



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 23-0543	
<b>LUHO HEARING DATE:</b> July 31, 2023	<b>CASE REVIEWER:</b> 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 30, 2023, is to allow for the placement of a shed 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 placement of a 12’ by 32’ shed within the 30-foot wetland conservation area setback. The applicant requests a 29.5-foot encroachment into the setback to allow for a remaining setback of .5 feet.

**Findings**

- 1) A Building Permit for the shed, HC-BLD-22-0039955, was applied for and approved by the County on November 4, 2022. This permit application was not forwarded to Natural Resources for review. When a hold on the Certificate of Occupancy for the shed was sent to Natural Resources to sign off, staff noticed the wetland setback encroachment of the shed. An email was sent to the property owner alerting him to the wetland setback encroachment and the need for this variance.
- 2) There is an existing fence along both sides of the yard which is located within the 30-foot wetland setback area and which also requires a variance for placement in the wetland setback. The fence encroachment was not requested by the applicant but was noticed by the reviewer during the preparation of the staff report. The fence is therefore included in the request.

**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.

**Attachments: Site Plan**

**ADMINISTRATOR'S SIGN-OFF**

A handwritten signature in black ink, appearing to read "Carl Slaton". The signature is written in a cursive style with a large initial "C".



**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR-WS 23-0543 Applicant's Name: Michael Aziz

Reviewing Planner's Name: Ryan Joyce Date: \_\_\_\_\_

Application Type:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Planned Development (PD)  | <input type="checkbox"/> Minor Modification/Personal Appearance (PRS) | <input type="checkbox"/> Standard Rezoning (RZ)  |
| <input checked="" type="checkbox"/> Variance (VAR) | <input type="checkbox"/> Development of Regional Impact (DRI)         | <input type="checkbox"/> Major Modification (MM) |
| <input type="checkbox"/> Special Use (SU)          | <input type="checkbox"/> Conditional Use (CU)                         | <input type="checkbox"/> Other _____             |

Current Hearing Date (if applicable): 7/31/2023

Will this revision add land to the project?  Yes  No

**IMPORTANT:** If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project?  Yes  No

### The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

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

Michael Mahrous

Signature

6/28/2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Transmittal Completed

Scanned into OPTIX

In-Take Completed by: \_\_\_\_\_



# SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Lot 240, East Lake Park Unit Two, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 82, of the Public Records of Hillsborough County, Florida.

Property Address:

6803 Spencer Circle  
Tampa, Florida 33610

C-1 (P.&C.) C-1 (M.)  
R = 50.00' R = 50.00'  
Δ = 53°29'15" Δ = 53°38'53"  
A = 46.68' A = 46.82'

C-2 (P.&C.) C-2 (M.)  
R = 50.00' R = 50.00'  
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L-2  
S67°50'05"E 24.98' (M.)

L-3  
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L-4  
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L-5  
N77°31'55"E 22.99' (M.)

L-6  
N71°22'23"E 20.84' (M.)

L-7  
N78°44'29"E 34.23' (M.)

L-8  
S25°18'15"E 13.91' (M.)

■ = WETLAND FLAG

EPC = ENVIRONMENTAL PROTECTION COMMISSION

## GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- THIS IS NOT AN ALTA/CSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

## FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120112-0360 H, LAST REVISION DATE 08/28/2008. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 2, Township 29 South, Range 19 East

Drawn By: AV	Survey Number: 21-2422		
4			
3			
2			
1			00-00-2021
NO.	REVISIONS	BY	DATE

Prepared By  
**LakeRidge Surveying & Mapping, LLC**

17316 DEER ISLAND ROAD  
DEER ISLAND, FL 32778  
CERTIFICATE OF AUTHORIZATION LB7723

PHONE 407-385-3151  
407-385-3152  
FAX 1-866-941-8789

NOTE:  
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

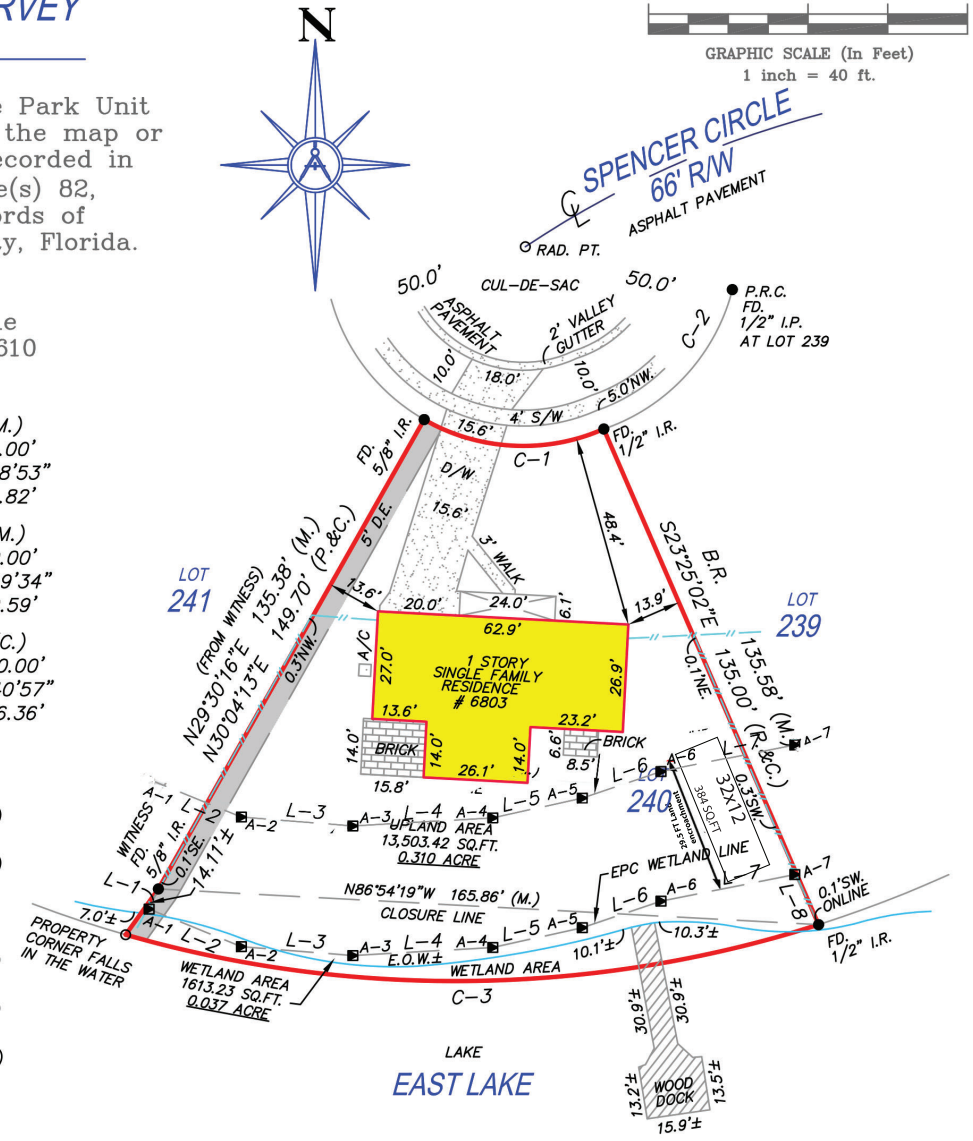
**SURVEYOR'S CERTIFICATION**  
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.  
LAST DATE OF FIELD SURVEY: 02-22-2023  
**R. WAYNE RICHMOND**  
Digitally signed by R. WAYNE RICHMOND  
Date: 2023.02.23 12:41:42 -05'00'



ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



GRAPHIC SCALE (In Feet)  
1 inch = 40 ft.



LAKE  
**EAST LAKE**

CERTIFIED TO:  
**Michael Aziz;**  
**Jessica Silver;**  
Masterpiece Title, a  
division of LandCastle  
Title Group, LLC;  
Commonwealth Land Title  
Insurance Company.

SHEET 1 OF 1



**Hillsborough  
County Florida**  
Development Services

Application No: \_\_\_\_\_

## 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.

Shed has been installed under Permit number HC-BLD-22-0039955 encroachment 26feet leaving a set back of 6 feet

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

4.01.07.B.4.

### 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): \_\_\_\_\_
- 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Hi,

My name is Michael Aziz, and The owner of the house located at 6803 Spencer Cir Tampa FL, I applied for a utility shed permit, permit got approved indicating all shed details such as Location, size, design, and the way it will be anchored to the ground, once I got the permit I ordered the shed, shed been installed and anchored.

I got multiple inspections, first one was for not having stairs to get in and out of the shed, and that was added after, another one was for adding sliding doors instead of windows and I had to revise the permit.

After full filling all county requirements I received a certificate of completion. And i thought that i was finally done with this project, but i was wrong

1 week after the county issuing me a certificate of completion, I received an email from environmental stating that the shed is located too close to the water and that it must clear 30 feet from the water.

They asked me to call the environmental to indicate a wet line which I did and it cost me \$200, then I have to provide a new survey showing the wet line on it which cost me \$180.

After getting the new survey with the wet line, Due to my lot size i noticed that there won't be enough space, where I can move the shed and please note that the shed is 32x12 which makes moving it a very hard process and very costly too.

if i know this from the beginning when i applied, i would of considered a smaller size shed.



### 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?

We legally placed a shed in our backyard after obtaining a permit from the county. All protocols, inspections were followed out until certificate of completion was granted. Afterwards, the county requested we move the shed.

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.

We live in a now-decl restricted community where many members enjoy shed, boats or RV's on their properties.

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.

Luckily, this variance will not interfere or injure the rights of others. The shed is solely placed on my personal land.

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 purpose of the shed is to serve as a storage container. It will keep the lakeside backyard neat, organized, and tidy.

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.

No illegal actions were taken while placing the shed in our personal properties backyard.

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.

Since the homeowners followed all the rules, laws, and codes via a permitting with the county, including getting a certificate of completion after permit was closed. Moving the shed at this point will be a major financial hardship for the homeowners.

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## COMMISSION

Joshua Wostal CHAIR  
Harry Cohen VICE-CHAIR  
Donna Cameron Cepeda  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" W. Myers  
Michael Owen



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. AIR DIVISION

June 28, 2023

SENT VIA EMAIL

Michael Aziz  
[aziz@azizcycle.com](mailto:aziz@azizcycle.com)  
6803 Spencer Cir.  
Tampa, FL 33610

**SUBJECT: EPC REVIEW # 76393 / WETLAND AND OTHER SURFACE WATER SURVEY FOR THE MICHAEL AZIZ AND JESSICA SILVER PROPERTY LOCATED AT 6803 SPENCER CIR. / UNINCORPORATED HILLSBOROUGH COUNTY / SURVEY RECEIVED ON JUNE 23, 2023 / FOLIO # 041361-0000 / STR 02-29S-19E / SURVEY EXPIRES JUNE 26, 2028**

Dear Mr. Aziz:

Please allow this letter to document that Wetlands Division staff of the Environmental Protection Commission (EPC) has issued a formal determination as to the existence of any wetlands and other surface waters upon lands within Hillsborough County for the above referenced property, as reflected on a certified survey. The extent of wetlands and other surface waters was established using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11, Wetlands, Rules of the EPC of Hillsborough County. **The survey shall remain valid for a period of five (5) years from the initial date of approval (expires June 26, 2028).**

Please be advised, due to the current State assumption of the federal Section 404 Clean Water Act program, all wetland and other surface water boundary delineations accepted by the EPC will be subject to future State review prior to being accepted by the Florida Department of Environmental Protection or the Southwest Florida Water Management District. EPC lines may not be accepted by the State and will be subject to future modification by the State agencies. The delineation of the boundary will be based on the same wetland or other surface water methodology adopted in Section 62-340, Florida Administrative Code, however, the lines must be field verified by the State prior to being accepted under the 404 program.

Please be advised that an approval on the survey does not constitute approval for any other aspect of the EPC's review process. Any activity interfering with the integrity of wetlands and other surface waters, such as clearing, excavating, draining or filling, without prior written authorization from the Executive Director of EPC or a designated authorized agent, pursuant to

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**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

Section 1-11.07, Rules of the EPC, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats, as per the LDC. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

## NOTICE OF RIGHTS

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC) any person whose interests are protected by Chapter 84-446, Laws of Florida and who is adversely affected or otherwise aggrieved by this agency action has the right to appeal this agency action. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Legal Department via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) within twenty (20) days of receipt of this notice.** Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, e-mail, and telephone number of the Appellant; the name, address, e-mail, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

**Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a "Request for Extension of Time to File a Notice of Appeal."** The Request for Extension of Time must include a statement when and how the Appellant received notice of the agency action and a statement why good cause exists for the extension. The Request for Extension of Time must be sent to and received by the EPC Legal Department at the e-mail noted above within twenty (20) calendar days of receipt of this notice.

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**Environmental Protection Commission - Roger P. Stewart Center  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)**

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

**This agency action is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, a "Notice of Appeal" or files a "Request for Extension of Time to file a Notice of Appeal" for a formal hearing.** Pursuant to Section 1-2.31(e), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after receipt of this agency action shall constitute a WAIVER of one's right to have an appeal heard, and this unappealed agency action shall automatically become a final and enforceable Order of the Commission.

It is recommended that the Applicant publish at their own expense the following notice of this agency action in a newspaper of general circulation in Hillsborough County, Florida for a minimum of one day so as to provide constructive notice to potentially aggrieved parties. It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired:

**ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY**  
**NOTICE OF AGENCY ACTION**

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of a Wetland or Other Surface Water Survey Approval Letter and jurisdictional determination (Wetland Survey Approval Letter) pursuant to Chapter 84-446, Laws of Florida, as amended. The Wetland Survey Approval Letter addresses approval a wetland or other surface water determination on property located at 6803 Spencer Circle on folio #041361-0000. The agency action document/permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, Florida 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV of Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Legal Department via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) within 20 days of the date of this publication. Failure to file a notice of appeal within that time shall constitute a WAIVER of one's right to file an appeal.

Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation to the EPC Commission. Pursuant to Section 1-2.35, Rules of the EPC, the EPC Commission will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC Commission, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek judicial review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, and the Administrative Procedure Act, Chapter 120,

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Michael Aziz  
June 28, 2023  
Page 4 of 4

part II, Florida Statutes, 1961 by filing an appeal under rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of the final administrative decision becoming an\Order of the Commission. Please, note that this District Court appeal differs from the Section 9 Appeal.

Copies of EPC rules referenced in this agency action may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org> or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

Thank you for your time in submitting this survey. If you have any questions or need further assistance, feel free to call Dessa Clock at 813-627-2600, ext. 1158.

Sincerely,



Dessa Clock  
Environmental Supervisor  
Wetlands Division  
Environmental Protection Commission  
of Hillsborough County

dc/cb

ec: SWFWMD - [ERPAgencyCoordination@swfwmd.state.fl.us](mailto:ERPAgencyCoordination@swfwmd.state.fl.us)

# SKETCH OF SURVEY

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- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- THIS IS NOT AN ALTA/CASM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

### FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.L.R.M. COMMUNITY & PANEL NUMBER 120112-0360 H, LAST REVISION DATE 08/28/2008.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©



### LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	S/W	SIWELWAK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP	TYPICAL
CAVC	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D.	DESCRIPTION OR DEED	PG.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
E.LV.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
E.	EAST	P.O.L.	POINT ON LINE		
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE		
E.O.W.	EDGE OF WATER	P.V.C.	POLYVINYL CHLORIDE		
E.P.U.E.	ELECTRIC UTILITY EASEMENT	P.O.B.	POINT OF BEGINNING		
ESMT.	EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVE		
FD.	FOUND	P.R.M.	PERMANENT REFERENCE MONUMENT		
I.P.	IRON PIPE	P.T.	POINT OF TANGENCY		
I.R.	IRON ROD	R.	RADIUS		
L	ARC LENGTH	RAD.	RADIAL		
M.E.	MAINTENANCE EASEMENT	RAD. PT.	RADIUS POINT		
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988	R.W.	RIGHT OF WAY		
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929	S.	SOUTH		
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C. BY EPC STAFF

*Desta Clark* 6/26/2023  
 SIGNATURE DATE

**EPC**  
 EXPIRATION DATE: 6/26/2028

CERTIFIED TO:  
 Michael Aziz;  
 Jessica Silver;  
 Masterpiece Title, a  
 division of LandCastle  
 Title Group, LLC;  
 Commonwealth Land Title  
 Insurance Company.

SHEET 1 OF 1

Section 2, Township 29 South, Range 19 East			
Drawn By: AV	Survey Number: 21-2422		
4			
3			
2			
1			00-00-2021
NO.	REVISIONS	BY	DATE
Prepared By <b>LakeRidge Surveying &amp; Mapping, LLC</b> 17316 DEER ISLAND ROAD PHONE 407-385-3151 DEER ISLAND, FL 32778 407-385-3152 CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-941-8789			

**SURVEYOR'S CERTIFICATION**

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 02-22-2023

**R. WAYNE RICHMOND**  
 Digitally signed by R. WAYNE RICHMOND  
 Date: 2023.02.23 12:41:42 -05'00'

**ROBERT W. RICHMOND**, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

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**Prepared by and Return To:**  
Michelle Salvato  
Masterpiece Title, a division of LandCastle Title  
Group, LLC  
15302 Casey Road  
Tampa, FL 33624

**Order No.:** MP7121-00671

APN/Parcel ID(s): 041361-0000

**WARRANTY DEED**

THIS WARRANTY DEED dated 7/28/21, by Andreas Prinsen and Nora Telisa Prinsen, husband and wife, hereinafter called the grantor, to Michael Adel Mahrous Aziz and Jessica Silver, husband and wife, whose post office address is 6803 Spencer Circle, Tampa, FL 33610, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

Lot 240, East Lake Park Unit Two, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 82, of the Public Records of Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2020.

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**Hillsborough  
County Florida**  
Development Services

## 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: Michael Aziz Phone: 813 708 8889

Representative's Email: Aziz@Azizcycle.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"/>	<b><u>Property/Applicant/Owner Information Form</u></b>
2	<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Affidavit(s) to Authorize Agent</u></b> (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 type="checkbox"/>	<input type="checkbox"/>	<b><u>Sunbiz Form</u></b> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Property/Project Information Sheet</u></b> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u></b>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Copy of Current Recorded Deed(s)</u></b>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Close Proximity Property Owners List</u></b>
8	<input type="checkbox"/>	<input type="checkbox"/>	<b>Legal Description</b> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/>	<b>Copy of Code Enforcement/Building Code Violation(s)</b> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fastrack Approval</b> (if applicable)

**Additional application-specific requirements are listed in Part B.**





**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
 Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

### Property Information

Address: 6803 Spencer Cir City/State/Zip: Tampa FL 33610  
 TWN-RN-SEC: 02-29-19 Folio(s): 41361-0000 Zoning: PSC-6 Future Land Use: R6 Property Size: 0.381428

### Property Owner Information

Name: Michael Adel Mahrous Aziz & Jessica Silver Daytime Phone 813 708 8889  
 Address: 6803 Spencer Cir City/State/Zip: Tampa FL 33610  
 Email: Aziz@Azizcycle.com Fax Number 813 666 4503

### Applicant Information

Name: Michael Adel Mahrous Aziz Daytime Phone \_\_\_\_\_  
 Address: 6803 Spencer Cir City/State/Zip: Tampa FL 33610  
 Email: Aziz@Azizcycle.com Fax Number 813 666 4503

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ 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 \_\_\_\_\_