

## LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0845

LUHO HEARING DATE: September 26, 2023 CASE REVIEWER: Carolanne Peddle

**REQUEST:** The applicant requests a variance for a proposed addition to the accessory dwelling on property zoned ASC-1.

# VARIANCE(S):

# **Accessory Dwelling Requirements**

Per LDC Sec. 6.11.02.E, accessory dwellings shall meet principal building setbacks and shall contribute to lot building coverage. Total building coverage on the lot shall not exceed district standards. Per LDC Sec. 6.01.01 a minimum rear yard setback of 50 feet is required in the ASC -1 district. The applicant requests a 48.7-foot setback reduction to the required rear yard setback to allow for a 1.3-foot setback from the eastern property line for the accessory dwelling structure.

## FINDINGS:

- A minimum lot width of 150' is required in the ASC-1 district. The subject lot is approximately 139' in width and therefore is nonconforming. However, it has been certified as a legal nonconforming lot, per NCL 18-1418 in the case record.
- Building permit HC-BLD- 23-0048528 was submitted to make improvements and build additions to the main dwelling and mother in-law suite.

# **DISCLAIMER:**

The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

ADMINISTRATOR'S SIGN-OFF
Colleen Marshall Wed Sep 13 2023 16:57:32
Attachments: Application Site Plan
Request
Atoquest



# **Additional / Revised Information Sheet**

Office	Use	Only	
	030	City	

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\/AD 22 09/6		
Application Number: VAR 23-0845	Received Date:	Received By:
Application Humber.	neceived bate.	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 <u>must</u> be included indicating the additional/revised documents being submitted with this form.			
Application Number: VAF	R 23-0845 Applicant's Name: Sco	ott Aldridge	
	Carolanne Peddle		
Application Type:  Planned Development (PD	)   Minor Modification/Personal Appearance (PF	RS) Standard Rezoning (RZ)	
☑ Variance (VAR)	Development of Regional Impact (DRI)	☐ Major Modification (MM)	
Special Use (SU)	Conditional Use (CU)	Other	
Current Hearing Date (if applic	cable):		
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?			
Will this revision remove land from the project?			
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 su	bmittal questions, please call (813) 277-1633 or er	mail 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.			
Ronald Loebe	Digitally signed by Ronald Loebel Date: 2023.08.12 22:55:33 -04'00'	8-12-2023	
	Signature	Date	



# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to <u>Chapter 119 Florida Statutes</u>, 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 <u>Hillsborough County Development Services</u> to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> Services to obtain a release of exempt parcel information.

Are you see		disclosure of selected information submitted with your application pursuant
I hereby cor	nfirm that the material submitted Includes sensitive and/or prote Type of information included a	ected information.
Please note: S	Does not include sensitive and ensitive/protected information will not	l/or protected information.  be accepted/requested unless it is required for the processing of the application.
being held		will be reviewed to determine if the applicant can be processed with the datang this form I acknowledge that any and all information in the submittal will by law to be protected.
Signature: _	Ronald Loebel	Digitally signed by Ronald Loebel Date: 2023.08.12 22:56:28 -04'00' igned by applicant or authorized representative)
Intake Staff	Signature:	Date:



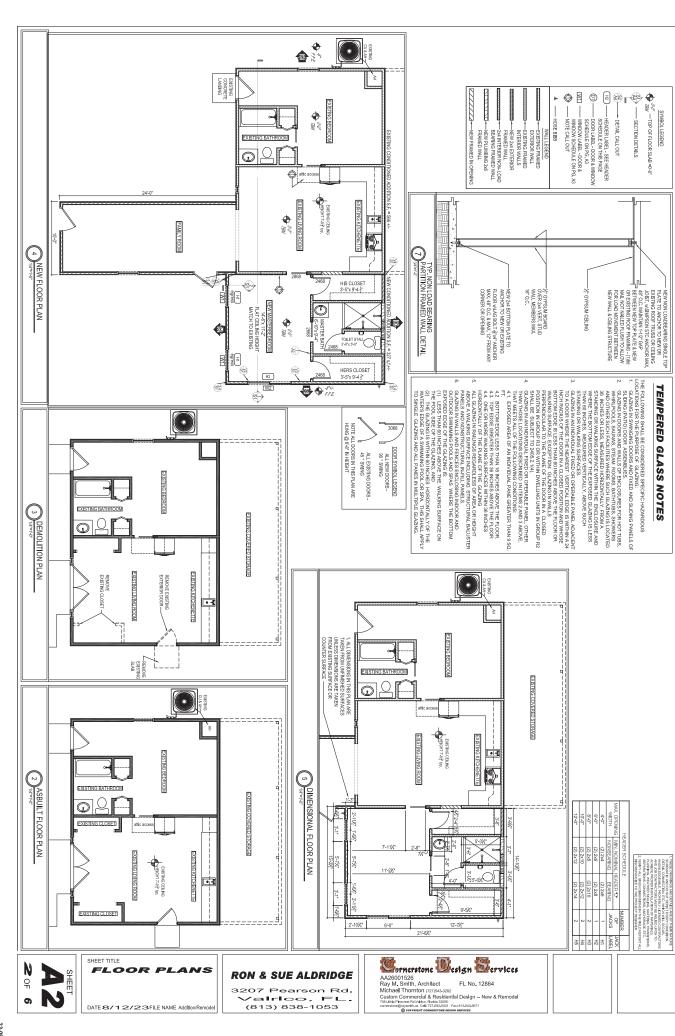
# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included		Submittal Item
1		Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2	$\boxtimes$	Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9	$\boxtimes$	<b>Site Plan*+</b> All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13		Project Description/Written Statement
14		Design Exception and Administrative Variance requests/approvals
15	$\boxtimes$	Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17		Transportation Analysis
18		Sign-off form
19		Other Documents (please describe):

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

<sup>\*</sup>Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



# **DIVISION 1 - GENERAL INFORMATION**

DIV 01 RES

IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION.

ALL WORK IS TO BE DONE IN A NEAT, WORKMANLIKE MANNER BY QUALIFIED SKILLED CRAFTSMEN. ALL CONTRACTORS AND SUBCONTRACTORS MUST BE PROPERLY INSURED

CARE SHALL BE TAKEN TO ASSURE THAT THE PROJECT SITE IS SAFE AND THAT DEBRIS IS REMOVED OR COLLECTED IN A SECURE ENCLOSURE. THE WORK OF THIS PROJECT SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, LICENSES AND PERMIT'S REQUIRED TO COMPLETE THE WORK AS INDICATED BY THE

THE BID FOR THE WORK SHALL INCLUDE THAT WORK ASSOCIATED WITH THE RENOVATION OF THE PROJECT THAT IS GENERALLY INDICATED ON, BUT IS NOT NECESSARILY LIMITED TO, THE DRAWINGS AND APPLICABLE SPECIFICATIONS.

ALL PROSPECTIVE CONTRACTORS AND SUBCONTRACTORS SHALL VISIT HEP REBUISES NO ORDER TO BECOME THOROUGHLY FAMILLAR WITH HE WORK AND WORDER CONDITIONS BID AMOUNTS SHALL INCLUDE ALL WORK ASSOCIATED WITH HE VARIOUS COMPONENTS OF THE WORK DESCRIBED ON THE PLANS WHETHER SHOWN IN FULL AND COMPLETE

ELECTRICAL, PLUMBING AND MECHANICAL SUBCONTRACTORS SHALL PROVIDE FOR ADDITIONAL BIGINEERING (IF REQUIRED) AND SHALL SECURE ALL NECESSARY FEMILTS, PAY ALL ASSOCIATED FEES AND ARRANGE FOR ALL NECESSARY INSPECTIONS THAT MAY BE REQUIRED. COST ASSOCIATED WITH APPLICATIONS FOR ALL NECESSARY PERMITS AND THE ACTUAL COSTS OF ALL NECESSARY PERMITS ARE TO BE INCLUDED AS A PART OF THE WORK AND SHALL BE INCLUDED WITH BID AMOUNTS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROPER AND ACCIDANT.

LYOUTOF LINES AND GREENES RECESSARY TO ACCOUNTES! THE WOREN AN GOOD WITH WORSH AND ACCOUNTES! THE WORSH AND AND DEPARTMENT THE CONTRACTOR SHALL YEER'S ALL DIMESSONS AND FOLIABLE MANNER. THE CONTRACTOR SHALL YEER'S ALL DIMESSONS AND FOLIABLE MANNER. THE FORWANDES AND EXCHANGE AND THE WORSH AND WORLD RESPONSIBLE FOR ANY BERGOR OR INACOUNTAGES RESULTING FROM ITS FALLURE TO DO SO. THE ACCHIEFT ASSULTS AND SHALL THE PROPERTY OF THE WORSH AND THE WORSH.

ALL MATERIALS USED IN THE WORK SHALL BE AS SPECIFIED. IN THE ASSENCE OF SPECIFICATIONS FOR ANY MATERIALS REQUIRED FOR THE PERFORMACE OF THE WORW MATERIALS USED SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.

ALL MATERIALS, SYSTEMS, AND CONSTRUCTION COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. ANY DEVIATIONS THAT ARE NOT APPROVED SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ACCORDANCE WITH THE MANUFACTURERS PUBLISHED INSTRUCTIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES IN ORDER TO ASSURE PROPER CLEARANCES AND COORDINATION OF THE WORK.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY STORE AND PROTECT ALL MATERIALS DELIVERED TO THE JOB SITE, ANY LOSS OF ANY NATURE SHALL BE BORNE BY THE CONTRACTOR.

THE PREMISES AND WORK AREAS SHALL BE MANITAINED IN A REASONABLY MEAT. AND ORDERLY CONDITION AND SHALL BE KEPT FREE FROM ACCUMULATIONS OF WASTE AND DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TRASH, WASTE AND DEBRIS FROM THE PROJECT SITE AND SHALL DISPOSE OF SAME IN A

GASQUIRE, FIEL QUE, PAINT TIMMERES AND ALL OTHER HAZAGOOUS MATERIALS SHALL NOT BES STORED NOBLED OF THE FREMERES. BUE GET GELO HEADOURT OR REPODUCE OF CONTAINING SUSH COMPONENTS SHALL ONLY BE USED WITH A MEDICATE AND PROPER UPIT TAITION AND SHALL BEISPENESS FIRST OUT OWNTHANDES SHAPPORDER FOR SUSH OF THE CONTAINANCE AND PROVIDE THE CONTAINANCE AND THE CONTAINANCE AND THE CONTAINANCE AND THE CONTAINANCE AND THE FOR A WITH FOR THE FOR A METER TO ANTA SHEETS MASSES ON THE REPORT OF THE FOR A METER TO ANTA SHEETS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.

OVIDE AND MAINTAIN ALL NECESSARY TEMPORARY

Y BE REQUIRED TO PREVENT DAMAGE TO THE OWNER'S

THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE OWNER HAS BEEN PROVIDED WITH A CERTIFICATE OF INSURANCE INDICATING APPROPRIATE MINIMUM

ALL WORK SHALL BE QUARANTED BY THE CONTRACTOR FOR A PERIOD OF BY EVEN ALL WORK SHALL BE QUARANTED BY THE CONTRACTOR FOR A DESIGNATION SHALL BROWNED THE MASS AND SHALL BE CONTRACTOR SHALL BROWNED FOR THE CONTRACTOR SHALL BROWNED FOR SHALL BROWNED SHALL BR AND GUARANTIES TO THE OWNER.

A FOUNDATION SURVEY SHALL BE PERFORNED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTIORS USE. OR ALL FOODERTY MARKERS HALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED

SITE PLAN 3207 Pearson Rd. 3207 PEARSON RD. VALRICO, FL 33596 **RON & SUE ALDRIDGE** 

Project Narrative HOMEOWNERS ARE PROPOSING ADDING A NEW ADDITIONAL CONDITIONED AREA TO COMPENSATE FOR SMALL EXISTING FOOTPRINT

[FL PRODUCT APPROVAL #S] [SCOPE

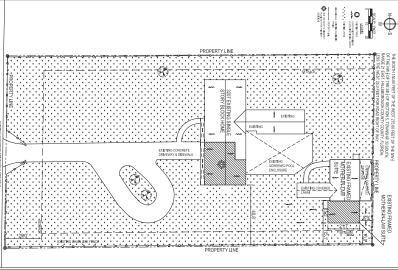
FL#16103-R17 FL#13459.1 FL#30343.2-R2 FL#6267-R9 FL#5259.1 FL#16503.1 FL#158-R15

PRODUCT APPROVAL#S

ADDING A NEW FRAMED BATHROOM & BEDROOM TO EXISTING FRAMED MOTHER-IN-LAW SUITE

Received August 14, 2023 Development Services





All Other Rooms Habitable Attics, Bedroon Floor & Roof Live Loads 20 psf w/ storage, 10 psf w/o storage 30 psf 40 psf 40 psf 20 psf R-3 • Single-Family Dwellings

(Balcony and Deck live loads are 150% of the adjacent space served

Wind Design Data
Ultimate Wind Speed: Enclosure Classification: Enclosed End Zone Width(a): 4,00 ft. Internal Pressure Coefficient: 0.18 Roof Geometry: Gable Roof Stoppe: 3.5 in 12 (16.79) Mean Roof Height: 10.ft. (The Nominal Wind speed was used to determine the Component and Cladding draign 139 mph Nominal Wind Speed: 108 mph B

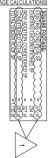
Roof Zona 3e:
Roof Zona 1:
Roof Zona 1:
Overhang at Roof Zone 1:
Overhang at Roof Zone 2e:
Overhang at Roof Zone 2n:
Overhang at Roof Zone 2n:
Overhang at Roof Zone 3e:
Overhang at Roof Zone 3r:
Wall Zone 4:
Wall Zone 5: Roof Zone 1: Roof Zone 2e: Roof Zone 2n: Roof Zone 2r: Components and Cladding Design Soil Bearing Capacity: Building is not in a Wind-Borne Debris Region, and opening protection is not 16.0 pcf max, -31.8 pcf min +16.0 pcf max, -31.8 pcf min +16.0 pcf max, -46.5 pcf min +16.0 pcf max, -46.5 pcf min +16.0 pcf max, -46.5 pcf min -16.0 pcf max, -52.2 pcf min -36.5 pcf min -36.5 pcf min -31.1 pcf min -31.1 pcf min -31.2 pcf min -31.2 pcf min -31.3 pcf min

ast Balding Structural Information
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139 MPH 20 PSF 40 PSF 20 PSF

(ENLOSED++.0.18)
4. EXPOSURE CATEGORY = EXPOSURE B
5. THIS BULDING IS NOT DESIONED FOR INTERNAL PRESSURES
6. BULDING CATEGORY = II
7. CONSTRUCTION TYPE E-V5 UNPROTECTED & UNSPRINCERED)
8. DESIGNED PER TYPE EDTION 2005 FLORIDA BULDING CODE
8. DESIGNED PER TYPE EDTION 2005 FLORIDA BULDING CODE
9. SOIL BEARING CAPACITY TO = min. 2,000 PSF



# **NOT IN DESIGN**

THE FOLLOWING ITEMS ARE NOT IN THE DESIGN OF THIS PROJECT. SELECTION OF THESE ITEMS IS TO BE BY THE OWNER.

1. SELECTION OF SPECIFIC FIXTURES (MECHANICAL, SELECTION OF SPECIFIC FATURES (MECHANICAL, PULMENS, ELECTROLAL, APPLIAWCES, ETC.) BY BRAND AND MODEL NUMBER.
SELECTION OF SPECIFIC FINISHES (PAINTS, WALL COVERINGS, FLOORING, TIMM, STUCCOP PATTERNS, BRICK, PAVERS, ETC.) BY BRAND AND MODEL NUMBER PAVERS, ETC.) BY BRAND AND MODEL

TION OF SPECIFIC ROOF COVERINGS ILES, TILES, ROLL ROOFING, ETC.) BY BRANI

DEL NUMBER.
ON OF SPECIFIC DOORS AND WINDOWS
OPERATION, FINISHES, GLAZING, ETC.) BY
AND MODEL NUMBER.

SHEET NUMBERS Sheet List Table

SHEET

SHEET TITLE **COVER SHEET** 

DATE 8/12/23 FILE NAME Addition/R

# **RON & SUE ALDRIDGE**

3207 Pearson Rd. Valrico,FL 33596 (813) 838-1053

# ornerstone Design Services

148 S A LEVEL # REMODE - SEE NOTE;344.1

304.1 Scope.

Level 2 detendions include the reconfiguration of space, the addition or elimination of any door or wholow, the score/liguration or exercision of any space of the space of

BUILDING CODE INFORMATION

10 Ferda Energy Efficiency Code for Bullding Construction Bullding Construction To Ferda Accessfulling Code for Bullding Construction Bullding Construction 20 National Electrical Code (NFPA 70) National File Prevention Code 20 Ferdata File Prevention Code 20 Ferdata Bullding Code Existing Bullding

2020

Applicable Codes
Florida Bulling Code The Editor (2020) Bulling
2020 Florida Bulling Code, Respiration
2020 Florida Bulling Code, Newhorkal
2020 Florida Bulling Code, New York Code
2020 Florida Bulling Code (2020) Florida (2020) Florida Bulling Code (2020) Florida (2020)

DING JURISDICTION
SBOROUGH COUNTY BUILDING DEPARTMENT
E KENNEDY BLVD. TAMPA FL

N ANCHORS PRODUCT APPROVAL #5
PSON ANCHOR SCHEDULE ON PG.A6

AA26001526
AA26001526
Ray M. Smith, Architect
Michael Thomton (727)543-3282
Custom Commercial & Residential Design – New & Remodel 701 Libra Priscore Advisor. Paris A3306

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2.

Application No	:
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# **Project Description (Variance Request)**

	su Development Services
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.
	Request approval for the following: A variance of 48.7 feet to the required rear yard setback for an accessory dwelling to allow a 1.3 foot rear yard setback.
	The setback variance is for the existing ADU (Mother in Law Suite) the was built prior to 2000 that the rear of the ADU is 1.3 feet from the Rear Property line. This ADU was converted in living space by previous owners prior to 2002. Currently working with permitting to obtain permits to additions to existing structure.
2.	A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
	Section 6.11.02.E and Section 6.01.01
	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): Nonconforming lot and ADU approval 14-1418, Building permit HC-BLD-23-004
3.	Is this a request for a wetland setback variance? No
	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



(ST 1834) SM	Hillsborough County Florida Development Services
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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?

These variance requests are for buildings that were constructed on this property prior to 2002. These ADU structures do not meet the current property setback requirements.

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.

The current ADU (Mother in Law Suite) built prior 2002 is not in the standard setback for the rear property line we are attempting to permit for building additions are are requesting the exceptions to facilitate the new proposed additions to the Mother in Law Suite.

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.

There will be no impact on others properties due to the current ADU (Mother in Law Suite) existing on the property prior to the current owners purchasing the property in 2016.

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).

By Approving it allows for for proposed development in respect to property line setbacks and the rights of the property owners to upgrade structures on their property as well as requesting approvals for situations that exist due to prior changes in development. This intent and purpose is to ensure that moving forward all changes are documented and in compliance with approval.

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.

There is no illeagal act in place the variances being requested are structures already being on property prior to current owners purchasing the property in 2016

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

This request will allow for justice being done due to the house being bought in 2016 with the advertised property having a this Mother in Law Suite. This property was purchased with that in consideration. With this failure to grant the variance approvals we will not be able to upgrade the current mother in law suite the is being used as a current living space for family members.



INSTRUMENT#: 2016297750, BK: 24272 PG: 1178 PGS: 1178 - 1179 08/02/2016 at 08:27:26 AM, DOC TAX PD(F.S.201.02) \$2485.00 DEPUTY CLERK:MTERRELL Pat

Frank, Clerk of the Circuit Court Hillsborough County



Prepared by Jessica Endrzejewski, an employee of **First American Title Insurance Company** 202 South Rome Avenue, Suite 190 Tampa, Florida 33606 (813)357-3498

Return to: Grantee

File No.: 12652-2324487 Consideration: \$355,000.00

# **WARRANTY DEED**

This indenture made on July 28, 2016 A.D., by

Djasarri Kidd and Tania Saraiva, husband and wife

whose address is: **13702 Antler Point Dr**, **Tampa**, **FL 33626** hereinafter called the "grantor", to

Kimberly E. Aldridge and Scott B. Aldridge, wife and husband

whose address is: 3207 Pearson Rd, Valrico, FL 33596

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

The South 130.00 feet of the West 275.00 feet of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 5, Township 30 South, Range 21 East, Hillsborough County, Florida, Less the West 25.0 feet for road right of way.

Parcel Identification Number: 872400025

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Dn/24	17
Djasarri Kidd	Tan⁄ia Saraiva
Signed, sealed and delivered in our presence:  Witness Signature	Witness Signature
Print Name: Jessica Endrzejewski	Print Name: Frank Albert
State of <b>FL</b>	
County of Hillsborough	
	ed before me on July 28, 2016, by Djasarri Kidd /are personally known to me or who has/have produced
Notary Public  Jessica Endrzejewski	JESSICA ENDRZEJEWSKI Notary Public - State of Florida My Comm. Expires Nov 1, 2016 Commission # EE 834903 Bonded Through National Notary Assn.
(Printed Name)	Donato Tinuagh Mational Motal y ASSR.
My Commission expires:	(Motorial Coal)

Received 07-25-23



# Property/Applicant/Owner Information Form

Development Services			
Application No:VAR 23-0845  Hearing(s) and type: Date: 09/26/2023 Ty  Date: Ty	Official Use Only  vpe: LUHO  vpe:		
Address: 3207 Pearson Road	Property Information  City/State/Z	Valrico, FL 33596	
TWN-RN-SEC: 30-21-05 Folio(s): 87240-0025 Z	Coning: ASC-1 Futu	re Land Use: R-4 Property Size: .79 AC	
•	erty Owner Informat		
Name: Scott and Kimberly Aldridge		Daytime Phone 801-425-8685	
Address: 3207 Pearson Road	City/State/Zip	Valrico, FL 33596	
Email: crf450sa@gmail.com		Fax Number	
Name: Scott and Kimberly Aldrid	Applicant Information	Daytime Phone	
Address: 3207 Pearson Road	City/State/Zip	Valrico, FL 33596	
crf450sa@gmail.com		Fax Number	
Applicant's Rep	resentative (if differe	ent than above)	
Name: Ronald Loebel		Daytime Phone337-424-1429	
Address: 3207 Pearson Road		Valrico, FL 33596	
Email: ronald.loebel64@gmail.co		Fax Number	
I hereby swear or affirm that all the information provided in the submitted application packet is 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  Scott Aldridge	s true and red d petitio the cui	oy authorize the processing of this application cognize that the final action taken on this in shall be binding to the property as well as to rrent and any future owners.  Tof the Owner(s) – (All parties on the deed must sign)	
Type or print name		Type or print name	



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County	
Zoning Category	Agricultural	
Zoning	ASC-1	
Description	Agricultural - Single-Family Conventional	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD	
FIRM Panel	0415H	
FIRM Panel	12057C0415H	
Suffix	Н	
Effective Date	Thu Aug 28 2008	
Pre 2008 Flood Zone	X	
Pre 2008 Firm Panel	1201120415C	
County Wide Planning Area	Valrico	
Census Data	Tract: 013206 Block: 3000	
Future Landuse	R-4	
Future Landuse	R-4	
Future Landuse	R-4	
Urban Service Area	USA	
Mobility Assessment District	Urban	
Mobility Benefit District	2	
Fire Impact Fee	Central	
Parks/Schools Impact Fee	CENTRAL	
ROW/Transportation Impact Fee	ZONE 7	
Wind Borne Debris Area	Outside 140 MPH Area	
Competitive Sites	NO	
Redevelopment Area	NO	



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

Hillsborough County Florida

Folio: 87240.0025
PIN: U-05-30-21-ZZZ-000004-27310.0
Kimberly E And Scott B Aldridge
Mailing Address:
3207 Pearson Rd
null
Valrico, Fl 33596-6052
Site Address:
3207 Pearson Rd
Valrico, Fl 33596

SEC-TWN-RNG: 05-30-21 Acreage: 0.78782099 Market Value: \$333,013.00 Landuse Code: 0100 Single Family

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