

Variance Application: VAR 25-1288**LUHO Hearing Date:** 10/27/2025**Case Reviewer:** Cierra James**Hillsborough
County Florida****Development Services Department****Applicant:** Alek Bynzar**Zoning:****RDC-12****Location:** 10081 Raulerson Ranch Rd., Tampa, FL 33637; Folio # 61255.1000**Request Summary:**

The applicant is requesting a variance to the rear and side yard setbacks to accommodate a duplex structure.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Sec. 06.01.01	Within the RDC-12 zoning district, the required minimum rear yard setback is 20 feet.	6 Feet	14-foot rear yard setback
Sec. 06.01.01	Within the RDC-12 zoning district, the required minimum side yard setback is 5 feet.	2 feet	3-foot side yard setback

Findings:

Permit HC-BLD-21-0025946 was originally approved and issued in 2022. The proposed development was later found to be out of compliance with the development standards for the RDC-12 zoning district.

Zoning Administrator Sign Off:

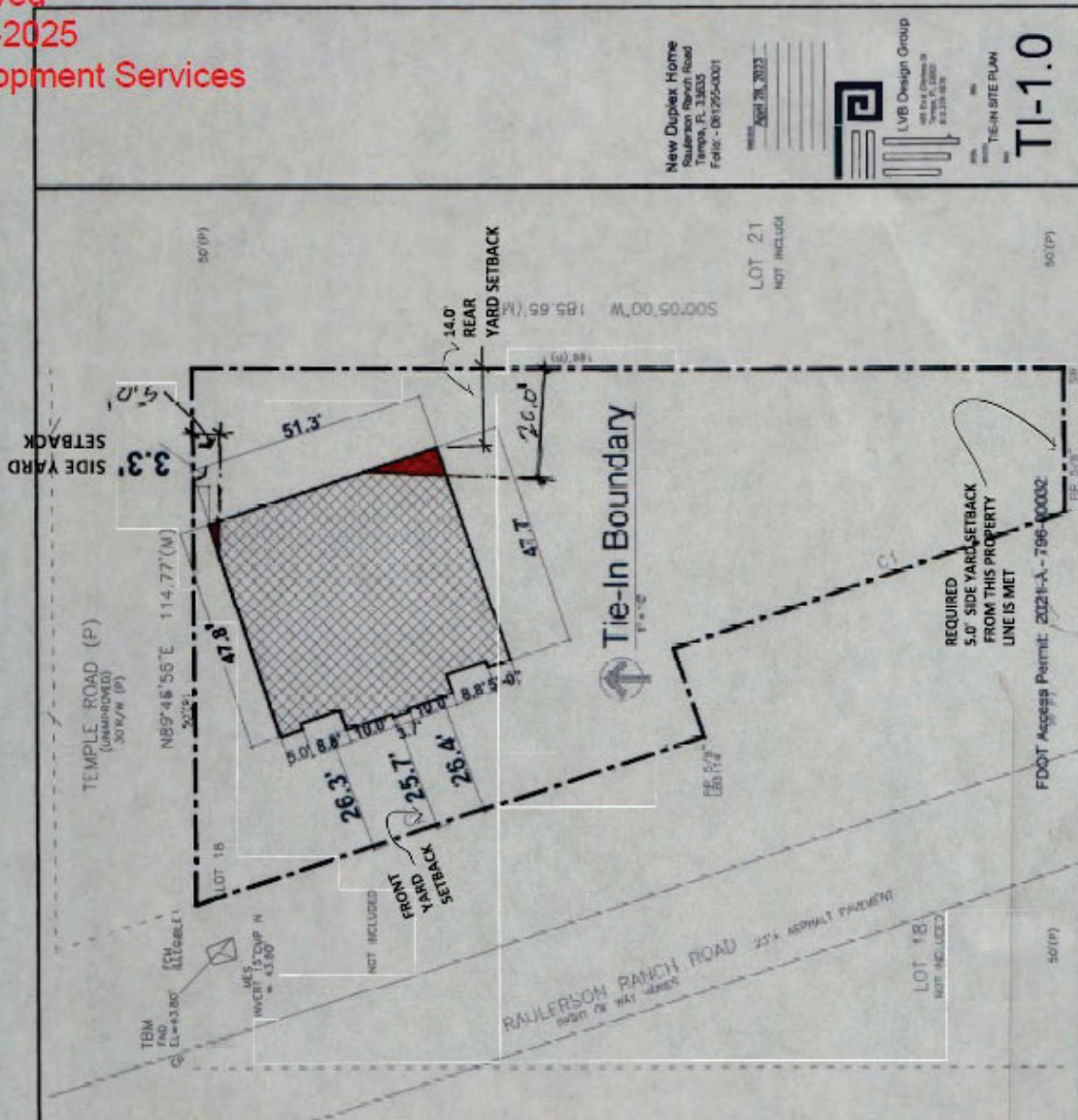
Colleen Marshall
Thu Oct 9 2025 12:05:18

DISCLAIMER:

The variance(s) 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.

SURVEY/SITE PLAN

Received
08-18-2025
Development Services



New Duplex Home
Raulerson Ranch Road
Tampa, FL 33635
File #: DBT25-0001

DATE: 08/26/2025

LVB Design Group
488 East Chimes Rd
Tampa, FL 33605
(813) 941-0478

TE-IN SITE PLAN

TL-1.0

PAGE 10 OF 10

EXHIBIT G
PROPOSED VARIANCE REQUEST SITE PLAN



Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

An error has been discovered in the location of a building or structure relative to the minimum yard requirements, and the lot is of a configuration atypical to the lots in the project as a whole.

The error occurred during the course of the construction of a single-family attached (duplex) structure. The documents were reviewed, revised, and approved by the Development Services Permitting Process, as shown in Project Timeline. (attached)

The project was in the first phases of construction, and had received various inspections, again referring to timeline. During the site development and excavating, the Property Owner for 10081 Raulerson Ranch Road was told he was too close to the roadway frontage along Raulerson Ranch Road and had to push the building location back. It appears that the School Project may have required a Level Of Service (LOS) increase to widen Raulerson Ranch Road, adding multiple turn lanes and a merge lane. So, he complied. His project moved through various inspections as noted in timeline for footers, stem wall through to plumbing rough-in – all approved.

It was not until 06/26/2023 that the error was discovered that there may be a setback encroachment. Property Owner began pursuing options to resolve, initially applying for a vacating of unimproved roadway abutting property on the north, and an Administrative Variance. These options were not viable. The Variance is the best option to seek resolve.

Request for Variance of 2 feet from the required north side yard setback of 5 feet resulting in a side yard of 3 feet. Request for Variance of 6 feet from the required east rear yard setback of 20 feet resulting in a side yard of 14 feet.

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

PART 6.01.00 - DISTRICT PERFORMANCE AND DIMENSIONAL STANDARDS

Sec. 6.01.01. - Schedule of District Area, Height, Bulk, and Placement Regulations

Required yard setbacks for side and rear yards.

Additional Information

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

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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?

PLEASE SEE ATTACHED WRITTEN STATEMENT.

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.

PLEASE SEE ATTACHED WRITTEN STATEMENT.

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.

PLEASE SEE ATTACHED WRITTEN STATEMENT.

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*).

PLEASE SEE ATTACHED WRITTEN STATEMENT.

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.

PLEASE SEE ATTACHED WRITTEN STATEMENT.

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.

PLEASE SEE ATTACHED WRITTEN STATEMENT.

APPLICATION #: _____

PROJECT DESCRIPTION:

ADDRESS: 10081 RAULERSON RANCH ROAD, TAMPA FLORIDA

ZONING: RDC-12 – RESIDENTIAL, DUPLEX CONVENTIONAL

FUTURE LAND USE: CMU-12 – COMMUNITY MIXED USE-12

CURRENT USE: SINGLE-FAMILY ATTACHED RESIDENTIAL UNDER CONSTRUCTION

CHANGE OF USE: IN PROCESS ONCE PERMIT AND CONSTRUCTION IS COMPLETE AND C O GRANTED.

REQUEST FOR VARIANCE WRITTEN STATEMENT:

PROJECT DESCRIPTION - HISTORY

An error has been discovered in the location of a building or structure relative to the minimum yard requirements, and the lot is of a configuration atypical to the lots in the project as a whole.

The error occurred during the course of the construction of a single-family attached (duplex) structure. The documents were reviewed, revised, and approved by the Development Services Permitting Process, as shown in Project Timeline.

The project was in the first phases of construction, and had received various inspections, again referring to timeline.

PROJECT TIMELINE: HC-BLD-21-0025946 & HC-BLD-21-0025946-REV1

11/19/2021	PERMIT SUBMITTED
11/19/2021	PERMIT ACCEPTED
1/11/2022, 02/08/2022, 05/09/2022	SITE PLAN REVISIONS
02/08/2022	SITE ENGINEERING REVIEW – N/A
06/15/2022	ZONING SITE REVIEW APPROVED
06/15/2022	PERMIT APPROVED
08/05/2022	PERMIT ISSUED
02/13/2023	FOOTER INSPECTION APPROVED
02/23/2023	STEM WALL INSPECTION APPROVED
03/24/2023	PLUMBING UNDERGROUND ROUGH-IN APPROVED W/ CONDITIONS
05/17/2023, 11/26/2024	PLANS SUBMITTED FOR REV 1
05/18/2023	TIE BEAM DISAPPROVED because per E. Haxton was called in by mistake, too early, project not at this phase
05/31/2023, 01/14/2025	SITE ENGINEERING-R-O-W – NOT APPLICABLE
06/06/2023	NATURAL RESOURCES REVIEW DISAPPROVED
06/26/2023	PLANS DISAPPROVED DUE TO ERROR DISCOVER ON SITE RE: SETBACK
12/02/2024	PLANS ACCEPTED FOR REV 1

12/04/2024	SITE ENGINEERING-R-O-W REVIEW DISAPPROVED-FDOT COORD. REQUIRED
01/02/2025	ZONING-SITE REVIEW APPROVED
01/14/2025 to Present	CORRECTIONS REQUIRED-AWAITING RESUBMITTAL
	GRANTED PERMIT EXTENSION

During the course of this timeline a subsequent project of much larger scale was underway north of this parcel, also on Raulerson Ranch Road.

The project was a School. The timeline for this project was approximately from 04/28/2021 through final Inspections and Building deemed complete granted on 08/04/2022; information from review of Accela Records in HillsGovHub.

See Exhibits:

EXHIBIT A	Photos taken of property line, measurements, and construction silt screen in place along r-o-w in front of 10081 Raulerson Ranch Road.
EXHIBITS B1 & B2	Aerial photo of Raulerson ranch road approx. 2018 - 2021 from Google Maps
EXHIBIT C	Aerial photo of Raulerson ranch road approx. 2021 - 2022 from Google Maps -showing before and after expansion of Raulerson Ranch Road and the addition of several turn lanes, merge lane and sidewalk to accommodate access to US Hwy. 301 North
EXHIBITS D1, D2 & D3	Approved site Plan of School Project – various sheets

During the site development and excavating, the Property Owner for 10081 Raulerson Ranch Road was told he was too close to the roadway frontage along Raulerson Ranch Road and had to push the building location back. It appears that the School Project may have required a Level OF Service (LOS) increase to widen Raulerson Ranch Road, adding multiple turn lanes and a merge lane. So, he complied. His project moved through various inspections as noted in timeline above for footers, stem wall through to plumbing rough-in – all approved.

It was not until 06/26/2023 that the error was discovered that there may be a setback encroachment.

Building placement error was not a result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship. If the inspections performed by the County Development Services were performed properly, the building placement would have been discovered when the structure was staked out or when the footer and rebar inspection was done prior to the concrete footers being poured. The building placement through to plumbing rough-in inspection that was approved was already approximately six months into construction.

a. The Variance Request shall not exceed more than ten percent of the overall required yard.

According to the HCPAFL.org Property Information (EXHIBITS E1 & E2) the total Land Units are 13,939 SF. Per Zoning District RDC-12 coverage shall not exceed 35% of the lot. The required yard for this lot would be approximately 9,060.35 SF.

The existing footprint of structure thus far measures approximately 2,565 SF, which is approximately 18% lot coverage.

This leaves approximately 11,374 SF of yard/land. This leaves approximately greater than 80% yard/land.

Therefore, the request for the variance and building placement as it sits today does not reduce the required minimum total yard required for this lot in this zoning district.

b. The Variance Request is not just an attempt to place a larger building on the lot, and the request is an intrusion of only a small corner of the building.

Refer to EXHIBIT F1 & F2 the front yard setback is required to be and was approved to be placed at the 20.0'; it is now at 25.7'. The north side yard setback is required to be at a minimum of 5.0'; and was approved with a 7.0' setback; it is now at 3.3'. The east property line as the rear yard setback is required to be at 20.0'; and was approved at 20.0'. However, due to the error in building placement due to the widening of Raulerson Ranch Road and forcing the structure further off the roadway the rear yard setback has been reduced to 14.0', and the side yard reduced to 3.3'. Again, as explained above, this could have been prevented, but was not discovered until construction work was six months in progress.

The existing footprint of structure in progress and proposed duplex is not an attempt to place a larger structure on the lot. The existing footprint of structure thus far measures approximately 2,565 SF.

The Front yard setback has been increased by 5.7'.

The portions of the northeast corner, and the southeast corner of the existing building footprint thus far, and ultimately the proposed duplex building intrudes into the side and rear setbacks only a small corner/ratio of the total footprint as shown in red on EXHIBIT G.

c. In the case of an atypical lot configuration, the lot shall be a corner lot, cul-de-sac lot, lot with an unusual number of sides or some other configuration which makes it impossible to place a house or structure on the site which would be typically found in the development or the area.

Refer to EXHIBITS E1 & E2, F1 & F2 to see the configuration of the lot. The lot is irregular, and atypical. The lot has six sides. The front property line is also divided into two different lengths, set at an angle, and a portion is setback reducing the depth of the lot. The lot can almost be deemed a "flag-shaped" lot. The lot is unique to itself and no other lot in this area has similar sides, most lots run parallel to the street frontage and are somewhat rectangular.

The area with the larger portion of the square footage of land was determined to be the best placement for the structure, allowing for the maximum square footage for development. Initially, approved with the 20.0' front yard setback, but then forced to move structure back another 5.7', which in turn effectually reducing the side and rear yard setbacks. The approved placement was critical.

3. VARIANCE CRITERIA RESPONSES - Pursuant to Hillsborough County Land Development Code, ARTICLE XI, PART 6.01.00, Section 11.04.02. - Standards.

1. The variance request involves practical difficulties and unnecessary hardships as shown in the substantial evidence demonstrated in the written statement and various exhibits. The unnecessary hardships or practical difficulties are unique and singular in regard to this, and the property owner requesting the variance and are not those suffered in common with other property similarly located. This property is unique in size and lot configuration, and at this time is the only proposed single-lot residential development in this area. The nearest residential development is a subdivision to the north.
 - The variance request ensures that public health, safety, and general welfare shall be protected, and substantial justice being done.
2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code. A variance to resolve the setback reductions due to the widening of Raulerson Ranch Road, and building placement not being discovered until well into six months of the project by the County inspection process will deprive the applicant of substantial justice and the rights to develop his property.
3. The variance request will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance. The nearest residential development is a subdivision to the north, approximately 1000 ft to the north, composed of 16 residential structures.

The Property Owner, along with others, owns the property directly abutting to the east. This property is a warehouse/industrial type use currently, but is proposing new development , which a 20.0' buffer will be required.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.
 - a. **Per The Unincorporated Hillsborough County Comprehensive Plan**, the property is located in the East Lake Orient Park Community Planning Area. This area is encouraging under their Housing Criteria, new residential developments that provide home ownership as preferred. This project meets that criteria.
 - b. The Future Land Use designation for this property is Community Mixed Use-12 (CMU-12). The property complies with this designation. The developed FAR is well under the allowed density.
 - c. From 2021 to 2045, the population of Hillsborough County's unincorporated area is expected to increase by more than 22%, while the total County population is expected to grow by 28%. This growth will provide a consistent source of demand for housing in the area which this proposed project will help support.
 - d. Under the Housing Section, GOAL 1-Supply, Objective 1.1, Policies 1.1.7 and 1.1.8 this project will grow the housing stock, is considered residential infill, develops a small irregular shaped lot, and is a single-family attached housing type, which addresses the missing middle housing shortage.
 - e. Under the Housing Section, GOAL 1-Linking Housing and Transportation, Objective 1.5, Policy 1.5.4 this project will be a residential development near access to identified transit corridors.

5. The variance request is not to resolve an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship. The applicant was in the construction progress of the proposed duplex, obtained all required and approved permits, and even received approvals for various inspections of that progress. The building placement location error occurred six months into construction. The additional unforeseen, unnecessary hardship the applicant has suffered is the issuance of the Stop Work Order of this project, and the various avenues he has attempted to resolve the setback reductions, losing almost two years of progress. The applicant initially sought to and applied to vacate Temple Road to north; denial from the School Board has made him withdraw that application. The Applicant pursued an Administrative Variance, feeling the criteria for this type of variance was met; however, recently this was not viable. Therefore, a variance request is the only remaining avenue for resolution.
6. The variance will result in substantial justice being done, considering:
 - the public benefits intended to be secured by this Code will increase the housing stock of the County, which is currently in shortage, and allow for two families that may have school age children live in close proximity to a school, and
 - The individual hardships that will be suffered by a failure to grant this variance will be loss of a project that has been under construction for six months, loss of new housing to serve the community.
 - The variance request ensures that public health, safety, and general welfare shall be protected, and substantial justice being done.
 - Individual hardships will be the loss of the time overall, and, the materials and labor invested into the existing construction of the structure thus far.
 - Individual hardships, if applicable for consideration, are the financial costs lost due to the project delay of almost two years, material and labor costs lost if project is denied and to start over, now that material costs have risen considerably.

Applicant prays that the variance to reduce the north side yard from 5.0' to 3.0', and the rear yard along the east property line to be reduced from 20.0' to 14.0' be granted based on meeting the findings that substantial evidence has been presented regarding unnecessary hardships and practical difficulties that were not self-created, and that are unique and singular to this irregular, unusually configured shaped lot.

Respectfully submitted,

**Roberta N. Meade-Curry, AICP
Planning Consultant/Authorized Agent**

**National Property Reports, Inc.
813-433-4025**

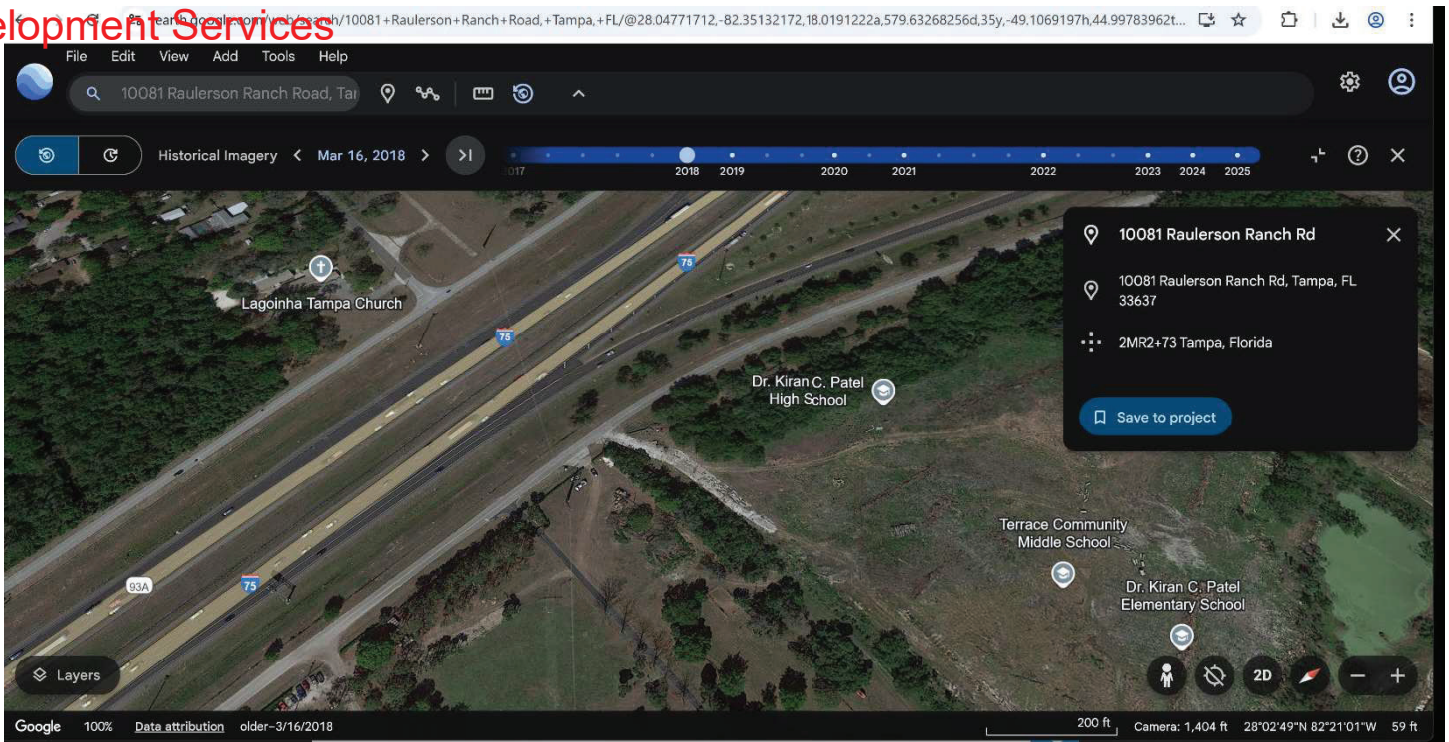


SILT SCREEN INSTALLATION AT TIME OF
ROAD WIDENING

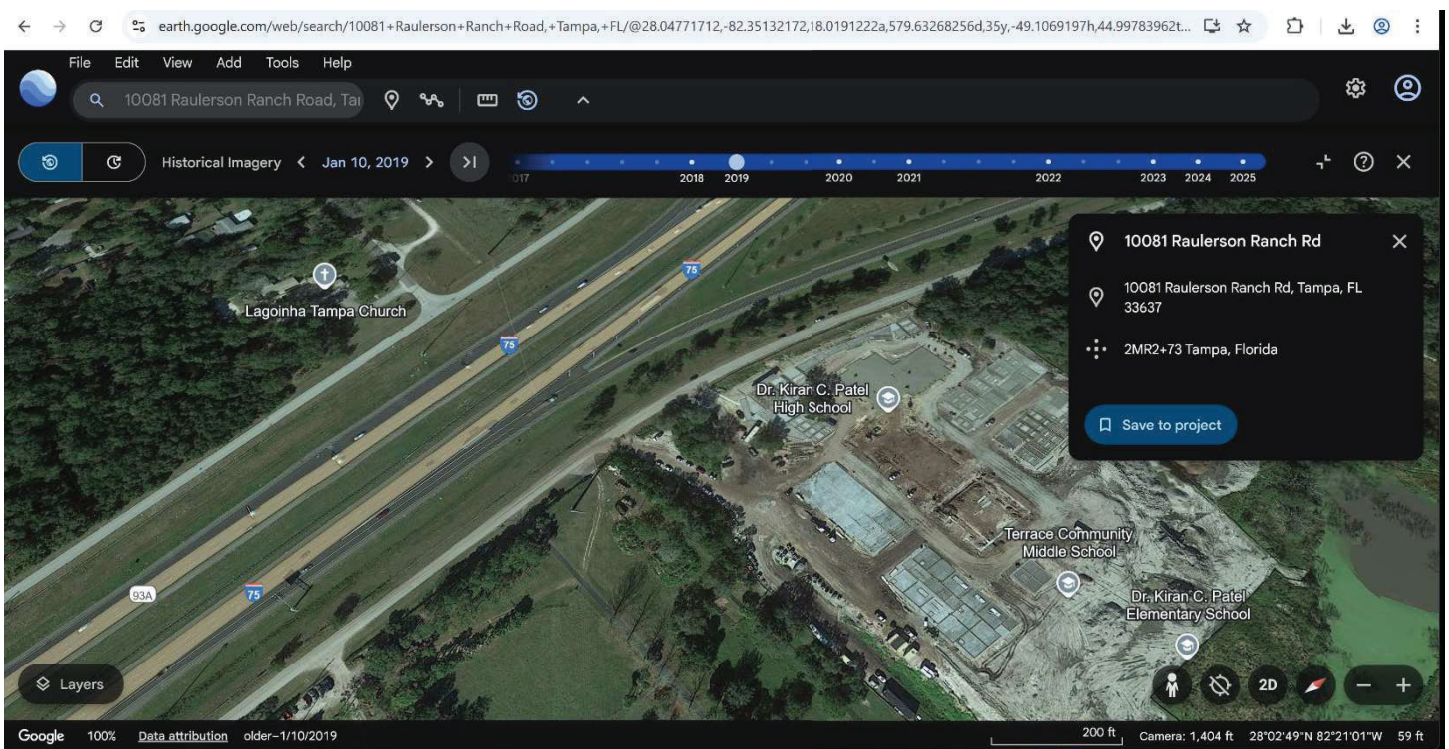


RESULTS OF ROAD WIDENING, TURN LANES AND MERGE
LANES, NEW WIDER SIDEWALK AND GUARDRAIL PLACEMENT
IMPEDING PROPOSED LOCATION OF DRIVEWAY FROM THE
10081 RAULERSON RANCH ROAD ADDRESS.

EXHIBIT A

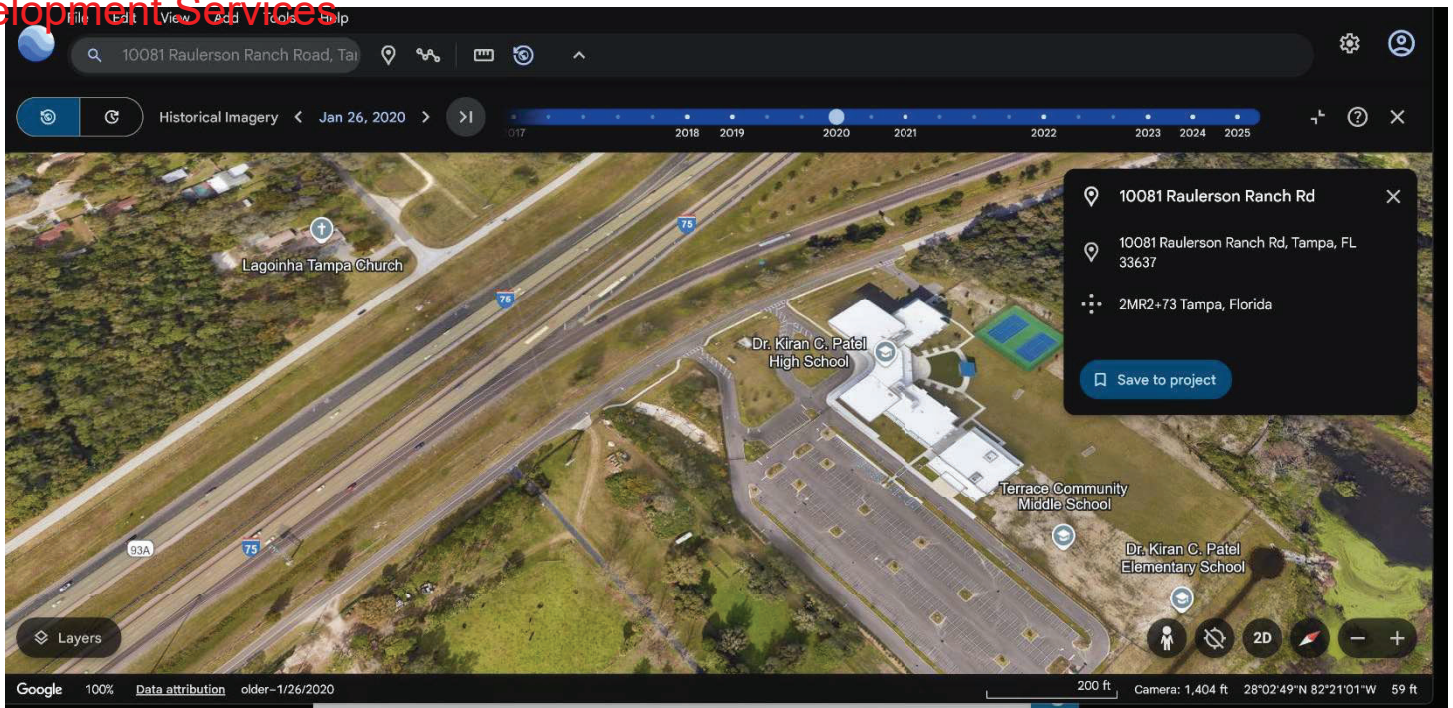


10721 & 10735 RAULERSON RANCH ROAD – SCHOOL SITE BEFORE DEVELOPMENT - 2018

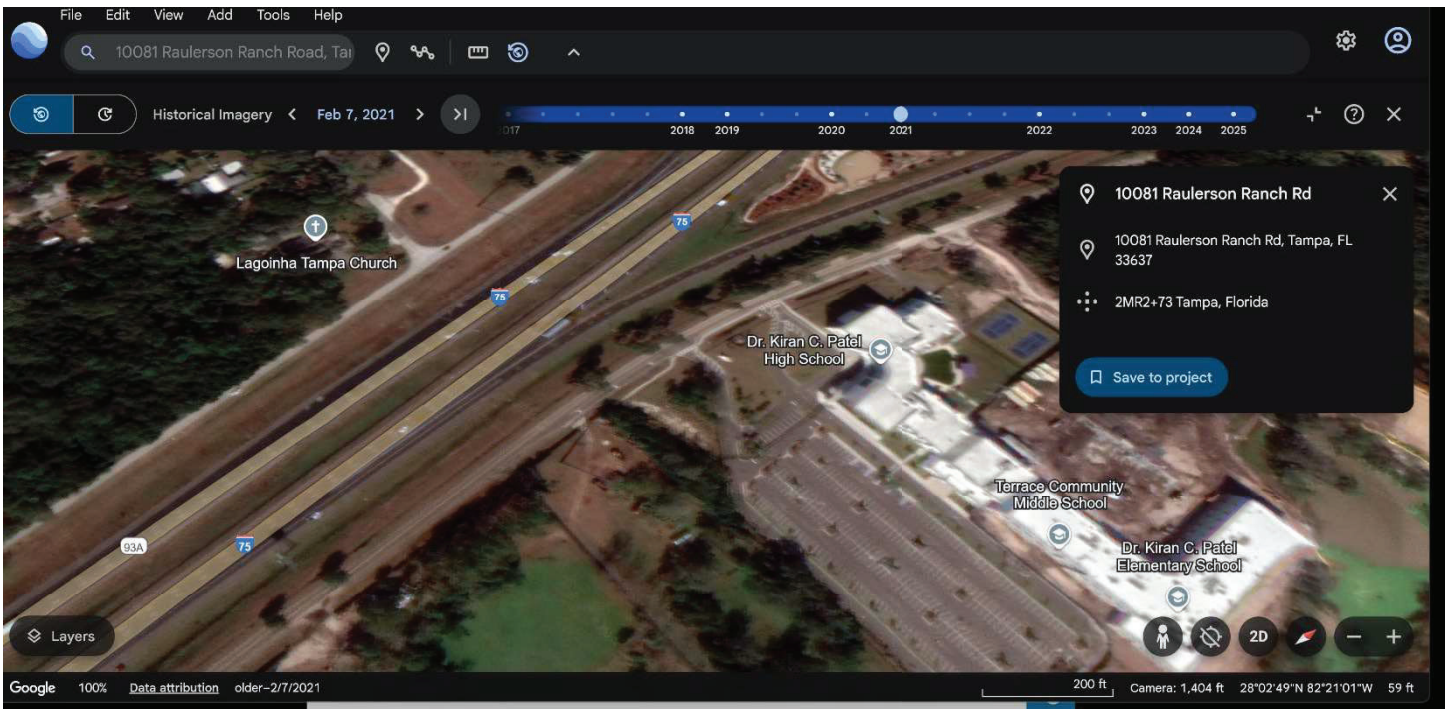


10721 & 10735 RAULERSON RANCH ROAD – SCHOOL SITE DURING DEVELOPMENT - 2019

EXHIBIT B1

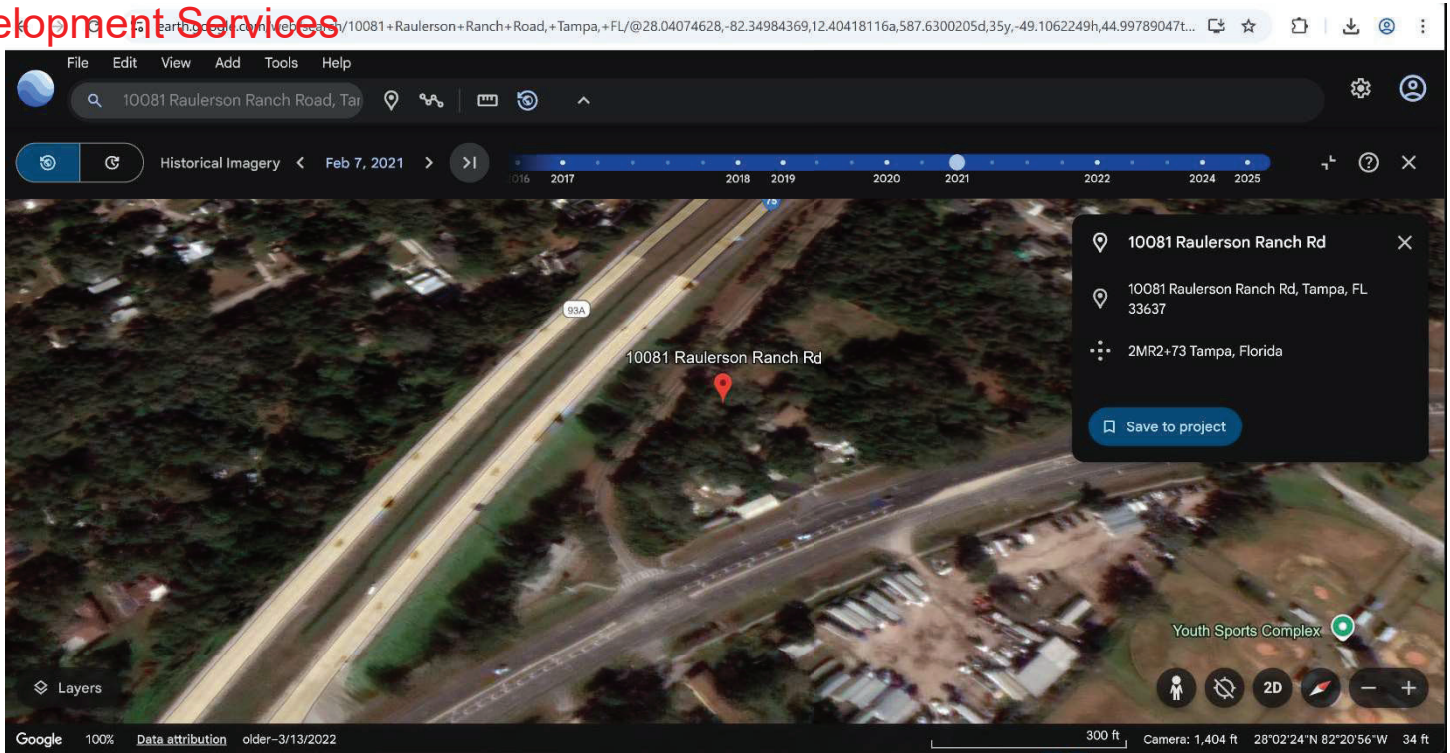


10721 & 10735 RAULERSON RANCH ROAD – SCHOOL SITE DURING DEVELOPMENT - 2020

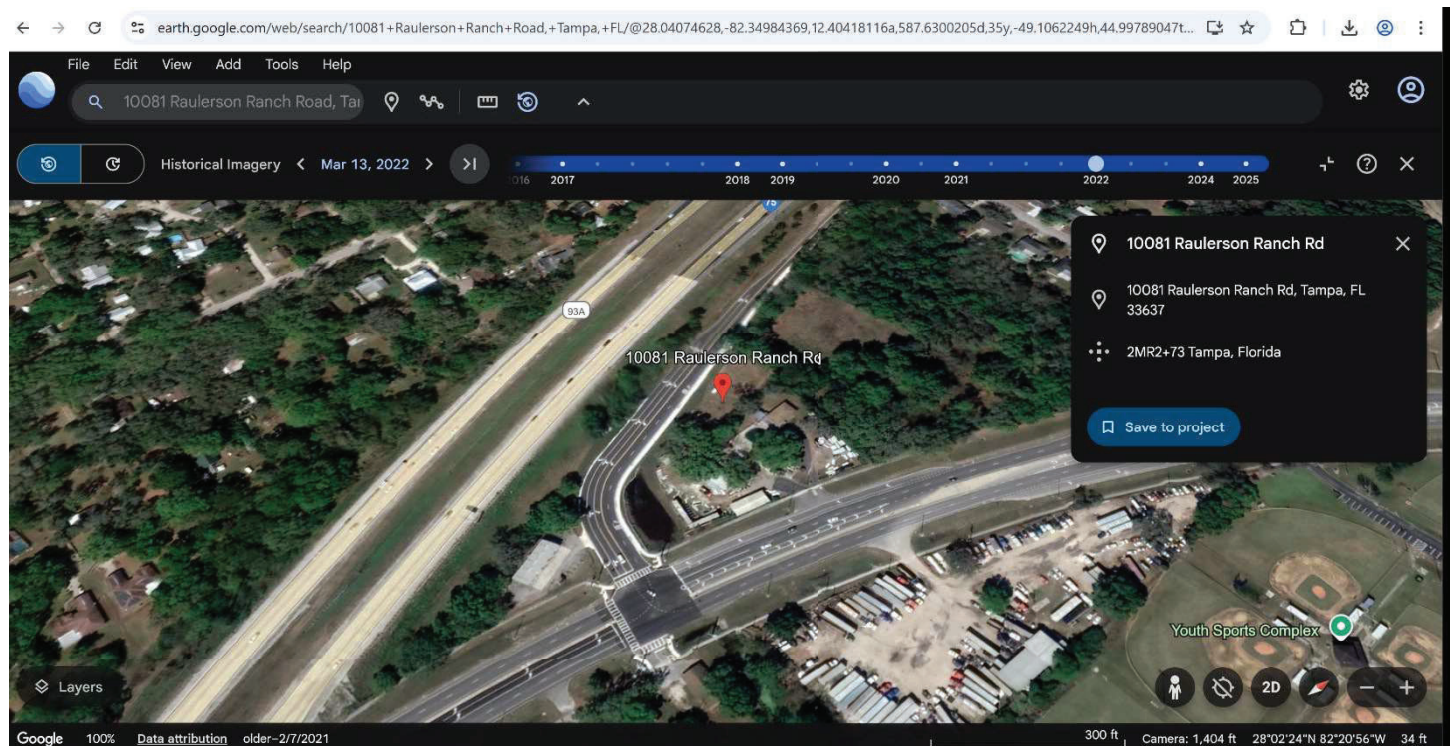


10721 & 10735 RAULERSON RANCH ROAD – SCHOOL SITE DURING DEVELOPMENT - 2021

EXHIBIT B2



10081 RAULERSON RANCH ROAD – 2 LANE ROAD WITH SINGLE TURN LANE TO RIGHT ONTO US HWY 301 NORTH-2021



10081 RAULERSON RANCH ROAD – WIDENED WITH 3 TURN LANES AND MERGE LANE IN/OUT TO US HWY 301 NORTH- 2022

EXHIBIT C

CW18-44454

Prepared by: Christina Ratliff

Return to:

Christina Ratliff

Hillsborough Title, Inc. DBA Paramount Title

1046 W. Busch Blvd., Suite 100B

Tampa, FL 33612

incidental to the issuance of a title insurance policy.

TRUSTEE'S DEED

THIS INDENTURE, made this **February 28, 2018**, between **Michele Gatta-Linter, individually and as Trustee of the Paul John Gatta Trust dated April 29, 2013**, whose post office address is: 3811 Stanley Rd., Plant City, FL 33565, party of the first part, and **Alek Bynzar, a single man**, whose post office address is: 17616 Lake Lola Road, Dade City, FL 33523, party of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release, remise and convey unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough, State of Florida, more particularly described as follows:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TEMPLE ESTATES, AS RECORDED IN PLAT BOOK 23, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING EAST OF INTERSTATE HIGHWAY NO. 75 AND LESS THE INTERSTATE HIGHWAY NO. 75 BY-PASS.

SUBJECT TO: Taxes for 2018 and subsequent years; restrictions attached hereto and made a part hereof; reservations and easements of record; and county zoning regulations.

Said 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 members of the household of Grantor(s) reside thereon.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which the said party of the first part, as Trustee, has in and to said property herein described.

TO HAVE AND TO HOLD the same in fee simple forever.

THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid, the day and year first above written.

SIGNED, SEALED and delivered in our presence:

Witness Randy Blackard
Witness Christina Ratliff

**Michele Gatta-Linter, individually and as
Trustee of the Paul John Gatta Trust dated April
29, 2013**

BY: Michele Gatta-Linter
Michele Gatta-Linter

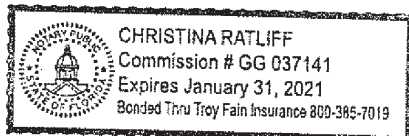
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 28th of February, 2018, by **Michele Gatta-Linter, individually and as Trustee of the Paul John Gatta Trust dated April 29, 2013**, who is/are personally known to me or who has produced a valid driver's license as identification.

Christina Ratliff
Notary Public Christina Ratliff

My Commission Expires: _____

(SEAL)





Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1288

Hearing(s) and type: Date: 10/27/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 08/18/2025

Receipt Number: 510227

Intake Staff Signature: Julia Boatright

Property Information

Address: 10081 RAULERSON RANCH ROAD

City/State/Zip: TAMPA, FLORIDA 33637

TWN^N RN^S SEC: 28/20/18 Folio(s): 061 255-1000 Zoning: RDC-12 Future Land Use: CMU-12 Property Size: 13,939 SF

Property Owner Information

Name: ALEK BYNZAR Daytime Phone: 813-843-9947

Address: 17616 LAKE IOLA ROAD City/State/Zip: DADE CITY, FLORIDA 33523

Email: ALEK@LIONTB.COM Fax Number: _____

Applicant Information

Name: SAME AS PROPERTY OWNER/AUTHORIZED AGENT Daytime Phone: _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number: _____

Applicant's Representative (if different than above)

Name: ROBERTA N. MEADE-CURRY, AICP / NATIONAL PROPERTY REPORTS, INC. Daytime Phone: 813-4 33-4025

Address: 67 09NORTH 13TH STREET City/State/Zip: TAMPA, FLORIDA 33604

Email: LIGNUMX@AOL.COM Fax Number: N/A

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



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1288

Intake Date: 08/18/2025

Hearing(s) and type: Date: 10/27/2025

Type: LUHO

Receipt Number: 510227

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: ROBERTA N. MEADE-CURRY, AICP/
NATIONAL PROPERTY REPORTS, INC. Phone: 813-433-4025

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

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

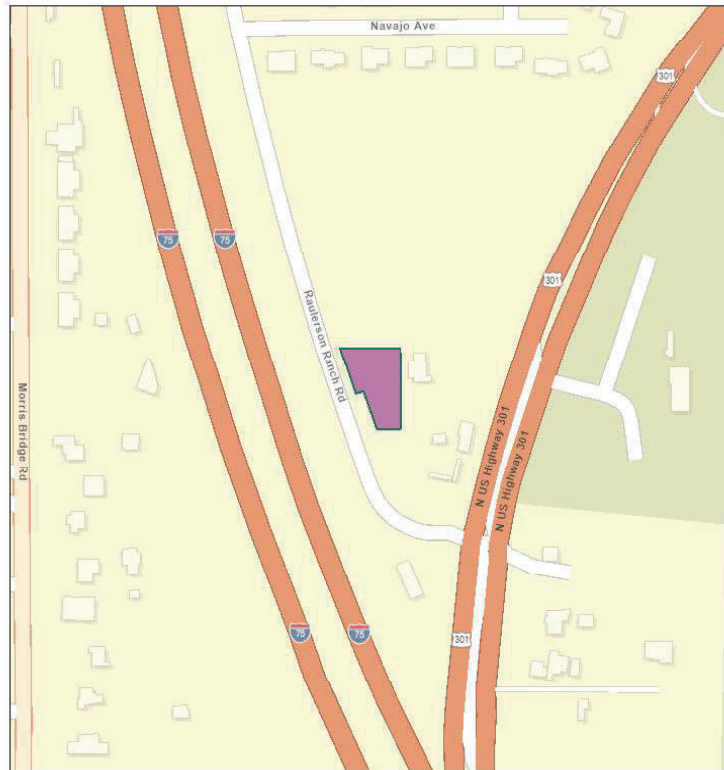
- 1 ☒ [Project Description/Written Statement of the Variance Request](#)
- 2 ☒ [Variance Criteria Response](#)
- 3 ☐ [Attachment A](#) (if applicable)
ATTACHMENT A NOT APPLICABLE BECAUSE THERE IS NO WETLAND OR WATER BODY ON OR NEAR PROPERTY.
- 4 ☒ [Survey/Site Plan](#)
- 5 ☒ [Supplemental Information](#) (optional/if applicable)



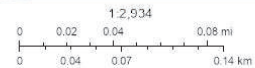
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RDC-12
Description	Residential - Duplex Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0236H
FIRM Panel	12057C0236H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120236C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park Area
Census Data	Tract: 010203 Block: 1015
Future Landuse	CMU-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	90' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO

Folio: 61255.1000



August 18, 2025



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Hillsborough County Florida

Folio: 61255.1000
PIN: U-18-28-20-25D-000000-00010.0

Mailing Address:
 17616 Lake Iola Rd
 null

Dade City, FL 33523-1939

Site Address:
 10081 Raulerson Ranch Rd
 Tampa, FL 33637

SEC-TWN-RNG: 18-28-20

Acreage: 0.4

Market Value: \$61,332.00

Landuse Code: 1000 VACANT COMM.

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