR WS 23-0751

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

(Must be signed by applicant or authorized representative)

8/16/2023

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 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 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 checked="" type="checkbox"/>	Other Documents (please describe):
	<div style="border: 1px solid black; padding: 10px; min-height: 80px;"> <p style="font-family: cursive;">Wetland setback cross section</p> </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.

ORTIZ PLANNING SOLUTIONS, LLC

Patricia Ortiz, AICP

OrtizPlanningSolution.com

813-817-8492

August 16, 2023

Carla Shelton Knight
Hillsborough County Development Services
Natural Resources Review Manager
601 E Kennedy Blvd
Tampa, FL 33602

RE VAR WS 23-0751 / Address 15950 Rye Lane

Dear Ms. Shelton Knight,

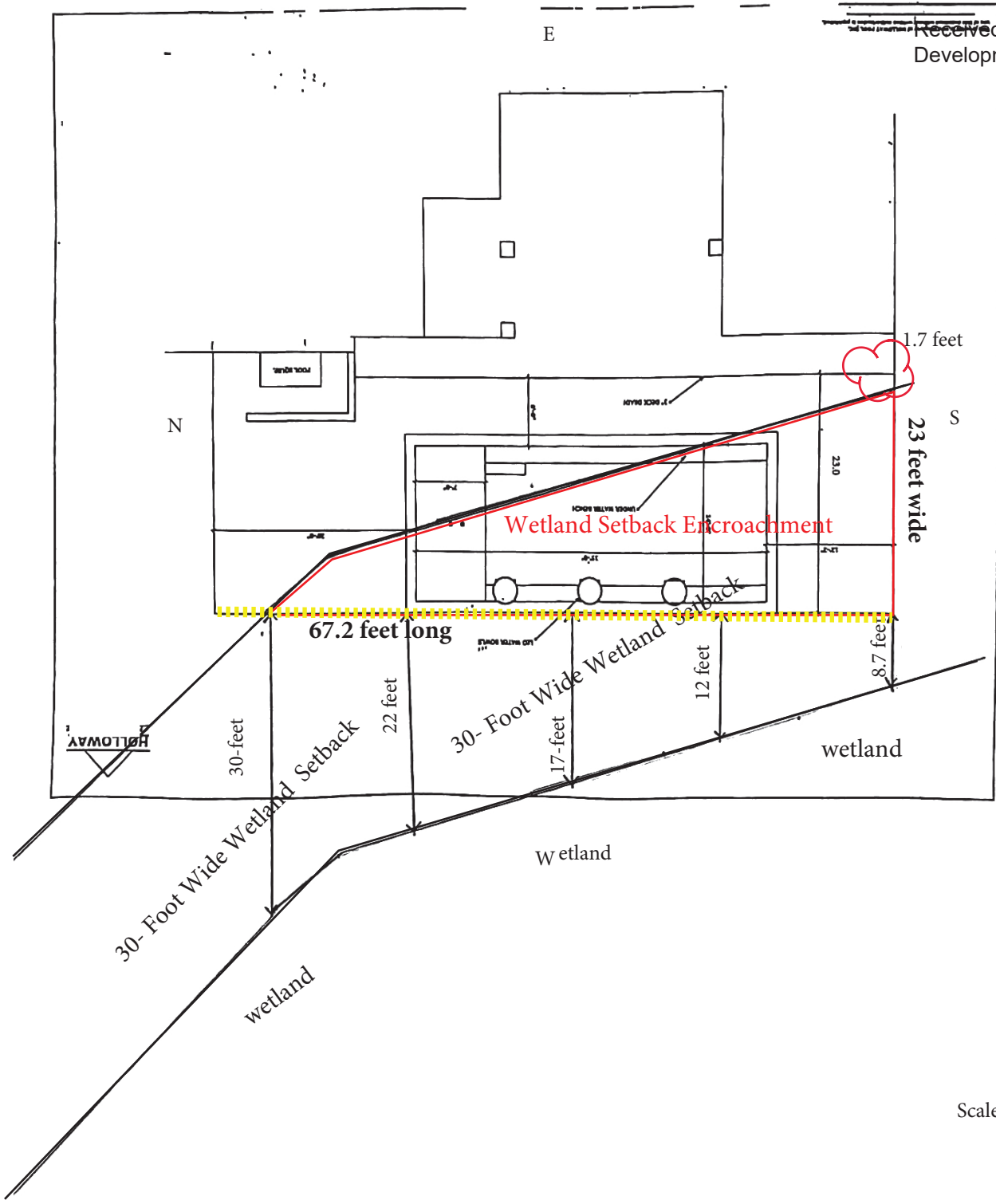
Please accept the attached revised Wetland Variance Cross Section Detail attached to this correspondence. It has been revised to include a fence on the western edge of the pool deck; and to illustrate the square foot area of the combination pool and pool deck for which a variance to the wetland setback is requested.

As outlined the combination pool and pool deck measures 67.2 feet long and 23-feet wide fore an area of 1,545.6 square feet. The area of encroachment is 632.5 square feet. Since the area of encroachment is greater than 500 square feet, a compensation plan will be required.

If you have questions or need additional information please contact me.

Sincerely,


Patricia Ortiz, AICP



Scale 1inch = 10 feet

- Notes: 1. A 4-foot tall fence will be installed on the west side of the pool deck (illustrated with yellow dotted line).
2. The area of the pool and pool deck is 67.2 feet long and 23 feet wide
3. The area of pool and pool deck encroachment is 632.5 feet and requires a compensation plan.

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Project Description (Variance Request)

- 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 Attached

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

Hillsborough County Land Development Code 4.01.07 B.1.

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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): Pool Permit HC BLD 23 0043981
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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

Address: 15950 Rye Lane Tampa FL 33625

Folio Number: 16134.0050

FLU: R4

Zone: RSC-4

Community Plan Area: Greater Carrollwood/ Northdale

Overlay: NA

Special Designations: Infill

Service Area: Urban

Request:

Variance from Hillsborough County Land Development Code Section 4.01.07.. Environmentally Sensitive Areas- Wetland and Natural Water Bodies Part B. Setback subpart 4. To reduce the required 30-foot-wide wetland buffer to 8.7- feet to allow construction of an in-ground swimming pool.

Project Description:

The property owner intends to construct an inground swimming pool in the back yard. A pool permit was submitted in Feb. 2023, intending for development of a 23-foot wide 67.2-foot-long pool and paved deck on the rear/western side of the home. The permit has not been issued because as illustrated the pool encroaches 21.3-feet into the required 30-foot wetland setback. However, the proposed location is most suitable considering the development pattern of the area.

The subject property is an odd shaped, 1.7+/- acre infill lot. It is zoned Residential Single Family, Conventional and designated as Residential 4 on the Future Land Use map. The existing home has a varying front setback of between 98+/- and 86+/- feet as measured from the Rye Lane right of way. This setback is far greater than the required 25-foot front setback and 15-foot side yard setbacks of the zone, but is appropriate because it allows for preservation of grand trees; is consistent with home placement along Rye Lane and the waterfront lots on the south side of Moon Lake Road and to the west of the subject property; and because it preserves the rustic aesthetic of the neighborhood.

The property is odd shaped and includes a 244+/- foot long, 47+/- foot wide appendage which extends into Moon Lake. Most of the appendage is submerged land; the usable waterfront area is located in the southwestern corner of the lot and is estimated to be about 40-feet in width; it is much smaller than waterfront area associated with adjacent and nearby properties; yet the area of wetland and wetland setback appear to be greater.

Access is from Rye Lane, a local roadway south and west of the intersection of Moon Lake Road and Hutchison Road; and within 1,000 feet from the Hutchison Road/Veterans Expressway on and off ramps. The location of the property, proximate to the Veterans Expressway, provides ease of access throughout the County and beyond, and is ideal for the existing residential use.

The on-site area of wetland extends from Half Moon Lake north and eastward and terminates approximately 31.7-feet from the southwest corner of the existing home. The location of the wetland and the required wetland setback significantly reduce building envelope. Compliance with the wetland setback buffer will prevent the pool from placement within the most functional location, which is in the rear yard and in line with the home.

Swimming pools are typical amenities associated with residential development and very typical of large lot, low density suburban neighborhoods. The financial commitment of pool development demonstrates a commitment for long term owner occupancy and adds value to the surrounding properties; many of which have inground swimming pools. A pool permit was filed in February 2023, seeking a 23 x 67.2 foot pool expansion to include a rectangular, 14x35 foot inground swimming pool surrounding by a paved patio and supported by a retaining wall. The location of the wetland, its curvilinear shape and the location of the home prevent practical pool location and compliance with the required 30-foot wetland setback.

Variance Criteria

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 subject property is identified as an Infill parcel on the Hillsborough County GIS system, located in the Urban Service Area, designated as Residential-4 on the Future Land Use Map and zoned Residential Single Family Conventional-4. These designations demonstrate that the property is developed as intended with a conventional style single family home.

In ground swimming pools are a popular amenity associated with single family development and typical of the development in the immediate area surrounding the subject site. The neighborhood has a rustic character evidenced by increased side and front building setback and tree lined streets. Locating the swimming pool in either side yard violates the neighborhood aesthetic.

The proposed pool location, if approved, will allow for a squared building envelope, which will result in minimal impacts on the area of wetland and surrounding properties by keeping the more intense activities associated with residential use closest to the home and most distant from the lake and abutting homes.

The practical difficulties associated with the site, as outlined below, create a hardship in regard to pool location.

- The subject property has significantly less water frontage than the abutting and nearby lands but is encumbered by a significant amount of wetland, which is configured in an irregular, curvilinear pattern.
- The area of wetland and the associated required wetland setback encompass approximately half the lot and almost all of the rear yard. The subject property is an irregular shape and situated on Half Moon Lake. It is 1.72 acres in size; however, approximately 0.75 acres are undevelopable: 9,400 square feet is submerged land and an additional 22,834 is comprised of wetland and wetland setback.
- The front and side building setbacks exceed the minimum setback of the district; however, home placement is consistent with the building placement of adjacent and nearby lots on Rye Lane and the south side/waterfront side of Moon Lake Road. This consistency in building design contributes to the aesthetic envisioned within the Greater Carrollwood Northdale community.
- The increased front and side yard building setback is consistent with the abutting and surrounding properties and allows for tree preservation which is also an objective of the community.

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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 Attached

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

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

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

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

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

Swimming pools are typical amenities associated with residential development and very typical of large lot, low density suburban neighborhoods. The financial commitment of pool development demonstrates a commitment for long term owner occupancy and adds value to the surrounding properties; many of which have inground swimming pools. A pool permit was filed in February 2023, seeking a 23 x 67.2 foot pool expansion to include a rectangular, 14x35 foot inground swimming pool surrounding by a paved patio and supported by a retaining wall. The location of the wetland, its curvilinear shape and the location of the home prevent practical pool location and compliance with the required 30-foot wetland setback.

Variance Criteria

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 subject property is identified as an Infill parcel on the Hillsborough County GIS system, located in the Urban Service Area, designated as Residential-4 on the Future Land Use Map and zoned Residential Single Family Conventional-4. These designations demonstrate that the property is developed as intended with a conventional style single family home.

In ground swimming pools are a popular amenity associated with single family development and typical of the development in the immediate area surrounding the subject site. The neighborhood has a rustic character evidenced by increased side and front building setback and tree lined streets. Locating the swimming pool in either side yard violates the neighborhood aesthetic.

The proposed pool location, if approved, will allow for a squared building envelope, which will result in minimal impacts on the area of wetland and surrounding properties by keeping the more intense activities associated with residential use closest to the home and most distant from the lake and abutting homes.

The practical difficulties associated with the site, as outlined below, create a hardship in regard to pool location.

- The subject property has significantly less water frontage than the abutting and nearby lands but is encumbered by a significant amount of wetland, which is configured in an irregular, curvilinear pattern.
- The area of wetland and the associated required wetland setback encompass approximately half the lot and almost all of the rear yard. The subject property is an irregular shape and situated on Half Moon Lake. It is 1.72 acres in size; however, approximately 0.75 acres are undevelopable: 9,400 square feet is submerged land and an additional 22,834 is comprised of wetland and wetland setback.
- The front and side building setbacks exceed the minimum setback of the district; however, home placement is consistent with the building placement of adjacent and nearby lots on Rye Lane and the south side/waterfront side of Moon Lake Road. This consistency in building design contributes to the aesthetic envisioned within the Greater Carrollwood Northdale community.
- The increased front and side yard building setback is consistent with the abutting and surrounding properties and allows for tree preservation which is also an objective of the community.

- The area of upland in the back yard is of irregular shape and located in the northwest corner of the lot. Placing a swimming pool in this area of upland would require special consideration in regard to pool size, shape and placement; and result in a side yard inconsistent with the development pattern of the neighborhood, have far greater impacts to the adjoining neighbor(s), and result in a dysfunctional relationship between pool and the internal layout of the home.
 - Pool placement in the southern side yard is not ideal because of the location of the wetland setback, the resulting proximity to the southern property line and the internal configuration of the home.
- 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**

Strict compliance with the 30-foot-wide wetland setback will deprive the property owner of the reasonable development of residential property. Pools are common residential amenities and most appropriately located in rear yards proximate to the home.

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

Location of the pool as proposed is in line with the existing home and most distant from abutting and nearby homes and the lake. As a result, the pool, as proposed, is most compatible and consistent with existing development. Additionally, the proposed location will confine most of the residential activity nearest the home, furthest from the environmentally sensitive area and most distant from adjacent properties.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan**

This variance is in harmony with the intent of the Comprehensive Plan and LDC. It seeks the most minimal relaxation of regulation to allow a swimming pool, which is a typical amenity associated with residential development. The request is reasonable and appropriate considering the lot configuration, placement of the home, amount and location of wetland, and development pattern of 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.**

On or about Feb. 1, 2023, a permit for an inground pool with concrete pavers was filed. During the permitting review the wetland encroachment was discovered. The property owner then applied for a variance. The action sought to be relieved through the variance process did not result from any illegal actions and is not self-imposed.

- 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 hardship that will be suffered by a failure to grant a variance**

The variance is the most minimal variance necessary to allow construction of the swimming pool in the most appropriate location considering the site constraints and the development pattern of the area. Approval will result in substantial justice because, in this instance the most appropriate location of the pool is as proposed.

The property owner is inclined to make a significant financial investment in the property by developing an inground swimming pool, which is anticipated to increase the property value of the subject and surrounding properties. In determining pool location, the developer considered the integrity of the wetland and wetland conservation; site constraints including the location of the wetland setback the configuration of the existing home and the lot configuration of the abutting and nearby properties.

As proposed the swimming pool will be located most distant from abutting home-sites and the lake. While the swimming pool, as designed will encroach into the wetland setback, there will be no encroachments into the wetland itself. Furthermore, the pool location will result in additional wetland protection on the northwest portion of the lot as the irregular shaped upland area will not be disturbed and is not anticipated to be used for high impact activity but instead as open space which will result in increased wetland protection in this portion of the lot.

After Recording Return to:
Chris Hemmings
Anchor Title & Associates
1510 South Clark Avenue
Tampa, FL 33629

This Instrument Prepared by:
Chris Hemmings
Anchor Title & Associates
1510 South Clark Avenue
Tampa, FL 33629
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 20220118

WARRANTY DEED

This Warranty Deed, Made the 4th day of November, 2022, by **Ryan Price, a married man as to his Non-Homestead Property**, whose post office address is: **19901 Jodi Drive, Lutz, FL 33558**, hereinafter called the "Grantor", to **Esther Cepero**, whose post office address is: **15950 Rye Ln., Tampa, FL 33625**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Million Seven Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$1,799,900.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hillsborough County, Florida**, to wit:

A Tract of Land lying in the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 27 South, Range 18 East, Hillsborough County, Florida, Described as follows: Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 31, run East (assumed bearing) along the North Boundary of said Section 31, 60.0 feet, thence South 00°43'03" East, 253.54 feet to a POINT OF BEGINNING; thence continue South 00°43'03" East, 160.00 feet to a witness corner at lakes edge; thence continue South 00°43'03" East, 40.00 feet; thence North 89°43'15" East, 134.07 feet to a witness corner at lakes edge; thence continue North 89°43'15" East, 724.0 feet to a point on the Westerly right - of - way line of Hutchinson Road; thence North 28°59'45" West, along said right-of-way line, 228.05 feet; thence South 89°43'15" West, 750.03 feet to the POINT OF BEGINNING. LESS that part for expressway and Access Road No. 2.

AND

Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 27 South, Range 18 East, Hillsborough County, Florida, thence South 88°40'14" East along the North boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 31, a distance of 60.00 feet; thence South 00°38'32" West, a distance of 451.68 feet to a point on the North boundary of the South 200.00 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 31, said point also being the POINT OF BEGINNING; thence South 88°49'45" East, along aforementioned North boundary, a distance of 84.77 feet; thence South 63°16'26" West, a distance of 96.18 feet; thence North 88°49'45" West, a distance of 199.35 feet; thence North 41°10'43" West, a distance of 13.35 feet to a point on the North boundary of the South 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 31; thence North 88°23'08" West along aforementioned North boundary, a distance of 45.61 feet; thence North 22°30'00" East, a distance of 37.34 feet; thence South 88°49'45" East, a distance of 240.60 feet to the POINT OF BEGINNING.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


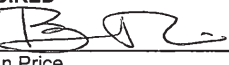
To Have and to Hold, the same in fee simple forever.

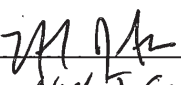
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2022, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature:  _____
Printed Name: Chris Hemmings
Witness Signature:  _____
Printed Name: Ryan Price

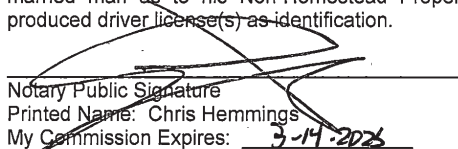
Witness Signature:  _____
Printed Name: Nida J. Garcia

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 4th day of November, 2022 by Ryan Price, a married man as to his Non-Homestead Property, who is/are personally known to me or has/have produced driver license(s) as identification.



Notary Public Signature (SEAL)
Printed Name: Chris Hemmings
My Commission Expires: 3-14-2025





Property/Applicant/Owner Information Form

Official Use Only
Application No: VAR-WS 23-0751
Hearing(s) and type: Date: 08/28/2023
Intake Date: 07/03/2023
Type: LUHO
Receipt Number: 282819
Intake Staff Signature: Keshia Rivas

Property Information
Address: 15950 Rye LN City/State/Zip: Tampa FL 33625
TWN-RN-SEC: 31*27*18 Folio(s): 016134.0050 Zoning: RSC-4 Future Land Use: R4 Property Size: 1.71 acres

Property Owner Information
Name: Esther Cepero Daytime Phone: 813-817-8492
Address: 15950 Rye Lane City/State/Zip: Tampa FL 33625
Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

Applicant Information
Name: Esther Cepero Daytime Phone: 813-817-8492
Address: 15950 Rye Lane City/State/Zip: Tampa FL 33625
Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

Applicant's Representative (if different than above)
Name: Patricia Ortiz AICP of Ortiz Planning Solutions, LLC Daytime Phone: 813-817-8492
Address: 2810 N Central Ave City/State/Zip: Tampa FL 33602
Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate...
Signature of the Applicant: Esther Cepero
Type or print name: Esther Cepero

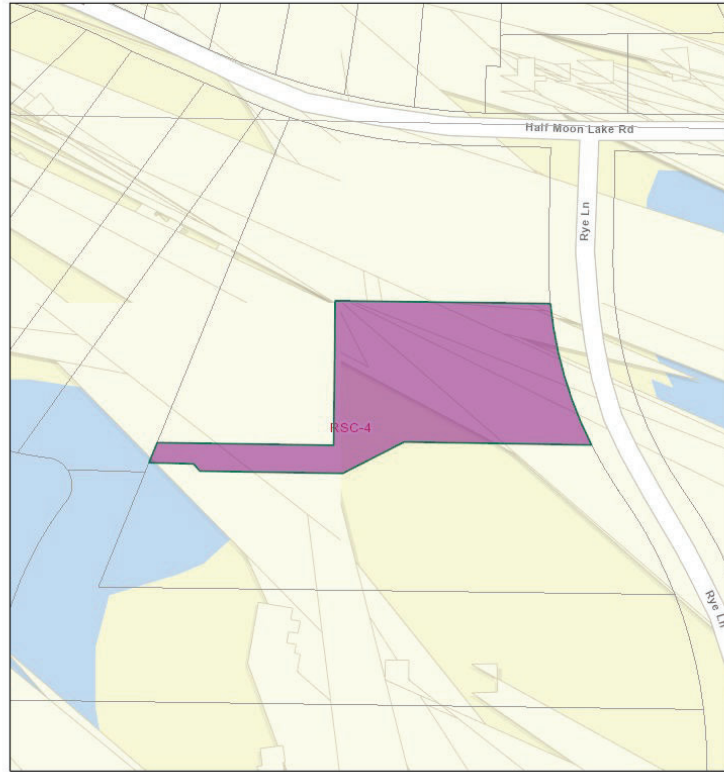
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.
Signature of the Owner(s) - (All parties on the deed must sign): Esther Cepero
Type or print name: Ester Cepero



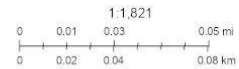
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 43.2 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0181H
FIRM Panel	12057C0181H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011410 Block: 2000
Census Data	Tract: 011410 Block: 2002
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
Competitive Sites	NO
Redevelopment Area	NO

Folio: 16134.0050



July 3, 2023



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

Hillsborough County Florida

Folio: 16134.0050
PIN: U-31-27-18-ZZZ-000000-69070.1
Esther Cepero
Mailing Address:
 15950 Rye Ln
 null
 Tampa, FL 33625-1300
Site Address:
 15950 Rye Ln
 Tampa, FL 33625
SEC-TWN-RNG: 31-27-18
Acreage: 1.71363997
Market Value: \$1,290,656.00
Landuse Code: 0100 Single Family

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