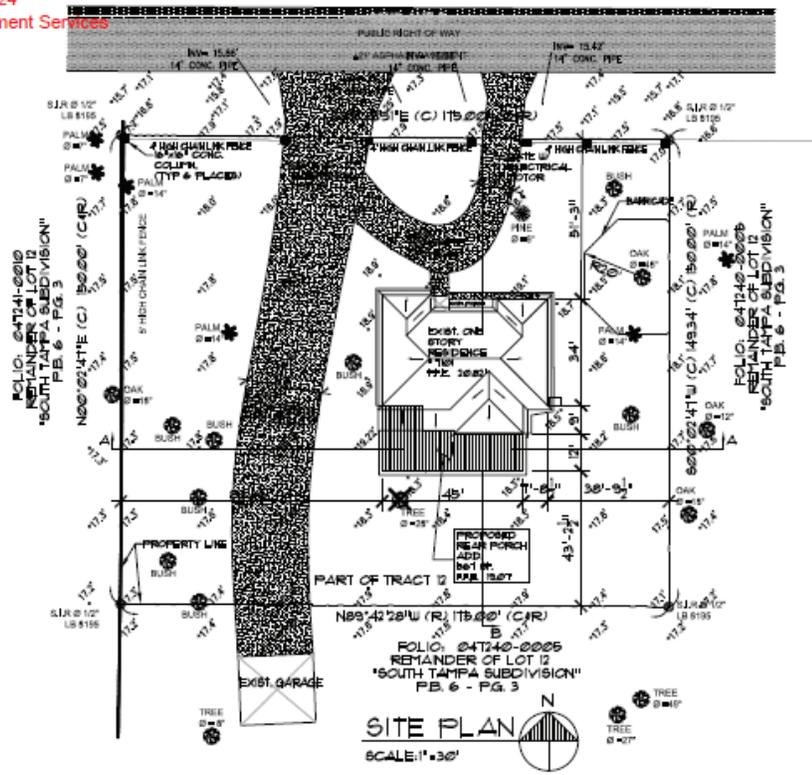




SURVEY/SITE PLAN

Received on  
08/07/2024  
Development Services



GENERAL NOTES

THE PROJECT CONSIST OF: REAR PORCH ADDITION, FRONT CHAIN LINK FENCE, REPLACE ALL WINDOWS & MAIN EXT. DOOR

ALL NEW WORK SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE RESIDENTIAL 204 EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.

INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.

ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. NO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL STATE AND LOCAL LAWS, REGULATIONS AND CODES.

ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR AND FREE OF DEFECT, CHECKING, ETC.

OWNER / CONTRACTOR IS RESPONSIBLE FOR TESTING AND REMOVAL OF ASBESTOS OR ANY HAZARDOUS MATERIALS IN COMPLIANCE WITH LAW AND REGULATIONS.

PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL (3 COATS) COLOR SELECTED BY OWNER.

ELECTRICAL FIXTURES TO BE SELECTED BY OWNER.

LEGEND

- TREE TO REMAIN
- TREE TO REMOVE
- BUSH
- PALM
- PINE

PROPERTY ADDRESS:  
7101 S 32ND AVE, TAMPA, FL 33619  
(PCLIO No. 041240-0000)  
ZONE: ASC-1

DESCRIPTION:  
LOT: THE NORTH 16.000 FEET OF THE WEST 175.00 FEET OF THE EAST 1/2 OF TRACT 12 IN THE NE 1/4 OF SEC. 35, T15S 29S, R15E EAST OF "SOUTH TAMPA SUBDIVISION" ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 6 41 PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LESS THE NORTH 12.000 FEET THEREOF IN USE AS RIGHT OF WAY FOR 32ND ST.

FLOOD ZONE INFORMATION:  
COMMUNITY: HILLSBOROUGH COUNTY-12012  
MAP/PANEL NO. 12051C0367H  
SUFFIX: H  
FIRM DATE: 08/28/2008  
FLOOD ZONE: X

AREA DATA  
LOT: 26,250 SF. (0.6026 ac.)

AREA TYPE	GROSS AREA	HEATED AREA
BAS	1,962 SF.	1,962 SF.
POP	20 SF.	—
REAR PORCH ADD.	561 SF.	—
TOTAL	2,543 SF.	1,962 SF.

GOMEZ TOWER LLC  
7101 S. 32ND. AVE  
TAMPA, FL 33619

Project: REAR PORCH ADD. & FRONT CHAIN LINK FENCE

Sheet contents: SITE PLAN & NOTES

C-1/1



# Project Description (Variance Request)

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

Requesting variance to keep current fence at 6 ft height. When the property was purchased it did not have a fence. The fence, along with the columns and electric gate was placed for security of our family, animals, and surrounding neighbors. On our property we currently have animals such as goats, chickens, and German shepherd dogs and therefore for the security of the neighbors and incoming vehicles the fence was placed. The fence is placed 5 feet into our property line. Around the property we have noticed many fences that are above the required 4ft. The fence does not obstruct or bother any of the surrounding neighbors. Once anybody comes near the fence they are actually trespassing because the fence is inside the property line.

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

HC-BLD-24-0059991

## Additional Information

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

The fence was put 5 feet into our property. This is not a corner lot. There are many properties near our home with fences and columns over 4ft tall.

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.

Other properties around the neighborhood have fences with columns higher than 4 feet tall. Since the properties around me have the same privilege, I should also have the same privilege to place a fence higher than 4 feet. If not the city should request that all fence over 4 feet be brought down.

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.

Fence is placed 5 feet into property line so that it does not bother any surrounding neighbors. The fence along with the columns and gate is placed in a manner that does not interfere with any of the neighbors or their properties.

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 request for this variance does not harm or cause any issues to the public health, safety, comfort, and welfare of our surrounding neighbors.

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.

we are asking for permission for a fence/ column height and since it is 5 feet into the property line there should not be any issues with any surrounding neighbors, city or incoming traffic.

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.

Failure to grant a variance will result in us having to get rid of our farm animals since they will be more likely to escape with a lower fence. It will also result in increased fear to us of criminals coming into the property.

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**Prepared By and Return To:**

Nona Title, Inc.  
Attn: Valerie Strmiska  
1420 South Narcoosee Road  
Saint Cloud, FL 34771

Order No.: 2020-1512

Property Appraiser's Parcel I.D. (folio) Number:  
047240-0000

**WARRANTY DEED**

THIS WARRANTY DEED dated November 23, 2020, by Heather Lovett, a married woman and Dawn Babbitt, a single woman and Leslie Garone, a married woman, whose post office address is 106 Rudy Street, Auburndale, Florida 33823 (the "Grantor"), to Eulogio Gomez, a single man, whose post office address is 2420 S. 58th Street, Tampa, Florida, 33619 (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 Two Hundred Thirty Thousand And No/100 Dollars (\$230,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hillsborough, State of Florida, viz:

The East 1/2 of Tract 12 in the Northeast 1/4 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA SUBDIVISION, according to the map or plat thereof; as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida; Less the North 10.00 feet thereof in use as right-of-way for 32nd Street.

LESS: the North 160.00 feet of the West 175.00 feet of the East 1/2 of Tract 12 in the Northeast 1/4 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida; Less the North 10.00 feet thereof in use as right-of-way for 32nd Street.

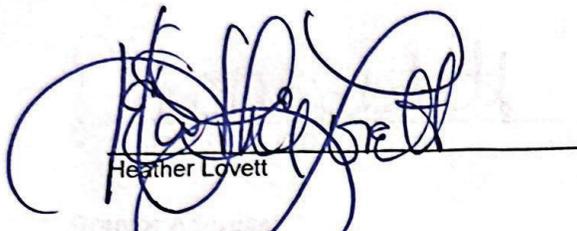
The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead.

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

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

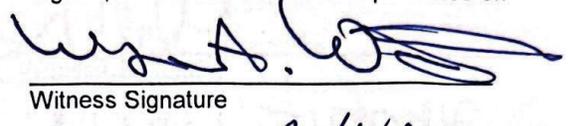
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2019.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

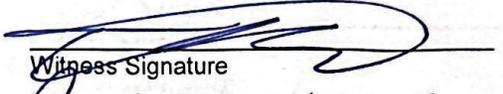
  
Heather Lovett

Grantor Address:  
106 Rudy Street  
Auburndale, FL 33823

Signed, sealed and delivered in presence of:

  
Witness Signature

WAYNE A. WATKINS  
Printed Name of First Witness

  
Witness Signature

Renata Elizabeth Newman  
Printed Name of Second Witness

STATE OF Florida  
COUNTY OF B/K

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11/23/2020, by Heather Lovett, to me known to be the person(s) described in or who has/have produced FL DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23 day of Nov, 2020.

  
NOTARY PUBLIC  
My Commission Expires: May 25, 2024



Dawn Babbitt  
Dawn Babbitt

**Grantor Address:**  
106 Rudy Street  
Auburndale, FL 33823

Signed, sealed and delivered in presence of:  
[Signature]  
Witness Signature

Debbie C Swindle  
Printed Name of First Witness

[Signature]  
Witness Signature

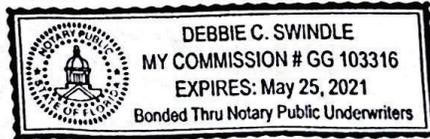
BETTY Joy Logan  
Printed Name of Second Witness

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this November 23, 2020, by Dawn Babbitt to me known to be the person(s) described in or who has/have produced Drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23 day of November 2020.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: May 25, 2021



Signed, sealed and delivered in presence of:

Leslie Garone  
Leslie Garone

April Wilson  
Witness Signature

April Wilson  
Printed Name of First Witness

[Signature]  
Witness Signature

Joseph D Moorey  
Printed Name of Second Witness

Grantor Address:  
106 Rudy Street  
Auburndale, FL 33823

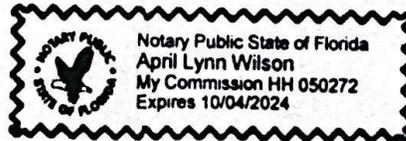
STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this November 23, 2020, by Leslie Garone, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23 day of November 2020.

April Lynn Wilson  
NOTARY PUBLIC  
My Commission Expires: 10/04/2024





# Property/Applicant/Owner Information Form

Application No: <u>24-1165</u>	<b>Official Use Only</b>	Intake Date: <u>08/07/2024</u>
Hearing(s) and type: Date: <u>10/21/2024</u>	Type: <u>LUHO</u>	Receipt Number: <u>395757</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Alejandra Prado</u>

### Property Information

Address: 7101 32nd ave S. City/State/Zip: Tampa FL, 33619

TWN-RN-SEC: 29-19-35 Folio(s): 47240.0000 Zoning: ASC-1 Future Land Use: r-6 Property Size: 0.6026

### Property Owner Information

Name: Gomez Tower LLC Daytime Phone 813-505-0036

Address: 7101 32nd ave S. City/State/Zip: Tampa FL 33619

Email: d4g.gomez@gmail.com Fax Number \_\_\_\_\_

### Applicant Information

Name: Gomez Tower LLC Daytime Phone 813-505-0036

Address: 7101 32nd ave S. City/State/Zip: \_\_\_\_\_

Email: d4g.gomez@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.

Signature of the Applicant

Dayan Gomez

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)

Dayan Gomez

Type or print name



# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

Application No: 24-1165 Intake Date: 08/07/2024  
 Hearing(s) and type: Date: 10/21/2024 Type: LUHO Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

Applicant/Representative: Gomez Tower LLC Phone: 813-505-0036

Representative's Email: D4G.gomez@gmail.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input type="checkbox"/>	<input checked="" 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

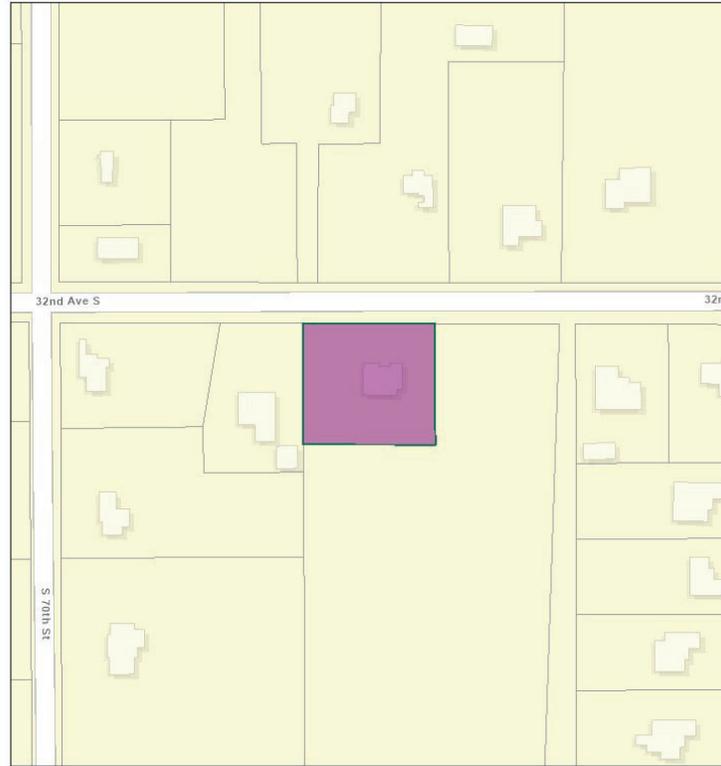
**Additional application-specific requirements are listed in Part B.**



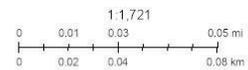
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0367H
FIRM Panel	12057C0367H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120367E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Census Data	Tract: 013602 Block: 1022
Future Landuse	R-6
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	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	Palm River Redevelopment Area

Folio: 47240.0000



August 7, 2024



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Hillsborough County Florida

**Folio: 47240.0000**  
**PIN: U-35-29-19-663-000001-63240.0**  
**Gomez Tower Llc**  
**Mailing Address:**  
 2420 S 58th St  
 null  
 Tampa, Fl 33619-5318  
**Site Address:**  
 7101 S 32nd Ave  
 Tampa, Fl 33619  
**SEC-TWN-RNG: 35-29-19**  
**Acreage: 0.64278299**  
**Market Value: \$319,746.00**  
**Landuse Code: 0100 Single Family**

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