

Variance Application: VAR 26-0611

LUHO Hearing Date: 5/11/26

Case Reviewer: Cierra James



**Hillsborough
County Florida**

Development Services Department

Applicant: Jodi M. Martin

Zoning:

RSC-4

Address/Location: 4813 Lynn Oaks Circle, Dover, FL 33527; Folio: 82855.0016

Request Summary:

The applicant is requesting a variance to side yard setback requirements for their proposed home expansion.

Requested Variances:

| LDC Section: | LDC Requirement: | Variance: | Result: |
|--------------|--|-----------|---------------------------------|
| 6.01.01 | A minimum 7.5-foot side yard setback is required in the RSC-4 zoning district. | 9 inches | 6-foot 9-inch side yard setback |

Findings:

N/A

Zoning Administrator Sign Off:

Colleen Marshall
Mon Apr 27 2026 11:14:25

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

SECTION 29 - TOWNSHIP 28 SOUTH - RANGE 21 EAST
HILLSBOROUGH COUNTY - FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

WITH TREE LOCATION

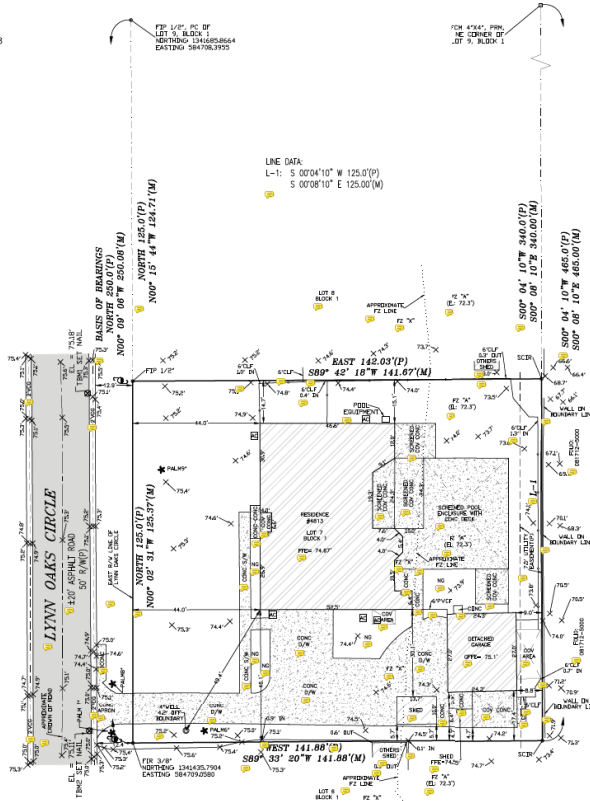
ADDRESS: 4813 LYNN OAKS CIRCLE DOVER, FLORIDA 33527

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST R/W LINE OF LYNN OAKS CIRCLE, HAVING A GRID BEARING OF N00° 00' 00"W

Legend of Symbols & Abbreviations

Table with 2 columns: Symbol and Description. Lists various survey symbols like 'ALL CORNERS', 'EASEMENT', 'ELECTRIC LINE', etc.

- NOTES: 1. THE SURVEY AS SHOWN HEREON, WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OF TITLE... 2. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON...



THIS LEGEND: TREE BY NATURE ARE IRREGULAR IN SIZE AND SHAPE... EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES...

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 10841, PAGE 0675) LOT 7, BLOCK 1, LYNN OAKS SUBDIVISION, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF...

FLOOD ZONE INFORMATION: SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) 'X' & 'AE' (FEMA 17)...

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLETE WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 30-17 FLORIDA ADMINISTRATIVE CODE...

CERTIFIED TO: JOSE MARTIN. MICHAEL P. MOONEY, PROFESSIONAL SURVEYOR & MAPPER #3920...

JOB INFORMATION table with fields: JOB# 25000489, REVISIONS, DATE, etc.



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.

I am requesting a variance to encroach 9 inches in my north side yard setback, resulting in a side yard of 6 foot and 9 inches. I am requesting the variance because I would like to have accessible bathroom and laundry room built for my adult daughter. My daughter, Jacqueline, suffered a traumatic brain injury at 3 months old. Jacqueline is 33 years old, a spastic quadriplegic, gtube fed, functions at a) to 3 month level, she is completely dependent on me for her care. We have been in this house since 2001, Jacqueline was 7 years old, My husband and I were much younger and stronger. Jacqueline's needs have changed, it is much harder for us to lift her. We had an ENVIRONMENTAL ADAPTATIONS ASSESSMENT done to help address her current a future care needs.(EXAMPLE : zero entry roll in shower, ceiling lift system, wider doorways, roll under sink, ramps etc...)The current bathroom is big, but not big enough. Jacqueline needs about an 8 X 8 shower. (her shower gurney is 30 inches wide and 6 foot long), she has an adult changing table that is 6 foot long and 30 inches wide (made from a portable massage table). Jacqueline needs storage for adult diapers, wipes,piddle pads, gtube supplies, etc..Because of Jacquelines disability, there are alot of diaper leaks, gtube leaks, drool over shirts, which results in a lot of laundry. The washer and dryer is currently located on the other side of the house, not accible to Jacqueline, so I cannot see or hear hear when doing

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

Section 1 General provisions

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?

My daughters severe disabilities and physical limitations are unique and singular to the subject property most people and other properties do not have or need accesible features

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 LDC would make would deprive my daughter of basic care needs. Making it difficult for her to shower, and move about in the current bathroom space.

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.

I do not believe the variance would interfere or injure the the rights of others. No other property is affected by the variance.

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 LDC is standards, regulations and procedures. The Intent is to preserve public health, safety, comfort, and welfare. To take into theconsideration the interests of the citizens of hillsborough county. My daughter is a citizen of hillsborough county with very specific interests. The variance would allow her to preserve the health, safety, comfort and welfare she requires.

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 act. Without the variance a hardship would occur. My daughters basic needs are currently and would continue to be extremely difficult

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.

Allowing the variance would help to make my daughters difficult life much easier. Having a home with an accesible bathroom is definitely a benefit. There are so many people with special needs and so very few accesible homes.

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Prepared without benefit of title examination by:

Amanda K. Barritt, Esq.
Quarles & Brady LLP
1395 Panther Lane, Suite 300
Naples, FL 34109

Matter No.: 137268.00047
Parcel Identification Number: 082855-0016
Consideration: \$10.00

[Space Above This Line For Recording Data]

THIS DEED EVIDENCES A CONVEYANCE FOR NOMINAL CONSIDERATION AND THEREFORE MINIMUM DOCUMENTARY STAMP TAXES ARE DUE PURSUANT TO THE PROVISIONS OF FLORIDA ADMINISTRATIVE CODE RULE 12B-4.013(28).

QUIT CLAIM DEED

This **Quit Claim Deed** is executed this 8th day of July, 2025, between UMB Bank, NA f/k/a UMB Bank Omaha, as Trustee of the Jacqueline Rangel Special Needs Trust a/k/a Jacqueline Rangel Irrevocable Special Needs Trust Agreement, whose address is 1010 Grand Boulevard, Kansas City, MO 64106, of the County of Jackson, State of Missouri ("Grantor"), and Jones Bank, as Successor Trustee of the Jacqueline Rangel Special Needs Trust a/k/a Jacqueline Rangel Irrevocable Special Needs Trust Agreement, whose address is 203 South 6th Street, PO Box 469, Seward, NE 68434, of the County of Seward, State of Nebraska ("Grantee"); *Grantee shall have full power and authority to deal in and with the Property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the intent to vest in Grantee full rights as Grantee of the Property as authorized and contemplated by Florida Statutes §689.073(1).*

Witnesseth, that Grantor, for and in consideration of the sum of *TEN and NO/100 DOLLARS (\$10.00)*, and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto Grantee forever, the following described real property located in the County of Hillsborough, State of Florida:

Lot 7, Block 1, Lynn Oaks Subdivision, Unit No. 1, according to the plat thereof recorded in Plat Book 42, Page 88, Public Records of Hillsborough County, Florida ("Property").

Subject to the following exceptions:

- 1) ad valorem and non-ad valorem real property taxes for the year 2025 and subsequent years;
- 2) zoning, building code and other use restrictions imposed by governmental authority;
- 3) outstanding oil, gas, and mineral interests of record, if any; and
- 4) restrictions, reservations and easements common of record.

Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, if any, either in law or equity, for the use, benefit and profit of Grantee forever.

[SIGNATURE PAGES FOLLOW]

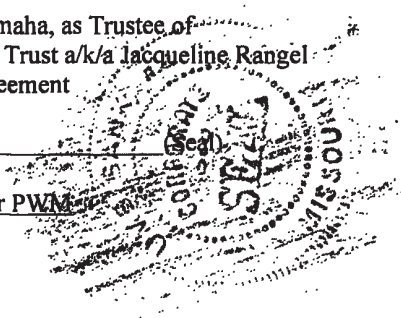
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

UMB Bank, NA f/k/a UMB Bank Omaha, as Trustee of the Jacqueline Rangel Special Needs Trust a/k/a Jacqueline Rangel Irrevocable Special Needs Trust Agreement

Paige Kuhn

Printed Name: Paige Kuhn
Its: Vice President/Property Manager PWM



[Signature]

Witness #1 Signature

Seth George Seth George

Witness #1 Printed Name

Address: 1010 Grand Blvd
Kansas City MO 64106

[Signature]

Witness #2 Signature

Edna Y. Marin Edna Y. Marin

Witness #2 Printed Name

Address: 1010 Grand Blvd
KANSAS CITY MO 64106

State of Missouri
County of JACKSON

The foregoing instrument was acknowledged before me by means of physical presence or by online notarization, on this 8 day of July, 2025, by , as Vice President/Property Manager PWM, on behalf of UMB Bank, NA f/k/a UMB Bank Omaha, as Trustee of the Jacqueline Rangel Special Needs Trust a/k/a Jacqueline Rangel Irrevocable Special Needs Trust Agreement, who is personally known or who has produced _____ as identification.

[Notary Seal]

Wilma M. Weddington
Notary Public

Printed Name: WILMA M. WEDDINGTON

My Commission Expires: Sept. 9, 2028



**UMB BANK, NATIONAL ASSOCIATION
CERTIFIED COPY OF RESOLUTIONS CONCERNING
SIGNATURE AUTHORITY PRIVATE WEALTH MANAGEMENT**

The undersigned, Assistant Secretary of UMB Bank, a national banking association organized under the laws of the United States of America, certifies that the following is a true copy of resolutions, conferring authority to sign instruments in the name and on behalf of the Bank in any of its fiduciary capacities or otherwise in the operation of this Private Wealth Management Division, which were duly adopted by the Board of Directors of said Bank at a meeting held on April 27, 2021 that said resolutions have not been altered, amended, or revoked, and are still in full force and effect:

Definition of Private Wealth Management

RESOLVED, that for the purposes of the following resolutions the term "Private Wealth Management" shall include all divisions and departments performing fiduciary activities in UMB Bank, n.a. (the "Bank") including the Personal Trust and Custody Division (including Charitable Trusts and Private Foundations, Wealth Solutions, IRA and Personal Custody), Trust and Custody Support Services Division, Investments and Business Support;

**Deeds, Mortgages, Deeds of Trust, Indentures,
Assignments, Powers of Attorney and Other Contracts**

RESOLVED FURTHER, that the Chairman, the President, and any Vice President, including any Executive or Senior Vice President, in Private Wealth Management be, and each of them hereby is, authorized and empowered to execute and deliver, in the name and on behalf of this Bank, any deeds, mortgages, deeds of trust, leases, trust indentures, assignments transferring title to real or personal property, powers of attorney and other contracts of any kind deemed necessary, advisable or appropriate in the operation of Private Wealth Management;

I.R.A. Agreements

RESOLVED FURTHER, that any officer of this Bank and any officer of any affiliated bank be, and hereby is, authorized and empowered to execute and deliver, in the name and on behalf of this Bank, all I.R.A. Agreements;

**Proxies, Endorsement of Stock Certificates and Bonds,
Stock and Bond Powers and Other Instruments**

RESOLVED FURTHER, that any officer, trust administrator or supervisor of Private Wealth Management be, and each of them hereby is, authorized and empowered to execute and deliver, in the name and on behalf of this Bank, any proxies, general or special, and to endorse, in the name and on behalf of this Bank, any stock certificates, registered bonds, stock or bond powers, or other instruments supporting the sale or transfer of any securities of any kind or character;

Court Applications

RESOLVED FURTHER, that any officer of Private Wealth Management be, and hereby is, authorized and empowered to sign and verify, in the name and on behalf of this Bank, any petition or other application to any court for instructions or other relief and any pleadings in any matter to which this Bank, in the operation of Private Wealth Management, may be a party;

**Countersigning and Authenticating Bonds, Stock Certificates
and Other Instruments**

RESOLVED FURTHER, that any officer, trust administrator, trust representative or supervisor of Private Wealth Management be, and hereby is, authorized and empowered to record, countersign and authenticate as transfer agent and to authenticate as registrar any certificates for stock of corporations for which this Bank is designated as transfer agent or registrar; to register and/or to authenticate any and all bonds, debentures, notes or other evidences of indebtedness issued under and pursuant to any indenture under which this Bank is acting as trustee or agent or in other fiduciary capacity, or issued without any such indenture in connection with a transaction in which this Bank is acting as trustee, transfer agent, registrar and/or other agent or fiduciary;

Certifications and Signature Guaranties

RESOLVED FURTHER, that any Vice President of the Bank and any officer, trust administrator, trust representative or supervisor of Private Wealth Management be, and each of them hereby is, authorized in the name and on behalf of this Bank to sign any signature guaranty or other certification, including agreements to indemnify others against action taken in reliance on certifications of other officers of Private Wealth Management, which may be necessary or appropriate in the operation of Private Wealth Management;

Receipts

RESOLVED FURTHER, that any officer, trust administrator, trust representative, or supervisor of Private Wealth Management, and any trust associate or teller or clerk in Private Wealth Management be, and each of them hereby is, authorized and empowered in the name and on behalf of this Bank, to sign any receipt for cash, securities, other property or documents which shall be delivered to the Private Wealth Management;

Checks and Drafts

RESOLVED FURTHER, that any officer, trust administrator, or supervisor of Private Wealth Management be, and each of them hereby is, authorized and empowered to sign, in the name and on behalf of this Bank, checks and drafts drawn in the course of the business of Private Wealth Management on accounts in this Bank or in any other depository;

Facsimile Signatures

RESOLVED FURTHER, that the use of facsimile signatures of officers of Private Wealth Management and of the various nominee partnership designations in use of Private Wealth Management, in connection with the operation of Private Wealth Management, be and hereby is, authorized;

Nominee Partnerships

RESOLVED FURTHER, that any officer or employee of Private Wealth Management who is a member of a partnership which serves as a nominee of the Bank in any of its fiduciary capacities and any employee of Private Wealth Management designated by the partners of such nominee partnership be, and hereby is, authorized in the name of the partnership and on its behalf, to execute and deliver proxies, general or special, and to endorse, manually or by facsimile signature of the nominee

properly guaranteed, any stock certificates, registered bonds, stock or bond powers, or other instruments supporting the sale or transfer of any personal property registered in the name of such nominee;

Administrator

RESOLVED FURTHER, that the term "administrator" as used herein includes employees designated as corporate trust administrator, personal trust administrator or trust advisor, custody administrator or custody advisor, or trust operations administrator;

Attestation of Trust Instruments and Affixing Corporate Seal

RESOLVED FURTHER, that the Corporate Secretary and the persons whose names appear in the attached Exhibit A entitled "Assistant Secretaries of UMB Bank, n.a.," each as Assistant Secretary of this Bank or any other Assistant Secretary of the Bank as may be appointed by the board of directors from time to time, be, and each of them hereby is, authorized and empowered to affix and attest the affixing of the corporate seal of this Bank to any instrument requiring such attestation which has been executed in accordance with the general authority hereinabove conferred;

General Provisions

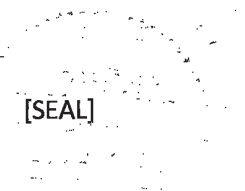
RESOLVED FURTHER, that those officers and employees whose names and titles appear in the attached Exhibit B entitled "Officers and Employees of UMB Private Wealth Management Division" are authorized to execute any instrument requiring such execution in accordance with the general authority hereinabove conferred;

RESOLVED FURTHER, that the officers and employees hereinabove named or described be, and each of them hereby is, authorized and empowered to do and perform such other and further acts in the premises as may be deemed necessary, advisable or appropriate to carry out the objects and purposes of these resolutions;

RESOLVED FURTHER, that any action taken or done by such officers and employees, and each of them pursuant to the power and authority conferred by these resolutions be, and hereby is, ratified, confirmed and approved;

RESOLVED FURTHER, that these resolutions shall not be deemed or construed to limit in any way the power and authority otherwise conferred upon the officers and employees, hereinabove named or de-scribed, by law, by the bylaws of this Bank, or by virtue of their respective offices; it being the purpose of these resolutions to confirm and clarify the existence of all of the powers and authority herein expressly conferred.

Dated this 26th day of February, 2025


[SEAL]
Christina M. Graha
Assistant Secretary

Assistant Secretaries of UMB Bank, N.A. (as of 2/7/2025)

| | |
|------------------------|--------------------|
| Akhmedova, Sveta | Kennelly, Johanna |
| Alber, Claire | Kohler, Lori |
| Angotti, Liz | Krull, Linda |
| Barr, Minda | Lewis, Liz |
| Bartel, Jason D. | Lugo, Israel |
| Booker, Siarra | Madsen, DeAnn |
| Bowen, Maggie | Massa, David |
| Bowers, Heidi | Mathews, Scott |
| Brigham, Henry | McConnell, Jason |
| Brown, Tracy | McCoy, Tiffany |
| Butler, Dillon | McFarlane, Ben |
| Cabrera, Rosemary | Meeker, Lori |
| Carlson, Katie | Mercer, Megan |
| Carroll, Chris | Miller, Kate |
| Carter, Jherri | Molen, Lane |
| Childs, Ken | Monroe, William |
| Clark-Hardesty, Alison | Moore, Kristin |
| Cook, Diana | Nakano, Tracy |
| Cottle, Heather | Novosak, Rick |
| Daley, Damien | O'Brien, Katherine |
| Daniel, Kyrsten | Pagnao, Tyler |
| Dengler, Rebecca | Patel, Sapna |
| Donofrio, Teri | Patel, Prital |
| Duarte, Tremaine | Pfaffly, Jayleen |
| Dunn, Amy | Prives, Nancy |
| Eagan, Melissa | Puleo, Karie |
| Elsmore, Joshua | Ramirez, Saul |
| Faust, Brady | Roberts, Jared |
| Fernandez, Jonathan | Robinson, Jon |
| Finklea, Steven | Rodriguez, Rob |
| Flores, Shazia | Sanchez, Sarah |
| Fox, Kevin | Schwartz, Jacques |
| Fullmer, Jill | Sehovski, Kevin |
| Giamalakis, Megan | Shaw, Glenn |
| Graham, Cecilia | Smith, Chris |
| Graham, Christine | Smith, Jay |
| Hahn, Josh | Sobieski, Marilee |
| Haniff, Ray | Stevens, Lara |
| Hansen, Anne-Marie | Stover, Melissa |
| Hare, Doug | Teague, Patrick |
| Hendricks, Jeff | Tibbits, Krissy |
| Henry, Elizabeth | Tocco, Lenny |
| Henry, James | Trader, Melody |
| Hombs, Karen | Van Vleet, Diana |
| Hounsel, Brad | Viator, David |
| Hwang, Willis | Voon, Michele |
| James, Josh | Wahl, John |
| Jiang, Jully | Wallace, Madelyn |
| Johnson, Karen | Yau, Hoi Yan |
| Kaufman, Jenna | Zamora, Julius |
| Keller, Nate | |

EXHIBIT B
Officers and Employees of UMB Private Wealth Management Division

| NAME | TITLE | NAME | TITLE |
|-----------------------|--|-----------------------|---------------------------------------|
| Adams, Patrick | Vice President | Kieffer, Dan | SVP/Director of Asset Allocation |
| Anderson, Brande | SVP/Inst M Relationship Manager, Sr. | Kelley, Eric | EVP/Chief Investment Officer |
| Anderson, Steve | VP/Sr Financial Planner | Koester, Larry | SVP/Trust Advisor Sr |
| Andervich, Nancy | SVP/Trust Advisor Sr | Krebs, Paul J. | AVP/Trust Custody Adm II |
| Arians, Shelby | Vice President | Kuebelbeck, David | SVP/Portfolio Mgr Sr – Priv Wealth |
| Beagle, Danielle | VP/Mgr Securities Trading | Kuhn, Paige | VP/Property Manager PWM |
| Beck, Alicia | VP/Philanthropy Director | Ladd, Doyt | SVP/Portfolio Mgr Sr – Priv Wealth |
| Beeck, Tracy | Officer | Loeffelholz, Brittany | Vice President |
| Behnk, Karin | VP/Trust Advisor I | Martinez, Randy | Senior Vice President |
| Billings, Michael | Assistant Vice President | Michaud, Phillip | VP/Portfolio Manager Sr |
| Burns, Mary | Officer | Miller, Buckley | Inv Perf Analyst II |
| Cairns, Steven | Senior Vice President | Mitchell, Thomas | Vice President |
| Cardenas, Nicole | Vice President | Murphy, Iwona | VP/Securities Trader, Sr |
| Carpenter, Cody | Wealth Advisor | Nemmers, John | Vice President |
| Christie, Anna M. | SVP/Trust Advisor Sr | Newton, Nikki | President, Private Wealth Management |
| Compere, Dave | SVP/Wealth Advisor Sr | North, Brian | PWM Tax Officer |
| Connell, Matthew | Reinsurance Investment Services | Nuss, Rigley | Financial Planner I |
| Cox, Michael | SVP/Portfolio Manager Sr. | Oltjen, Rob | SVP/ Managing Partner, Wealth Advisor |
| Cunningham, Trevor | Trust Advisor II | Parker, Julia | Officer |
| Curoe, Madisyn | Manager, Client Service | Peckosh, Tom | Vice President |
| DeBettignies, Kenneth | Vice President | Pineda, Katherine | Vice President |
| Dickson, Paul | Senior Vice President | Privett, Shannon | VP/Manager Real Estate Private Wealth |
| Diederich, Mike | EVP/Director of Portfolio Management | Radmanesh, Abe | SVP/Associate Managing Partner |
| Doyle, Wendy | SVP/Business Support Specialist | Reese, William | SVP/Director of Equity Research |
| Enloe, Julie | Vice President | Richardson, Gavin | VP/ Portfolio Manager II |
| Feek, Lori | SVP/Associate Director Charitable Trust | Riner, Eric | AVP/Wealth Advisor |
| Ferencak, Matt | VP/Trust Officer II | Roberts, Jared | VP/Manager Trust Administration |
| Fischer, George | EVP/Executive Administrative Officer | Salas, Jessica | SVP/Manager, Compliance and Oversight |
| Fischer, Robert | VP/Trust Advisor Senior | Schurman, Chris | VP/Managing Partner, Wealth Advisor |
| Gattis, Kimberly | SVP/Sr Financial Planner | Serrano, Camilla | Senior Vice President |
| Gilmour, James | VP/Trust Advisor Sr | Shireman, Kelsey | Manager Tax and Accounting |
| Grace, Anna | Vice President | Skilling, Ben | SVP/Dir. PWM Sales and Delivery |
| Graham, Christine | EVP/CFO/Director Trust Administration | Soto, Gabriela | Assistant Vice President |
| Greenburg, Rachel | Officer | Talbott, Aaron | VP/Portfolio Manager II |
| Guthrie, Mark | Senior Vice President | Takes, Regan | Assistant Vice President |
| Hahn, Joshua | SVP/Manager Trust Administration | Thomas, Teesha | VP/ Trust Advisor II |
| Harris, Bob | VP/Director of Planning and Practice Development | Thomas, Jacob | SVP/Trust Advisor II |
| Heaman, Jan | VP/Sr Financial Planner | Torbert, Robert | Trust Advisor II |
| Hines, Joshua | Vice President | Trujillo, Irene | Vice President |
| Hines, Stacey | SVP/Managing Partner, Wealth Advisor | Turner, Jimmy | EVP/Managing Partner, Wealth Advisor |
| Hobbs, Kevin | SVP/Manager Business Operations | Turney, Travis | Officer/Securities Trader Sr. |
| Hobbs, Sarra | VP/Manager Stats & Portfolio Strategy | Weber, James “Chip” | Vice President/Manager, Operations |
| Hubeny, Julia | VP/Trust Advisor Sr | Wells, Gina | Officer/Executive Assistant Sr |
| Imlay, Jason | VP/Senior Financial Planner | Wilcox, Katherine | AVP/Wealth Advisor |
| Jensen, Landon | SVP/Managing Partner, Wealth Advisor | Willis, Tylor | SVP/Wealth Advisor Sr |
| Johnson, Jennifer | VP/Trust Advisor Sr | Woodward, Tom | Financial Planner II |
| | | Yeager, Michael | Investment Strategist Sr |
| | | | |
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Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0611 Intake Date: 03/03/2026
Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 574089
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 4813 Lynn Oaks Circle City/State/Zip: Dover/FL/33527
TWN-RN-SEC: 29-28-21 Folio(s): 82855.0016 Zoning: RSC-4 Future Land Use: R-2 Property Size: 0.41 acre

Property Owner Information

Name: Jacqueline L Rangel Special Needs Trust, Jones Bank/Trustee Daytime Phone: 402-643-3602
Address: P.O. Box 469 City/State/Zip: Seward/NE/68434-0469
Email: Trust@jonesbank.com Fax Number: 402-643-3602

Applicant Information

Name: Jodi M. Martin Daytime Phone: 813-857-5572
Address: 4813 Lynn Oak Circle City/State/Zip: Dover/FL/33527
Email: jjs200571@gmail.com Fax Number: _____

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.

Jodi M. Martin

Signature of the Applicant

Jodi M. Martin

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.

Jacqueline L Rangel Special Needs Trust Jones Bank, Trustee by Joseph T.O.

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

Crystal Hinkle T.O.

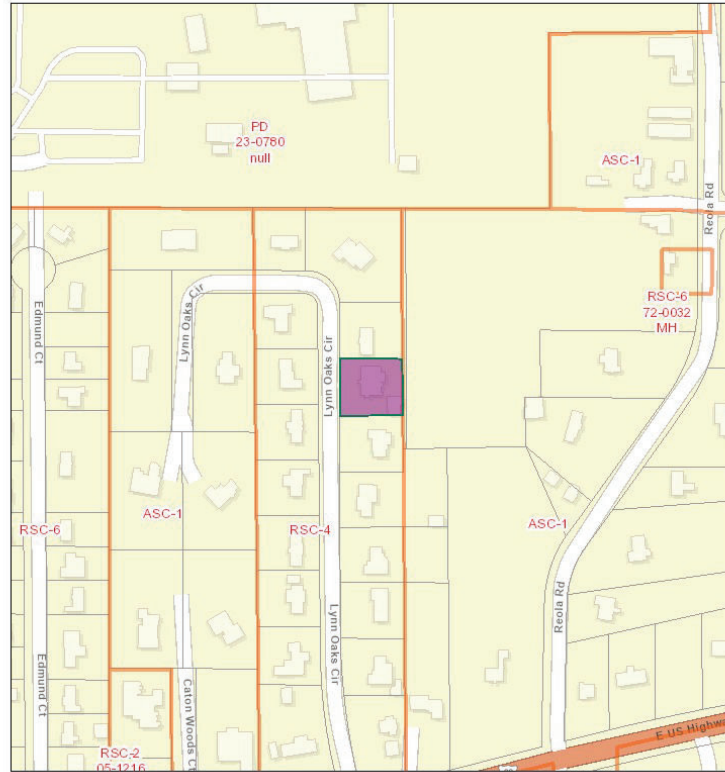
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

| | |
|--|--|
| Jurisdiction | Unincorporated County |
| Zoning Category | Residential |
| Zoning | RSC-4 |
| Description | Residential - Single-Family Conventional |
| Flood Zone:A | |
| Flood Zone:X | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel | 0263H |
| FIRM Panel | 12057C0263H |
| Suffix | H |
| Effective Date | Thu Aug 28 2008 |
| Pre 2008 Flood Zone | X |
| Pre 2008 Firm Panel | 1201120265D |
| County Wide Planning Area | East Rural |
| Census Data | Tract: 012401 Block: 1004 |
| Future Landuse | R-2 |
| Mobility Assessment District | Rural |
| Mobility Benefit District | 3 |
| Fire Impact Fee | Northeast |
| Parks/Schools Impact Fee | NORTHEAST |
| ROW/Transportation Impact Fee | ZONE 5 |
| Wind Borne Debris Area | Outside 140 MPH Area |
| Aviation Authority Height Restrictions | 330' AMSL |
| Competitive Sites | NO |
| Redevelopment Area | NO |

Folio: 82855.0016



March 3, 2026

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Hillsborough County Florida

Folio: 82855.0016
PIN: U-29-28-21-30L-000001-00007.0
Jones Bank/trustee
Mailing Address:
 Po Box 469
 null
 Seward, Ne 68434-0469
Site Address:
 4813 Lynn Oaks Cir
 Dover, Fl 33527
SEC-TWN-RNG: 29-28-21
Acreage: 0.41
Market Value: \$425,337.00
Landuse Code: 0100 SINGLE FAMILY

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