

**Variance Application:** 25-0341  
**LUHO Hearing Date:** March 31, 2025  
**Case Reviewer:** Wayne Doyon



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Raul Hernandez Pineyro  
 Marleydis Corvo Rodriguez

**Zoning:** RSC-2

**Location:** 1112 Lake Charles Circle, Lutz, FL 33548

**Request Summary:**

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant's specific request, as shown on the site plan submitted on 01/08/2025, is for the after-fact construction of a building within the 30-foot Wetland Conservation Area Setback for wetland B on the property.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback.	19.6-foot max encroachment in the wetland setback for the after-the-fact building.	10.6-foot remaining wetland setback

**Findings:**

1. A wetland setback compensation planting plan has been provided on the site plan dated 01/08/2025, that provides equivalent square footage of compensation planting to the amount of encroachment.

Zoning Administrator Sign Off:

Wayne A. Doyon

**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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

**SURVEY/SITE PLAN**

[illegible]



## 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.

The storage building is located at the back of the property between the existing pond to the North and the dried up pond to the South on a narrow strip of land. There are no buildings or structures behind the storage building. Based on the amount of usable land, the storage structure is located in an ideal located on the property and does not affect the backyard play area or any of the neighbors. The variance needed is located on the South side of the storage structure next to the pond which has not had water in it in years.

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

Variance from LDC 4.01.07, B.4 of the Land Development Code (LDC) to encroach in to the required wetland setback.

## 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): NO
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



## 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?

Due to the property's unique configuration the most logical placement of the storage would be at the back of the property between the two ponds.

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.

This much needed storage structure is already on the property and is not disturbing any neighbors. Several neighbors in the area have similar storage structures in their property. Please refer to Exhibit "A" attached for images of similar storage structures in the area.

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.

The variance will not in any way interfere or injure the rights of others as no other property is affected and the storage is at the rear of the property. Please refer to Exhibit "B" attached, for approval signatures of the surrounding neighbors.

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).

Allowing the variance will not destroy, reduce or impair any natural bodies of water. The dried up pond that the storage structure is located next to, is not a natural body of water, but a man made pond dug many years ago by former owners for reasons unknown and is now filled with weed and is dry. This pond dried up years ago due to too many large wells in this area.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The storage unit is already on the property and has not and will not interfere with any rights of any neighbors. If variance is not approved it will impose a great financial hardship to our family to have to remove the storage and will impose injury to the land to remove the storage.

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.

The much needed storage structure placement with the variance will not affect, reduce, or impair any natural bodies of water, rivers, streams, lakes, etc. No filling or excavating is needed. Due to the odd layout of the property the most logical placement of the storage structure is at the back of the property between the two ponds, on a narrow strip of land. This area does not affect any neighboring properties.

**Prepared by and Return To:**

Anne Belisle  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
915 Oakfield Drive, Suite B  
Brandon, FL 33511

**Order No.:** BN052208040

APN/Parcel ID(s): U-23-27-18-0KT-000000-00003.2

**WARRANTY DEED**

THIS WARRANTY DEED dated 10/13/2022, by Bret Cory Bartlett, a married man and Lance Howard Bartlett, a married man and Kimberly Susan Copher, a married woman, hereinafter called the grantor, to Raul Hernandez Pineyro and Marleydis Corvo Rodriguez, HUSBAND AND WIFE whose post office address is 1112 Lake Charles Circle, Lutz, FL 33548, hereinafter called the grantee:

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

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

The South 186.73 feet of the North 286.73 feet and the West 229.48 feet of the North 160.00 feet of the South 575.00 feet of Lot 3, Lake Charles, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 52, of the Public Records of Hillsborough County, Florida.

THIS WAS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS.

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

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature

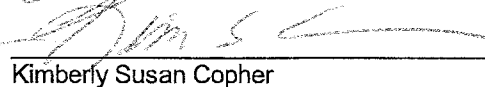
WAYNE CARLIER  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Witness Signature

Dana M Dossey  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Bret Cory Bartlett

  
\_\_\_\_\_  
Lance Howard Bartlett

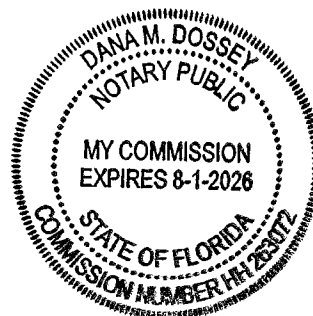
  
\_\_\_\_\_  
Kimberly Susan Copher

Address: 3854 Seixas Palce  
Land O Lakes, FL 34639

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of October, 2022 by Bret Cory Bartlett, Lance Howard Bartlett and Kimberly Susan Copher, to me known to be the person(s) described in or who has/have produced Dana M Dossey as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:



# Variance Application Package



**Hillsborough  
County Florida**  
Development Services

## Instructions to Applicants for Requests Requiring Public Hearing:

### I. Prior to completing this application:

If you have any questions regarding your proposed project prior to submittal of this application, please email [ZoningIntake-DSD@HCFLGov.net](mailto:ZoningIntake-DSD@HCFLGov.net).

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting [Sunbiz.org](http://Sunbiz.org).
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at [HCPAFL.org](http://HCPAFL.org) and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing [gisdept@hcpafl.org](mailto:gisdept@hcpafl.org). Include all folio numbers and the buffer area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property.

### II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to [ZoningIntake-DSD@HCFLGov.net](mailto:ZoningIntake-DSD@HCFLGov.net). Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

**IMPORTANT:** Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

### III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Adjacent Property Owners List and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.

  
11/20/2024





## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-0341

Intake Date: 1/8/25

Hearing(s) and type: Date: 3/31/2025

Type: LUHO

Receipt Number: 437601

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: Cierra James

### Property Information

Address: 1112 Lake Charles Circle City/State/Zip: Lutz FL 33548

TWN-RN-SEC: 23-27-18 Folio(s): 15233.0000 Zoning: RSC 2 Future Land Use: R2 Property Size: 2.86 acres

### Property Owner Information

Name: Rual Hernandez Pineyro and Marleydis Corvo Rodriguez Daytime Phone: 813-770-3991

Address: 1112 Lake Charles Circle City/State/Zip: Lutz 33548

Email: raulhernandez969@yahoo.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Raul Hernandes Pineyro and Marleydis Corvo Rodriguez Daytime Phone: 813-770-3991

Address: 1112 Lake Charles Circle City/State/Zip: Lutz FL 33548

Email: raulhernandez969@yahoo.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.

[Signature]  
Signature of the Applicant

Raul Hernandez Pineyro & Marleydis Corvo Rodriguez  
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.

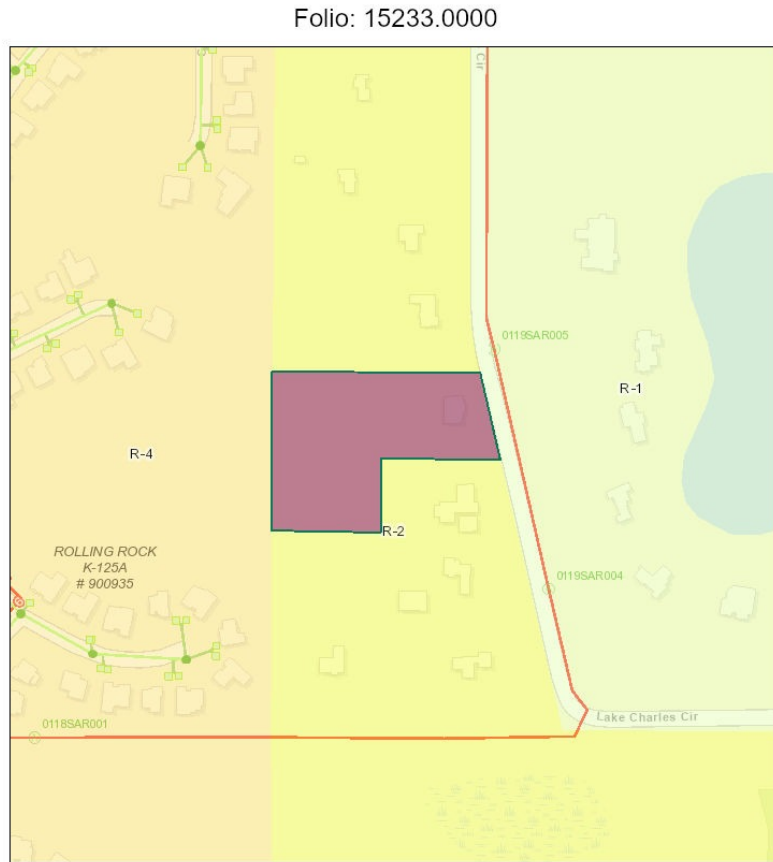
[Signature]  
Signature of the Owner(s) – (All parties on the deed must sign)

Raul Hernandez Pineyro & Marleydis Corvo Rodriguez  
Type or print name

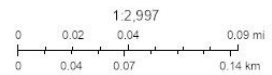


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-2
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 55.5 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011109 Block: 2002
Future Landuse	R-4
Future Landuse	R-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



January 8, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri

Hillsborough County Florida

**Folio: 15233.0000**  
**PIN: U-23-27-18-OKT-000000-00003.2**  
**Raul Hernandez Pineyro Et Al**  
**Mailing Address:**  
 1112 Lake Charles Cir  
 null  
 Lutz, FL 33548  
**Site Address:**  
 1112 Lake Charles Cir  
 Lutz, FL 33548  
**SEC-TWN-RNG: 23-27-18**  
**Acreage: 2.87**  
**Market Value: \$428,217.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



# Submittal Requirements for Applications Requiring Public Hearings

## Official Use Only

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

Applicant/Representative: Raul Hernandez Pineyro Phone: 813-770-3991

Representative's Email: raulhernandez969@yahoo.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

## Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <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	<input type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <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)
- 4 ☒ Survey/Site Plan
- 5 ☒ Supplemental Information (optional/if applicable)

