

### LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0001	
LUHO HEARING DATE: January 25, 2021	CASE REVIEWER: Chris Grandlienard

**REQUEST:** The applicant is requesting a variance to allow a proposed Community Residential Home, Type A, with six placed residents or less to be located at 918 Ridgeland Lane within 1,000 feet of an existing Type A Community Residential Home.

## VARIANCE(S):

Per LDC Section 6.11.28, a Community Residential Home, Type A, shall not be located within a radius of 1,000 feet of another such existing home with six or fewer residents, as measured from property line to property line. According to state licensing data submitted by the applicant, there is an existing Community Residential Home within the 1,000-foot radius of the proposed facility at 919 Ridgeland Lane (See figure below). The applicant requests a 948-foot reduction to the required separation from the existing home at 919 Ridgeland Lane to allow a 52-foot separation.



Figure 1

## FINDINGS:

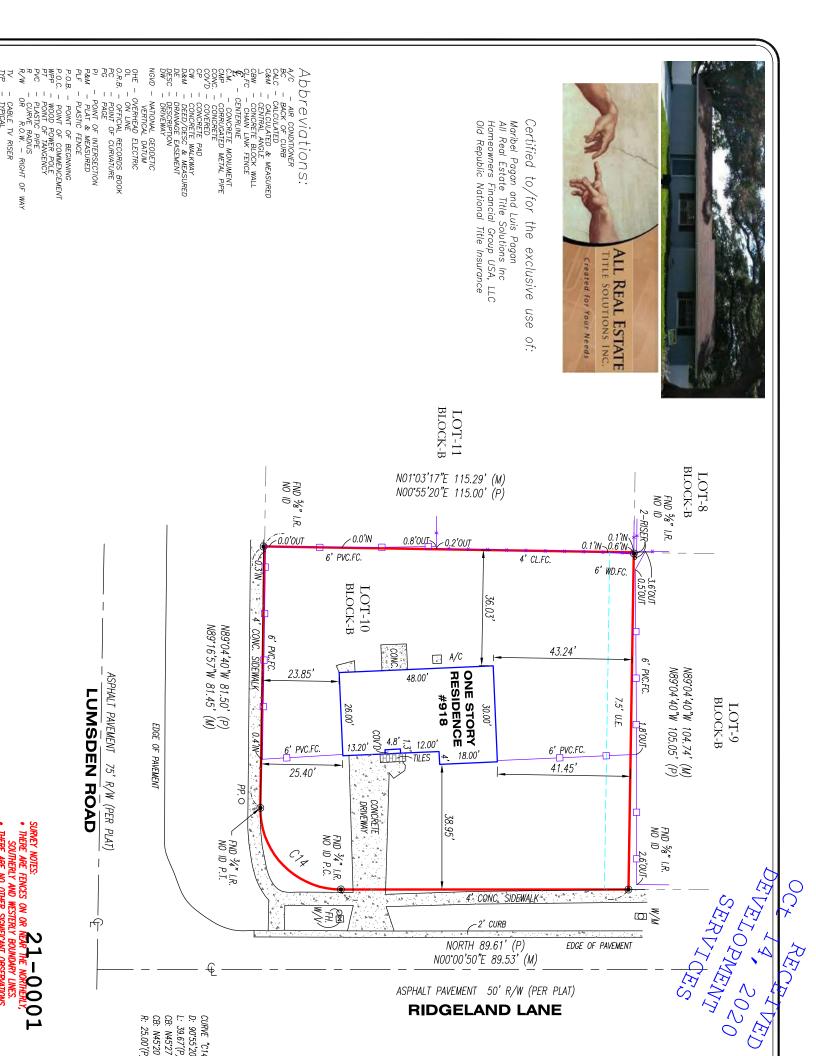
• If the variance is approved, the subject dwelling must be brought into compliance with building code and state licensing requirements for a Type A Community Residential Home.

#### APPLICATION: VAR 21-0001 LUHO HEARING DATE: January 25, 2021

• The survey submitted by the applicant shows the southwest corner of the house is 23.85 feet from the south property line along Lumsden Road and therefore does not meet the required front yard setback of 25 feet. The applicant has elected to not include the substandard setback in this variance request and plans to address it through a nonconforming structure review at the time of building permit application for the proposed change of use to a community residential home.

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

ADMINISTRATOR'S SIGN-OFF
Tom Hiznay Wed Jan 13 2021/7328:11
Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed





Jeers of this map are hereby notified that the aforementioned public primary informatio sources should be consulted for verification of the information contained on this map.

SARRIAGE PARKDR

SOURCE: This map has been prepared for the inventory of real property found within Hillstorough County and is complied from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

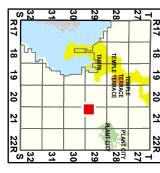
ABBEYGROVEDR

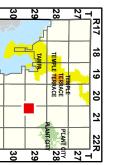
(T)

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

NOTE: Every reasonable effort has been made to assure the accuracy of this map Hillsborough County does not assume any ilability ansing from use of this map.

PD

















ELUMSDENRD









Immediate Aerial Zoning Map

# VAR 21-0001

Folio: 86422.0186







**RIDGELAND LN** 

Application Site

Zoning Boundary

Parcels







EST 1834	Hillsborough County Florida Development Services
601 E. Kennedy	Blvd., 19th Floor   (813) 272 5600

## Additional / Revised Information Sheet

Date Stamp Here

Application Number: 21-0001 Applicant's Name	E. Luis Pagan Marchand & Maribel Pagan
Reviewing Planner's Name: Chris Grandlienard	Date: 1/12/2020
Application Type:	Date: // 12/2020
2 NA 2.01	
Planned Development (PD) I Minor Modification/Personal Appea	arance (PRS) 🔲 Standard Rezoning (RZ)
Variance (VAR) Development of Regional Impact (D	DRI) 🔲 Major Modification (MM)
Special Use (SU) Conditional Use (CU)	Other
Current Hearing Date (if applicable): 1/25/2021	
The following must be attache	d to this Sheet.
Cover Letter with summary of the changes and (or additional is f	
Cover Letter with summary of the changes and/or additional inform	mation provided. If a revised Site Plan is being
submitted, all changes on the site plan must be listed in detail in the Co	over Letter.
An updated Project Narrative consistent with the changes or addition	ional information provided, if applicable.
Submittal Via:	
Email (Preferred). Note that no follow up paper file is necessary. Pdf format o	nly Maximum attachment(e) size is 15 Mp
Email this sheet along all the additional/revised submittal items in pdf t	et Zeninelinet le DCD CL (
Mail or delivery. Number of Plans Submitted: Large Sma	oll
For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11". For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be subr For Minor Change: 6 large copies. For Variances or Conditional Use permits: one 8.5"X11" or larger)	
<u>Mail to:</u>	Hand Deliver to:
Development Services Department	County Center
Community Development Division	Development Services Department
P.O. Box 1110	19th Floor
Tampa, FL 33601-1110	601 E. Kennedy Blvd., Tampa
certify that changes described above are the only changes that have hanges will require on additional submission and certification.	been made to the submission. Any further
///m/ 7 -	1
Malla hailing	la la m
and Hund Hum	11112021
Signature	Date

Notification E-Mail Sent
Transmittal Completed

Scanned into OPTIX

In-Take Completed by:

FOR OFFICE USE ONLY

## Variance Request #21-0001 Cover Letter

January 12, 2021

Chris Grandlienard, AICP, Planner Community Development Section Development Services Department 601 E. Kennedy Blvd., Tampa, FL 33602 E: mail to: GrandlienardC@HillsboroughCounty.org

Dear Mr. Grandlienard,

Attached please find the Revised Variance Request Statement document. As requested, paragraph 1, sentence #2, was revised to read as follows:

From: "We are requesting to lower the distance of Land Group Home at 919 Ridgeland Lane, Valrico, FL 33594 from 1000 feet to 16 feet."

To: "We are requesting a 948-foot reduction to the required separation from the existing home at 919 Ridgeland Lane to allow a 52-foot separation with our home at 918 Ridgeland Lane."

Respectfully,

UKINS 24 indi Luis Pagan Marchand & Maribel Pagan

918 Ridgeland, Valrico, FL 33594 813-447-6090 or 305-988-0333 divineoasisalf@gmail.com Variance Request #21-0001 Written Statement January 12, 2021

RE: Required distance between Community Residential Homes (CRH) Owners/Applicants: Maribel Pagan & Luis Pagan Marchand Address: 918 Ridgeland, Valrico, FL 33594 Folio No: 086422-0186

We hereby respectfully request approval for variance application to be able to open a new Type A Community Residential Home. We are requesting a 948-foot reduction to the required separation from the existing home at 919 Ridgeland Lane to allow a 52-foot separation with our home at 918 Ridgeland Lane.

Reasons that support our proposal:

• On October 9, 2020, we had the opportunity to purchase the property at 918 Ridgeland, Valrico, FL 33511 for the proposed CRH with the hopes to a Type A CRH using only our savings.

• The proposed Type A CRH will have its own State license number, Tax ID #, fire sprinklers, fire alarm, standby generator and its own personnel and staff.

• The proposed Type A CRH will be fenced and completely separated and it would have its own entity i.e. business name Divine Oasis ALF, LLC.

• The future Type A CRH will provide bilingual services which are useful and in high demand in our area. Based on the 2010 US Census for Hillsborough County, the percentage of White alone growing in our area has increased by 74.1%, Hispanic or Latino 29.7%, and Black or African American alone 18%, and continue to grow rapidly.

• Currently, Valrico has a high population density compared to other areas in the county. According to the U.S. Census Bureau the number of people per square mile in our area has increased drastically. Consequently, in general, there are more people living in a 1000 feet radius in the Valrico, Area. This translates in a higher demand for a CRH in our area and it should be taken into consideration when reviewing our request.

• There is a high demand for a Type A CRH in this area, so our desire is to provide these much needed services for the elderly in a safe environmental residential home, reducing undue hardship to the community, especially during this Pandemic. Our main priority is to provide assistance with their daily activities living along with social and recreational activities.

• Please also consider that the Land Group Home at 919 Ridgeland Lane, Valrico, FL 33594 offers different services, such as, "Room & board, Res. Hab. and residential nursing for children and adolescents with medical challenges."

Lastly, the proposed request does not encroach or infringe on any neighboring residential property, nor would it impose any hardship on any neighbor, nor would it serve to create a situations where any neighbor's quality of life, property of value, or peaceful co-existence would be negatively affected. Quite the contrary, the proposed request would allow us to become better citizens and service providers of the community we so want to serve.

Respectfully,

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Luis Pagan Marchand & Maribel Pagan 918 Ridgeland, Valrico, FL 33594 813-447-6090 or 305-988-0333 divineoasisalf@gmail.com

## VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions, If additional space is needed, please attach extra pages to this application. A See a Hached 1. Explain how the alleged hardships or practical difficulties are unique and sing ular to the subject property and are not

those suffered in common with other property similarly located?

- 2. Describe how the literal requirem ents 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.
- 3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose propert y would be affected by allowance of the variance.
- 4. Explain how the variance is in harmon y 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).

\_\_\_\_\_

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.

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

## Variance Criteria Response

October 12, 2020

Applicants: Maribel Pagan & Luis Pagan Marchand Address: 918 Ridgeland, Valrico, FL 33594 Folio No: 086422-0186

# 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?

We are requesting a variance to reduce the required distance between community residential homes from 1000' to 16. Due to high demand, the property in question was recently purchased on September 18, 2020 to establish an Assisted living facility (ALF) that would provide housing, meals, personal care services, and supportive services *to older persons and disabled adults who are unable to live independently, but do not require the intensive medical and nursing care provided in nursing homes*.

Selling this property to buy one located more than 1000' away from the existing Community Residential Home (CRH), Land Group Home, would create an undue hardship. The existing CRH, within 1000 feet, provides different services as they offer "Room & board, Res. Hab. and *residential <u>nursing for children and adolescents with medical challenges</u>."* 

The proposed CRH Type A is located in a highly populated area in Valrico, FL. According to the U.S. Census Bureau the number of people per square mile in our area has increased drastically. Consequently, there are more people living in a 1000' radius in the Valrico, FL area. This translates into a higher demand for a CRH Type A (Small Assisted Living Facility). The proposed ALF would provide individuals in this area with much needed and desired familiar surroundings to meet their continuing health care needs adequately and safely and needed assistance with normal daily activities in a way that promotes maximum dignity and independence.

The exterior part of the property will continue to look like a house, so structural changes would be made to the property that would alter the architectural standards and harmony of the community.

# 2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by others in the same district and area under the terms of the LDC.

The literal interpretation of the LDC would deprive us from opening and operating an essential Community Residential Home (ALF) in the proposed location. As stated above, although there is a Community Residential Home (Land Group Home) within 1000 feet; yet it offers slightly different services as they offer "Room & board, Res. Hab. and residential *nursing for children and adolescents with medical challenges.*"

# 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.

Allowing this variance would not interfere with the right of others in the neighborhood. The CRH Type A will be created and geared to provide services and care for Seniors with daily living activities, services much needed in our community.

## 4. Explain how the variance is in harmony with and serves the general intend and purpose of the LDC and the Comprehensive Plan.

The variance is consistent and in efficient harmony with the intent and actual guidelines of the LDC and Comprehensive Plan. The LDC allows the approval of variances on a case by case basis and in this case providing a method to reduce the required distance between both community residential homes. As set forth above, given the distance and location of the subject property and existing CRH, we believe that the requested variance is equitable.

## 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 (you) the applicant, resulting in a self-imposed hardship.

No development has occurred to date on the subject property. Consequently, there is no illegal act or action on part of the applicants. We understand, we must obtain the approval of this variance before opening and operating the CRH.

# 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 hardship that will be suffered by a failure to grant a variance.

Granting this request will not have a negative impact on the value of other properties in the area. On the contrary, the CRH will increase the value of the surrounding properties and will also provide quality services to the much-needed multi-cultural Community.

Most of the families seeking our services want to be near their loved ones, in the same neighborhood - same community. Not granting this variance, could create a difficult situation for families since the demand for small, assisted living and one-on-one personalized services is extremely high in our area. Elderly people on a waiting list will lose the opportunity to be near their loved ones.

Failure to grant this variance, would create a huge financial hardship and would not allow us to start operating the facility. We will suffer the loss of all the initial start up cost funds invested in the proposed property along with the fees invested to obtain permits, and licenses required to operate the Community Residential Home. We are requesting your consideration to lower the distance between both facilities from 1000' to 16. The services provided on these facilities will be slightly different and are geared to a different target population.

THIS INSTRUMENT PREPARED BY AND RETURN TO: All Real Estate Title Solutions, Inc. 1430 W. Busch Blvd. Suite D Tampa, FL 33612 Property Appraisers Parcel Identification (Folio) Numbers: 086422-0186 \$219,900.00

#### SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made the 9th day of October, 2020 by 918 Ridgeland Ln Trust, a Land Trust, California Law Group LLC, as Trustee, herein called the grantor, to Maribel Pagan and Luis Alberto Pagan Marchand, Wife and Husband whose post office address is 918 Ridgeland Lane, Valrico, FL 33594, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Hillsborough County, State of Florida, viz.:

## Lot 10 in Block B of Brandon Ridgeland Unit Two as per map or plat thereof, recorded in Plat Book 51 on Page 24, of the Public Records of Hillsborough County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any

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

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

**AND**, the grantor hereby covenant with said grantee that the grantor lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of claiming by, through or under the party of the first part.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature Gabriela Germino

Witness #1-Printed Name

Witness #2 Signature aruss m

Witness #2 Printed Name

918 Ridgeland Ln Trust, a Land Trust, California Law Group LLC, as Trustee

Yosvani Alvarez, MGMR P.O. Box 341077, Tampa, FL 33694

STATE OF **FLORIDA** COUNTY OF **HILLSBOROUGH** 

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 9th day of October, 2020, by Yosvani Alvarez, MGMR of California Law Group LLC, as Trustee, 1990

Signature of Notary Public Print, Type/Stamp Name of Notary Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_ Type of Identification Produced:



Prepared By and Return to: California Law Group LLC PO Box 341077 Tampa FL 33694

## **DEED INTO LAND TRUST**

### STATE OF <u>Florida</u> COUNTY OF <u>Hillsborough</u>

THIS INDENTURE, made this 21 day of	ŀ	April	, 20 <u>_20</u> , b	etween	Califor	nia Law	Group LL	<u>_C</u>
party of the first part (hereinafter referred to a	ıs "Gr	antor"	'), and		918 RID(	GELAN	D LN <u>TRU</u>	<u>ST</u> ,
a Land Trust (an executory Trust),	Calif	ornia	Law Group L	LC	, <u>AS</u>	TRUS	<u>FEE</u> , party	/ of
the second part (hereinafter referred	to	as	"Grantee").	Whose	post	office	address	is:
PO BOX 341077 Tampa FL 33694								

WITNESSETH, that the said party of the first part for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents grant, bargain, sell, remise, release, transfer, convey and forever quitclaim the right, title, interest, claim or demand which the said party of the first part has or may have in the property:

#### LOT 10 IN BLOCK B OF BRANDON RIDGELAND UNIT TWO AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 51 ON PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The property herein conveyed shall stand as sole security for obligations of Grantees hereunder.

TO HAVE AND TO HOLD the said described premises with all the members, rights and appurtenances upon the Trust and for the uses and purposes herein described and in the existing Declaration of Trust and Land Trust Agreement of said Trust and the Trust set forth.

Full power and authority is hereby granted to said Trustee to purchase, improve, subdivide, manage and protect said real estate or any part thereof: to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired: to contract: to: renovate, to repair, to sell: to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing: to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee: to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter: and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals: to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel..

In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, management agreement or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument, (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

© 1992-2005 Trust Associates – 4426-B Hugh Howell Road. Suite 200, Tucker, GA 30084 Phone: 770-939-8283 Fax: 770-939-3177 www.LouisBrown.com (Rev. 04/05) – Form LT-2110A

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

Any litigation arising in connection with this document will be adjudicated under the laws of the State of <u>Florida</u>. In the event any portion of this agreement shall be found to be not supportable under <u>Florida</u> Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party which may become law shall be binding on both parties as if included herein.

The following individual shall be the Successor Trustee with the same powers as stated herein:

#### Maria Del Carmen Perez, AS SUCCESSOR OF TRUSTEE

The interest of each and every beneficiary hereunder and under the Declaration of Trust and Land Trust Agreement hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

It is the intent of Grantor(s) to create this Trust and the Grantor(s) fully warrant(s) the title to said real estate and will defend the same against the lawful claims of all persons whomever.

IN WITNESS WHEREOF the Grantor aforesaid has hereunto set his hand and seal this <u>21</u> day of April , 20 20.

Grantor

Witness

(Seal)

Grantor: Yosvani Alvarez, Mgr of California Law Group LLC

\_\_(Seal)

## STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of <u>April</u>, 2020, by <u>Mpsvani Arater</u>, as <u>managen</u> of <u>California Law Stopp Lic</u>.

acyjeline >

Signature of Notary Public Print, Type/Stamp Name of Notary Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_ Type of Identification Produced: \_\_\_\_\_Vels Ucense\_\_\_\_



Jacqueline Santiago Commission # GG115217 Expires: June 15, 2021 Bonded thru Aaron Notary



OC+ RECT
OCT RECEIVED DEVELOPMENT SERVIC
SERVICES
~ CES

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling **813-272-5600**. All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.** 

Property Info	ormation	
Address: <u>Address: Address: Address: Address: Address: Address: Address: Address: Val</u>	11 CI F (3359 TWN-RN-SEC: 30-29-21	
Folio(s): 086422-0186 Zoning: RSC-61	Future Land Use: $R-4$ Property Size: $1356$	
Property Owner	Information $(305)988-0333$	
Marih Hagan ELuis Hagan M	Information (305)988-0333 archand Daytime Phone: 8/3 447 6090	
Address: 18 Ridgeland Lane	City/State/Zip: Val RECO PL 33594	
Address. 1 Orrang Idino - contractor		
Email:	aile com FAX Number: 305-988-0333	
Marihal Paces I use Vacant Int	ormation A school operations Phone: 8/3 447 6090	
Address 918 Ridgeland lang	City/State/7in: 10/1100 FT 33594	
Email: divine oasis alf Ognait ce	FAX Number:	
Applicant's Representative (if different than above)		
Name:		
Name:Address:	Daytime Phone:	
	Daytime Phone: City / State/Zip:	
Address:	Daytime Phone: City / State/Zip:	
Address: Email: I HEREBY S WEAR OR AFFIRM THAT AL L THE INFORMATION PROVIDED IN THIS APP LICATION PACKET IS TRU E AND ACCURATE, TO THE BEST OF M Y KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON		
Address: Email: I HEREBY S WEAR OR AFFIRM THAT AL L THE INFORMATION PROVIDED IN THIS APP LICATION PACKET IS TRU E AND ACCURATE, TO THE BEST OF M Y KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION. MY BUD HIM MAN		
Address:	Daytime Phone:	
Address:	Daytime Phone:	
Address:	Daytime Phone: City / State/Zip: FAX Number: I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE F INAL ACTION ON THIS P ETITION SHALL BE BI NDING. FO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS. Signature of Property Owner LINS PAGA MArchand F Type or Print Name Maribel Pagaa	

Development Services Department, 601 E Kennedy Blvd. 20<sup>th</sup> Floor

07/02/2014



## PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	Н
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	Х
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013203 Block: 2001
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



21-0001

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