

Variance Application: VAR 24-0297
LUHO Hearing Date: April 22, 2024
Case Reviewer: Carolanne Peddle



Hillsborough County Florida

Development Services Department

Applicant: Jody Holt

Zoning: RSC-6

Location: 621 Oakmont Ave, Sun City Center, FL 33573

Folio: 78531.0000


Request Summary:

The applicant requests a variance to allow their grandchild, under the age of 18, to live at their residence within the Sun City Center Senior Citizen Overlay District.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.01.09 D 2. c	Variances shall be considered for exceptional or unusual family situations and shall be valid for a period of two years. Exceptional or unusual family situations shall include if it is necessary for a person 18 years of age or younger to reside in a dwelling unit within the boundaries of the overlay in excess of 30 calendar days in one year after an emergency situation involving the immediate family of a household meeting the age restrictions of subsection 3.01.09.C. requires that a person 18 years of age or younger maintain residence in a dwelling unit within the boundaries of the overlay for a period in excess of 30 calendar days.	Allow person 18 years of age or younger maintain residence in the dwelling due to emergency situation.	Grandchild under the age of 18 to live at their residence within the Sun City Center Senior Citizen Overlay District.

Findings:	None.
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Zoning Administrator Sign Off:	 Colleen Marshall Wed Apr 3 2024 14:32:30
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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.



Prepared by
Renaë Allison, an employee of
First American Title Insurance Company
1647 Sun City Center Plaza, St 202A
Sun City Center, Florida 33573
(813)498-4776

Return to: Grantee
File No.: 14260-2729400

SPECIAL WARRANTY DEED

THIS INDENTURE, executed on **January 28, 2022**, between

Zillow Homes Property Trust, a Delaware Statutory Trust

whose mailing address is: 4343 N Scottsdale Road, Suite 390, Scottsdale, AZ 85251,
hereinafter called the "grantor", and

Scott Holt and Jody Holt, husband and wife

whose mailing address is: 833 Quiet Oaks Way, Dandridge, TN 37725,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Hillsborough County, FL**, to-wit:

Lot 41, Block Q, DEL WEBB'S SUN CITY FLORIDA UNIT NO. 17, according to the Map or Plat thereof recorded in Plat Book 41, Page 4-1, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: **785310000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: Signpost Homes, Inc. a Washington Corporation, as Titling Trust Administrator

By: Samantha Phillips
Name: Samantha Phillips
Title: Authorized Agent

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Trevaris Wright
Print Name

[Signature]
Witness Signature
Shanice Zouigbe
Print Name

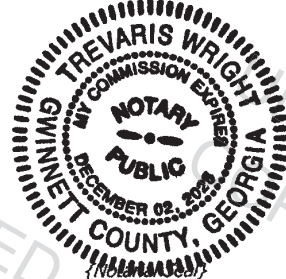
State of Georgia
County of Fulton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on 11/26/2022, by Samantha Phillips, as Authorized Agent of Signpost Homes, Inc. a Washington Corporation, as Titling Trust Administrator on behalf of Zillow Homes Property Trust, a Delaware Statutory Trust, existing under the laws of the State of Georgia.

[Signature]
Notary Public
Trevaris Wright
(Printed Name)

My Commission expires: 12-2-25

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license





**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0297 Intake Date: 01/08/2024
 Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 332528
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Applicant/Representative: Scott Holt Phone: 217-9189-1502

Representative's Email: sholt020262@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 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.
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0297 Intake Date: 01/08/2024
Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 332528
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 621 Oakmont City/State/Zip: Sun City Center, FL 33573
TWN-RN-SEC: 06-32-20 Folio(s): 78531.0000 Zoning: R6 Future Land Use: R6 Property Size: .18

Property Owner Information

Name: Scott Holt Daytime Phone: 217-918-1502
Address: 621 Oakmont Ave City/State/Zip: Sun City Center, FL 33573
Email: sholt020262@yahoo.com Fax Number: _____

Applicant Information

Name: Jody Holt Daytime Phone: 217-497-4450
Address: 621 Oakmont Ave City/State/Zip: Sun City Center, FL 33673
Email: jholt32566@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.

Scott Holt
Signature of the Applicant
Scott Holt
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.

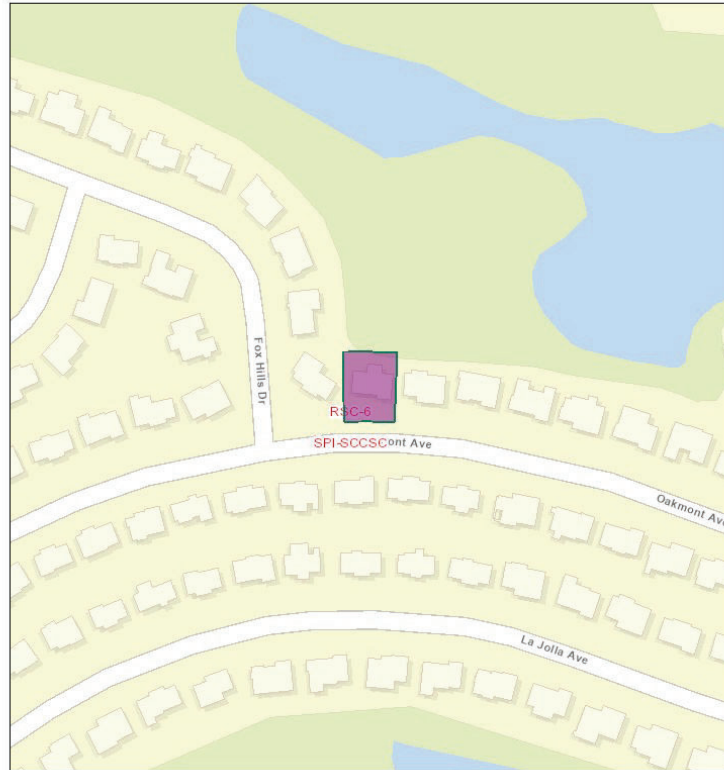
Jody Holt
Signature of the Owner(s) - (All parties on the deed must sign)
Jody Holt Scott Holt
Type or print name



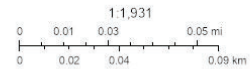
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	SPI-SCCSC
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0676H
FIRM Panel	12057C0676H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Sun City Center
Community Base Planning Area	SouthShore
Community Base Planning Area	Sun City Center
Census Data	Tract: 014010 Block: 2000
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Sun City Center - Age Restriction
Competitive Sites	NO
Redevelopment Area	NO

Folio: 78531.0000



January 10, 2024



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Hillsborough County Florida

Folio: 78531.0000
PIN: U-06-32-20-2W8-Q00000-00041.0
Scott And Jody Holt
Mailing Address:
 833 Quiet Oaks Way
 null
 Dandridge, Tn 37725
Site Address:
 621 Oakmont Ave
 Sun City Center, FL 33573
SEC-TWN-RNG: 06-32-20
Acreage: 0.183641
Market Value: \$191,769.00
Landuse Code: 0100 Single Family

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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