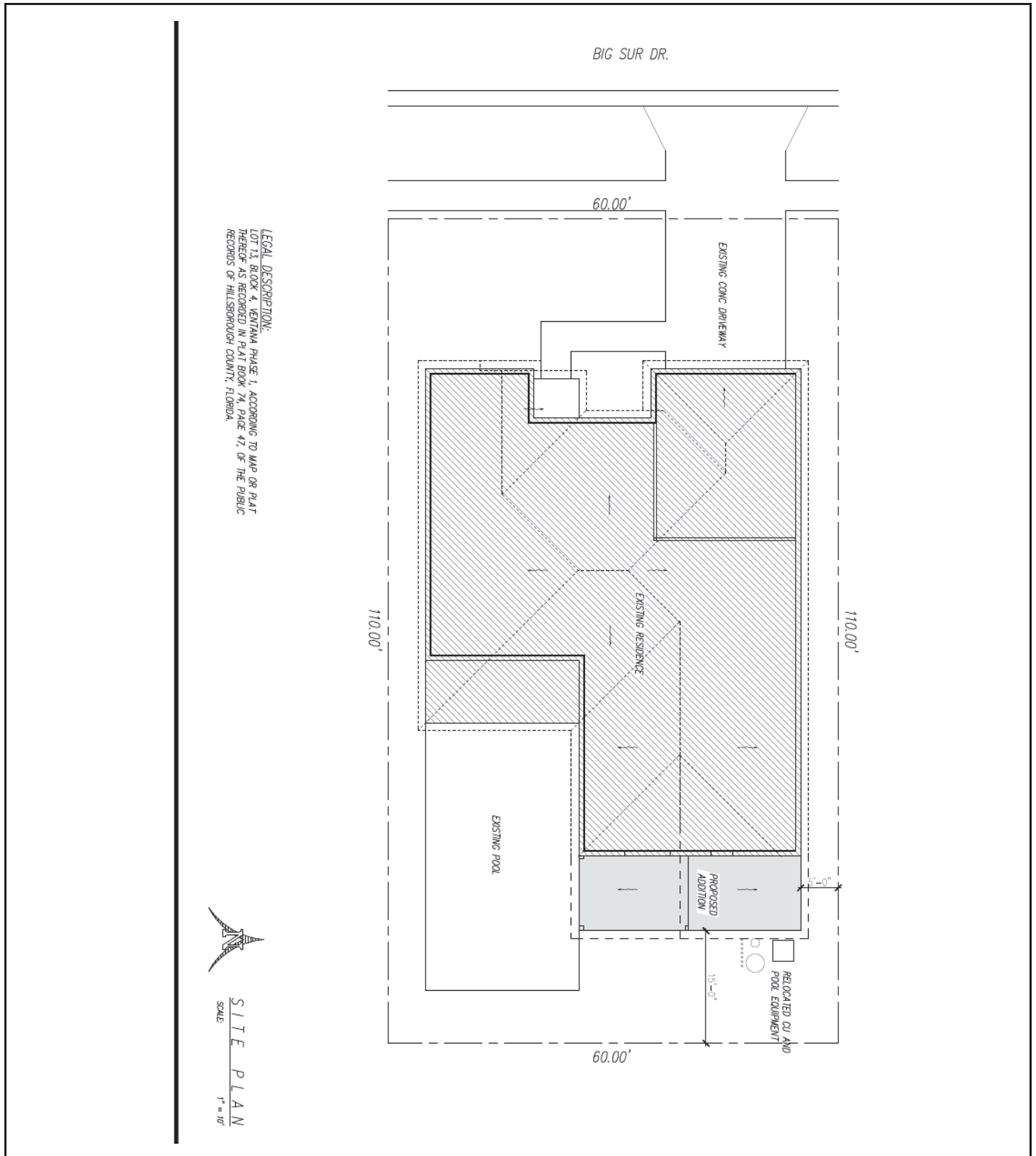


SURVEY/SITE PLAN





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.

Variance of 5 feet from the required rear yard setback of 20 feet resulting in a rear yard of 15 feet

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

Sec. 3.24.08. - Development Standards for Permitted Lot and Building Form Types

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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Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 24-1300	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 24-1300 Applicant's Name: David Higuera

Reviewing Planner's Name: Logan McKaig Date: 11/05/2024

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

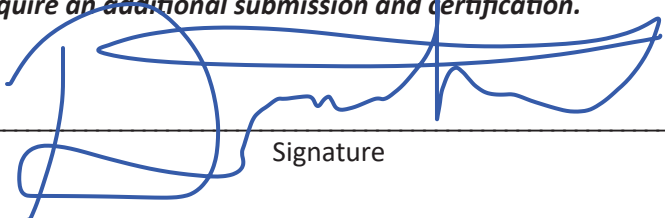
Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcfgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.



Signature

11/05/2024

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

VAR 24-1300

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; min-height: 60px;"> <p>Changed NA to variance does not result form an illegal act</p> </div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



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?

Distinct Property Features: Our property, unlike the neighboring homes, has smaller layout that features fewer bathrooms and limited space compared to other nearby properties. The home to the east has ample bathrooms and significant space between properties, allowing for greater flexibility in its design. This contrast highlights the unique spatial limitations we face.

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.

We have a disabled child, and having a larger bathroom would significantly enhance our ability to assist her with daily activities. The additional space would provide the necessary accommodations to ensure her comfort and ease of access, which is crucial for her well-being.

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.

Our property is fenced in, which means any modifications or additions will not impact neighboring properties. However, the unique design and spatial limitations of our property restrict our ability to add or modify bathrooms in a manner similar to other homes in the area. The existing layout and space constraints create practical difficulties that are not shared by other properties with more flexible designs or larger lots.

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 additional 5 feet do not interfere with others enjoyment of their property

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.

Variance is not from an illegal act

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 hardships we face are unique to our property due to its specific design and spatial limitations. The fenced-in nature of our property ensures that modifications will not affect surrounding homes, further emphasizing that these difficulties are particular to our property and not a common issue in the neighborhood.

INSTRUMENT#: 2012427319, BK: 21517 PG: 1298 PGS: 1298 - 1298 11/29/2012 at 12:18:13 PM, DEPUTY CLERK: SWILLIAMS Pat Frank, Clerk of the Circuit Court Hillsborough County

Prepared by & Return to:
Margaret Hernandez
American Patriot Title
18540 N. Dale Mabry Hwy.
Lutz, Florida 33548

File Number: 11-0272

INSTRUMENT#: 2012023418, O BK 20916
PG 1418-1418 01/24/2012 at 09:56:37 AM,
DOC TAX PD(F.S. 201.02) \$1603.00 DEPUTY
CLERK: ADAMIEL Pat Frank, Clerk of the
Circuit Court Hillsborough County

Re-record to correct the spelling of Grantees' last name

General Warranty Deed

Made this December 29, 2011 A.D. By **Ryan Dorrell and Elizabeth Dorrell, husband and wife**, whose address is: 6103 Saint Remy Way, Lutz, FL 33558, hereinafter called the grantor, to **David L. Higuera, a single man**, whose address is: 12827 Big Sur Drive, Tampa, Florida 33625, hereinafter called the grantee: **Higuera**

(Whenever used herein the term "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 Twenty Nine Thousand Dollars, (\$229,000.00) 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, Florida, viz:

Lot 13, Block 4, Ventana, Phase 1, according to the map or plat thereof, as recorded in Plat Book 74, Page(s) 47, of the Public Records of Hillsborough County, Florida.

Parcel ID Number: U-07-28-18-0X4-000004-00013.0

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 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, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name Charles Boozer

[Signature] (Seal)
Ryan Dorrell
Address: 6103 Saint Remy Way, Lutz, FL 33558

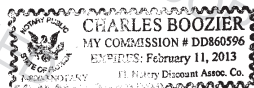
[Signature]
Witness
Printed Name Margaret Hernandez

[Signature] (Seal)
Elizabeth Dorrell
Address: 6103 Saint Remy Way, Lutz, FL 33558

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 29 day of December, 2011, by Ryan Dorrell and Elizabeth Dorrell, husband and wife, who is/are personally known to me or who has produced a driver's license as identification.

[Signature]
Notary Public
Print Name: Charles Boozer
My Commission Expires: _____



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Property/Applicant/Owner Information Form

Application No: <u>24-1300</u>	Official Use Only	Intake Date: <u>09/16/2024</u>
Hearing(s) and type: Date: <u>11/20/2024</u>	Type: <u>LUHO</u>	Receipt Number: <u>406260</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Alejandra Prado</u>

Property Information

Address: 12827 Big Sur Dr City/State/Zip: Tampa/FL/33625

TWN-RN-SEC: 07-28-18 Folio(s): 19030.2600 Zoning: PD Future Land Use: R-6 Property Size: 0.151

Property Owner Information

Name: David Higuera Daytime Phone 239-565-7408

Address: 12827 Big Sur Dr City/State/Zip: Tampa/Florida/33625

Email: rxhiguera@gmail.com Fax Number _____

Applicant Information

Name: David Higuera Daytime Phone 239-565-7408

Address: 12827 Big Sur Dr City/State/Zip: Tampa/Florida/33625

Email: rxhiguera@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.

David Higuera Digitally signed by David Higuera
Date: 2024.09.13 10:04:05 -04'00'

Signature of the Applicant

David Higuera

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.

David Higuera Digitally signed by David Higuera
Date: 2024.09.13 10:04:20 -04'00'

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

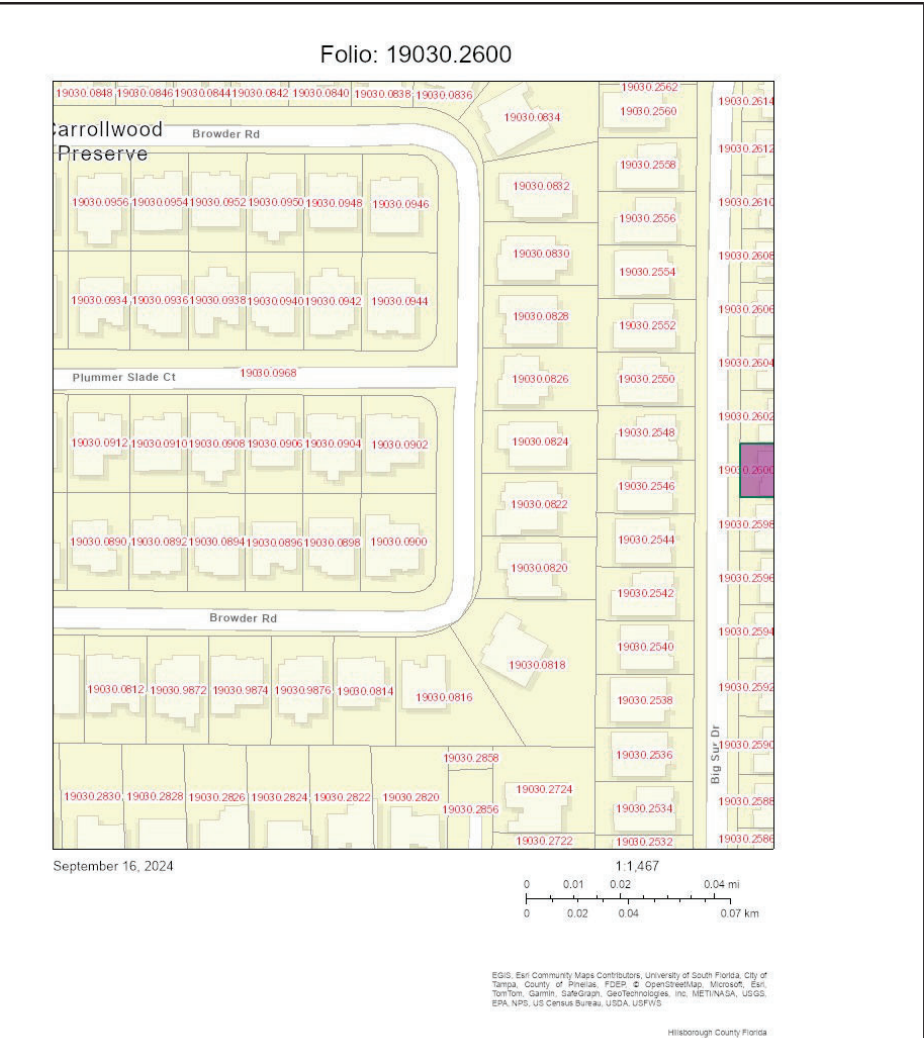
David Higuera

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	84-0336
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	94-0300
Personal Appearances	00-0868 WD,94-0089,92-0024
Census Data	Tract: 011413 Block: 4004
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 19030.2600
PIN: U-07-28-18-0X4-000004-00013.0
David L Higuera
Mailing Address:
 12827 Big Sur Dr
 null
 Tampa, Fl 33625-4109
Site Address:
 12827 Big Sur Dr
 Tampa, Fl 33625
SEC-TWN-RNG: 07-28-18
Acreage: 0.15153199
Market Value: \$449,560.00
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.