



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0236	
LUHO HEARING DATE: January 24, 2022	CASE REVIEWER: Kevie Defranc

REQUEST: The applicant is requesting setback and height variances for a proposed detached garage on a single-family lot zoned AS-1.

VARIANCE(S):

1. Setback

Per LDC Sec. 6.11.04.C.1, accessory structures shall not be erected in any required front yard except under certain circumstances which do not apply to this case. Accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Additionally, such structures shall not occupy required side yards. Per LDC Section 6.01.01, the minimum required front yard setback in the AS-1 district is 50 feet. Therefore, the minimum required front setback for the proposed garage is 50 feet. The applicant requests a 45-foot reduction to the required front yard setback to allow a setback of 5 feet from the northwesterly lot line.

2. Height

Per LDC Sec. 6.11.04.B., accessory structures shall not exceed 15 feet in height, except where the accessory structure meets the primary structure setback of the district, in which case the maximum height of the accessory structure may be that of the district. As proposed, the subject garage will not meet the required front yard of the AS-1 district and therefore is limited to maximum height of 15 feet. The applicant requests a 7-foot, 8-inch increase to the permitted structure height to allow a height of 22 feet, 8 inches.


FINDINGS:

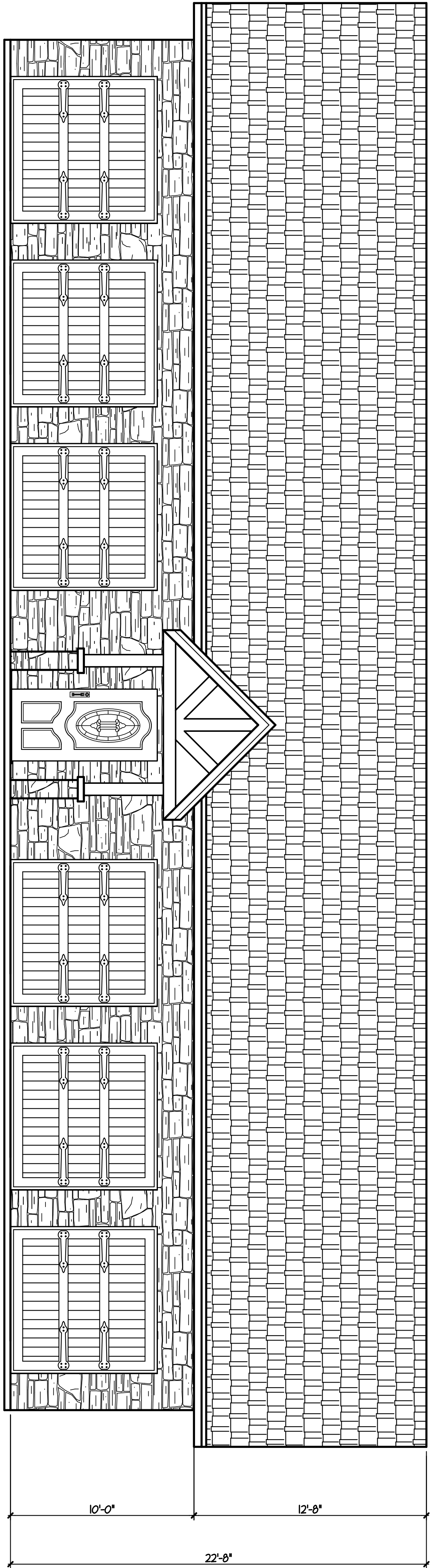
- The AS-1 district requires a minimum lot size of one acre and minimum lot width of 150 feet. The subject parcel is 0.94 acres in size and 125 feet in width. However, it has been certified as a legal nonconforming lot per NCL 21-1346 in the case record.
- Access to the subject property is provided via an easement, Collins Springs Cove, which connects to a public street, Watson Road, to the north of the property. Per LDC Section 6.01.03.F.9, required yards on lots accessed by easements shall be oriented with respect to the roadway to which the easement connects, as if the lot abutted the roadway. Therefore, the required front yard on the subject property is along the northwesterly lot line.
- A variance, VAR 21-1211, was approved for the subject detached garage last year to allow a front setback of 5 feet. At the time, the applicant stated the garage would have a maximum height of 15 feet. However, the applicant has since revised the plans for the garage which now has a proposed height of 22 feet, 8 inches, and therefore requires approval of a new variance.

- According to the applicant, there are plans to replace the existing house on the property with the “new house” shown on the survey submitted with the subject variance. However, the applicant has advised staff that the “new house” is not part of the subject variance request. Therefore, staff has advised the applicant that any variances which may be identified and requested in the future for the “new house” will require submittal of a new variance application at that time.

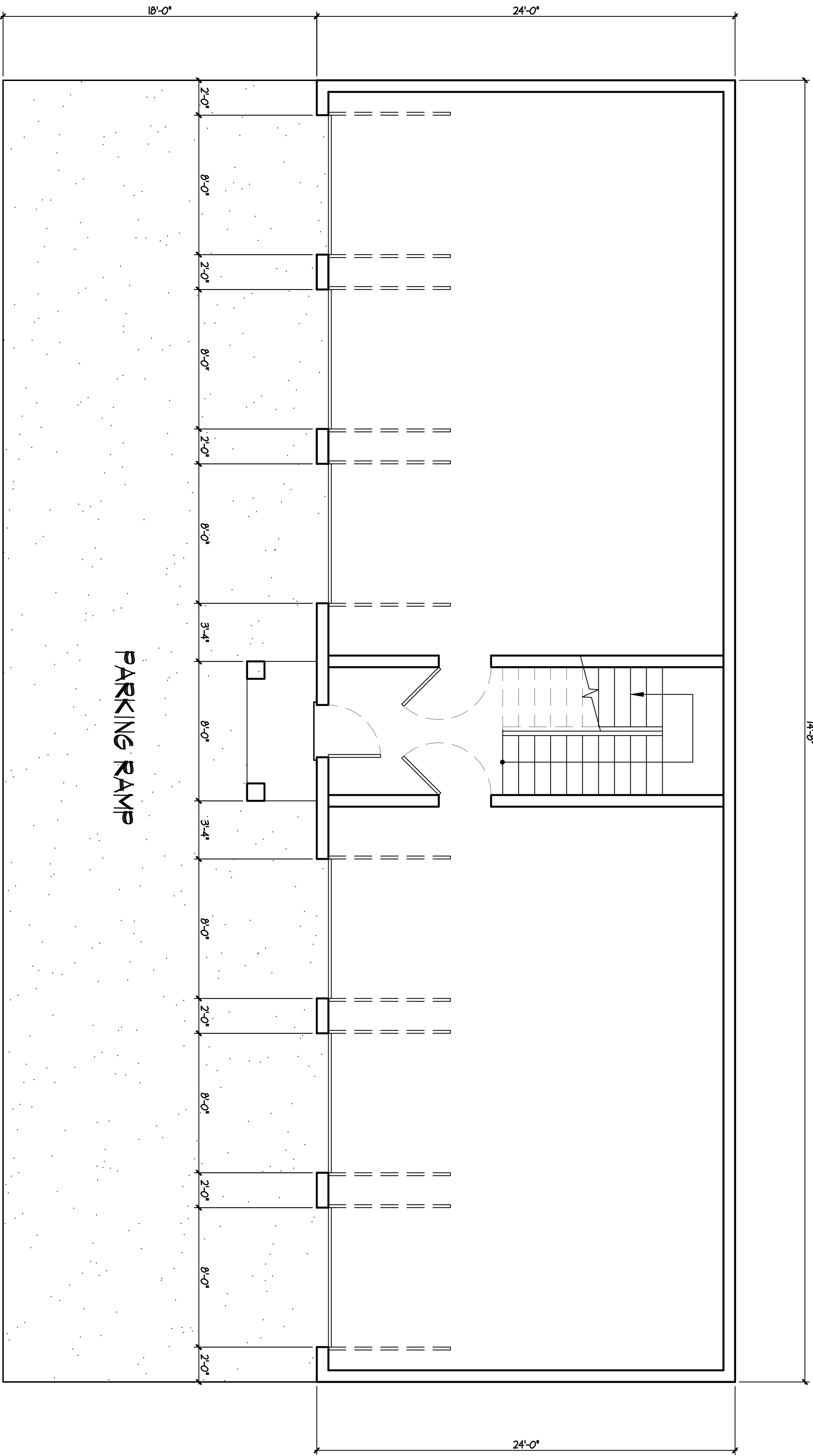
DISCLAIMER:

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
 <small>t Mbn Jan 10 2022 13:07:38</small>
Attachments: Application Site Plan Petitioner's Written Statement Current Deed

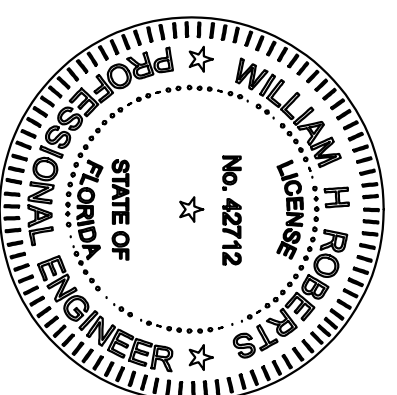


2 PROPOSED GARAGE FRONT ELEVATION
1/4" = 1'-0"



1 PROPOSED GARAGE FLOOR PLAN
1/4" = 1'-0"

PARKING RAMP



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM H. ROBERTS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

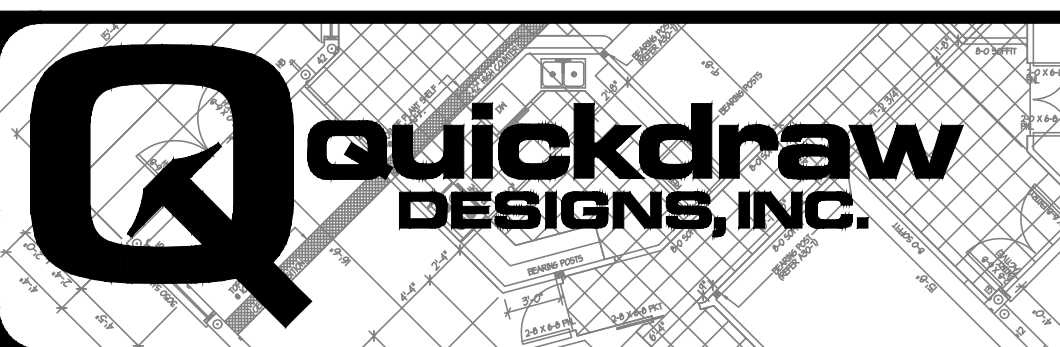
APPROVED FOR STRUCTURAL CONSTRUCTION ONLY

DATE SIGNED: 3/17/2021
DRAWN BY: JHM
CHECKED BY: JHM
DATE: 3/17/2021
REVISIONS:

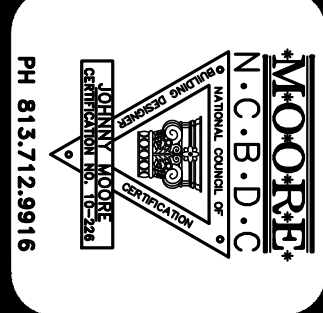
1. DESIGNER CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY AN LICENSED ARCHITECT OR ARCHITECTURAL FIRM AND SPEED OF 1/4" PER 1" ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 7TH EDITION OF THE 2020 FBC BUILDING CODE, CHAPTER 16, SECTION 1604.

EG-ENGINEERING GREAT IDEAS, INC.
WILLIAM H. ROBERTS P.E. #42712, C.A. #20209
1020 N. DIXIE AVENUE, SUITE 5
ORLANDO, FLORIDA 32815
(813) 752-0718 - roberts@eggreat.com

NEW RESIDENCE
MR. & MRS. SIMON SPIERS
6713 COLLINS SPRING COV, RIVERVIEW, FLORIDA 33578
GARAGE PLAN & FRONT ELEVATION



509 S. 52 ST., TAMPA, FLORIDA 33619
PHONE 813-712-9916



PROJECT NO. M2103
SHEET NUMBER 41.0
2 OF 29-0236



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-0236 Applicant's Name: Belvedere Builders

Reviewing Planner's Name: Kevie Defranc Date: 12/16/2021

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): 01/24/2021

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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

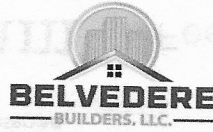
12-16-2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



Certificate # CGC1523262

12/16/2021

Hillsborough County Development Services
Attn: Kevie Defranc, Senior Planner
601 E Kennedy Blvd.
Tampa, FL 33602

RE: Var-22-0236

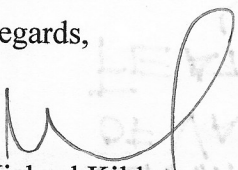
Dear Mr. Defranc,

Please see our attached revision to our variance application for 6713 Collins Spring Cove., Riverview, FL

The revision specifically corrects item #2 on the variance request so that the proper land development code is reflected and correctly identifies the height of the variance we are requesting. The documents attached include;

- 1) This cover letter
- 2) Completed Additional/Revised Information Sheet
- 3) Variance Application pages 1 - 3

Regards,


Michael Kildow
Belvedere Builders LLC.

Application Number: _____

VARIANCE REQUEST

1. Project Narrative: 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.

We would like to obtain permission for the new detached garage to have a roof height of 22'-8"

The current LDC AS-1 allows for a height of 15'. We want to obtain approval to build the garage at a height of 22'-8" to match the style of the proposed new home being planned.

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

LDC - Section 6.11.04

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): VAR21-1211 NCL 21-1346
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 (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:
Public Water _____ Public Wastewater _____ Private Well existing Septic Tank existing
5. Is the variance to allow a third lot on well and/or septic 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 Reclaimed Water - Service Application Conditional Approval - Reservation of Capacity" prior to your public hearing (form may be obtained from 19th floor County Center).



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Date Stamp Here

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Reviewing Planner's Name: Kevie Defranc Date: 12/16/2021

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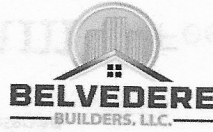
12-16-2021

Date

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In-Take Completed by: _____



Certificate # CGC1523262

12/16/2021

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601 E Kennedy Blvd.
Tampa, FL 33602

RE: Var-22-0236

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Regards,


Michael Kildow
Belvedere Builders LLC.

Application Number: _____

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.

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 EXISTING LOT GRADES WE MUST KEEP THE GARAGE IN IT'S CURRENT LOCATION. We want the new garage style to match the proposed style of the new house.

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.

LDC calls for the garage height to be 15' maximum
We request an approved height of 22'-8" to match the style of the new house.

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.

No other properties are affected by this request

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).

Since no other properties are affected, this allows the garage to match the style of the proposed house.

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.

No illegal actions have taken place, no self imposed hardships

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.

This property is not in a subdivision where any other property owner would be affected.



Prepared by: Mindi Mims
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 797615000113

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Corrective Warranty Deed

Made this 30th day of January 2015 by Richard C. McConnell and Darlene K. McConnell, Husband And Wife, hereinafter called the Grantor, to Simon N. Spiers and Carolyn J. Spiers, Husband And Wife, whose post office address is: 612 Bennington Place, Charlotte, NC 28211, hereinafter called the Grantee:

(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 Ten 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 that certain land situated in Hillsborough County, Florida, viz:

Commencing at the NW corner of Government Lot 2, Section 9, Township 30 S., Range 20 E., Hillsborough County, Florida; run thence S. (assumed bearing), along the W. boundary of said Government Lot 2, for 662 feet; thence E. for 165 feet; thence N. 70° E for 120 feet to the point of beginning of the tract of land herein described; From said Point of Beginning run thence N. 39° 30' E. for 125 feet; thence S. 35° E. for 139 feet, more or less, to the Northerly bank of the Bayou on the N. side of the Alafia River; thence Southwesterly, Southerly, and Southwesterly, along the Northerly bank of said Bayou, to a point on the N. side of the Alafia River which bears S. 35° E. from the Point of Beginning; thence N. 35° W. for 230 feet, more or less; to the Point of Beginning.

And

Commencing at the Northwest corner of Government Lot 2, Section 9, Township 30 South, Range 20 East, Hillsborough County, Florida; run thence South (assumed bearing), along the West boundary of said Government Lot 2, for 662 feet; thence East, for 165 feet; thence N. 70° 00'00" E., for 120 feet, to the Point of Beginning of the tract of land herein described; From said Point of Beginning, run thence N. 39° 30'00" E., for 125 feet; thence N. 35° 00'00" W., for 70 feet; thence S. 39° 30'00" W., for 125 feet; thence S. 35° 00' 00" E., for 70 feet, to the Point of Beginning.

Together with an easement for Ingress, egress and utilities created by Right of Way Easement recorded in Official Record Book 2370, Page 216, Hillsborough County, Florida.

Parcel Identification Number: U-09-30-20-ZZZ-000002-84130.0

This deed is being given to correct the year of the date of the transfer contained in Warranty Deed filed in O.R. Book 23084, Page 1758, Public Records of Hillsborough County, Florida.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Witness to Richard C. McConnell (Signature)

Print Name: James Cavanagh

Witness to Richard C. McConnell (Signature)


Print Name: James Cavanagh

Richard C. McConnell
11214 Desoto Road
Riverview, FL 33578

Incident to the Issuance of title insurance.
WARRANTYDEED
REV 4-14-15
fp

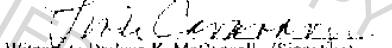
State of Florida
County of Hillsborough

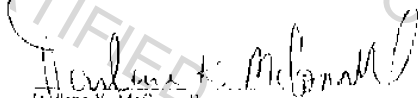
The foregoing instrument was acknowledged before me this 28 day of Aug, 2015, by Richard C. McConnell/McConnell, who: [] is personally known to me or [] produced _____ as identification



NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

 JEFFREY S. ROCK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF077618
Expires 12/18/2017

Signed, sealed and delivered in our presence:



Witness to Darlene K. McConnell (Signature)
Print Name: Linda Pennington


Darlene K. McConnell
11214 Desoto Road
Riverview, FL 33578


Witness to Darlene K. McConnell (Signature)
Print Name: James Macey

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 28 day of Aug, 2015, by Darlene K. McConnell, who: [] is personally known to me or [] produced _____ as identification


NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

 JEFFREY S. ROCK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF077618
Expires 12/18/2017



SUNBELT
TITLE AGENCY

Prepared by: Penelope Caruthers
Sunbelt Title Agency
Return to: 558 W. New England Ave., Suite 220
Winter Park, FL 32789
File Number: 7976150001

\$225,000.00

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This Warranty Deed

Made this 30th day of January, 2014 by Richard C. McConnell and Darlene K. McConnell, Husband And Wife, hereinafter called the Grantor, to Simon N. Spiers and Carolyn J. Spiers, Husband And Wife, whose post office address is: 612 Bennington Place, Charlotte, NC 28211, hereinafter called the Grantee:

(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 Ten 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 that certain land situated in Hillsborough County, Florida, viz:

Commencing at the NW corner of Government Lot 2, Section 9, Township 30 S., Range 20 E., Hillsborough County, Florida; run thence S. (assumed bearing), along the W. boundary of said Government Lot 2, for 662 feet; thence E. for 165 feet; thence N. 70° E for 120 feet to the point of beginning of the tract of land herein described; From said Point of Beginning run thence N. 39° 30' E. for 125 feet; thence S. 35° E. for 139 feet, more or less, to the Northerly bank of the Bayou on the N. side of the Alafia River; thence Southwesterly, Southerly, and Southwesterly, along the Northerly bank of said Bayou, to a point on the N. side of the Alafia River which bears S. 35° E. from the Point of Beginning; thence N. 35° W. for 230 feet, more or less; to the Point of Beginning.

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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:

Vivi Lewis
Witness: (Signature)

Print Name: VIVI LEWIS

Brenda White
Witness: (Signature)

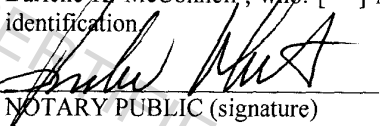
Print Name: Brenda White

Richard C. McConnell
Richard C. McConnell
11214 Desoto Road
Riverview, FL 33578

Darlene K. McConnell
Darlene K. McConnell
11214 Desoto Road
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State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of January, 2014, by Richard C. McConnell and Darlene K. McConnell, who: [] is personally known to me or [] produced FLDL as identification.



NOTARY PUBLIC (signature)
Print Name: **Brenda White**
My Commission Expires:
Stamp/Seal:



UNCERTIFIED COPY



Prepared by: Mindi Mims
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 7976150001B

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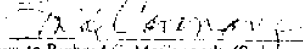
This deed is being given to correct the year of the date of the transfer contained in Warranty Deed filed in O.R. Book 23084, Page 1756, Public Records of Hillsborough County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:


Witness to Richard C. McConnell: (Signature)

Print Name: Simon N. Spiers

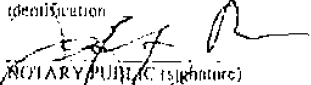
Witness to Richard C. McConnell: (Signature)

Print Name: James M. Spiers


Richard C. McConnell
11214 Desoto Road
Riverview, FL 33578

State of Florida
County of Hillsborough


The foregoing instrument was acknowledged before me this 28 day of Aug, 2015, by Richard C. McConnell McConnell, who: [] is personally known to me or [] produced _____ as identification

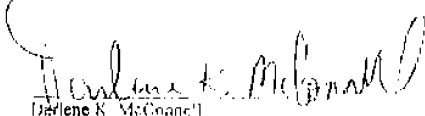

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:




JEFFREY S. ROCK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF077618
Expires 12/18/2017

Signed, sealed and delivered in our presence:



Witness to Darlene K. McConnell (Signatory)
Print Name: Darlene K. McConnell


Darlene K. McConnell
11214 Desoto Road
Riverview, FL 33578


Witness to Darlene K. McConnell (Signatory)
Print Name: James Marney

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 28 day of Aug, 2015, by Darlene K. McConnell, who: [] is personally known to me or [] produced _____ as identification


NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:



JEFFREY S. ROCK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF077618
Expires 12/18/2017

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders, and, if used, the term "male" shall include all the notes herein described if more than one.

Made this 13th day of April A. D. 1971
Between THOMAS J. COLLINS, Widower,

of the County of Hillsborough in the State of Florida
party of the first part, and DONALD BERNST and BETTY LEE BERNST, his wife,
as an Estate by the Entirety, 6301 Gentle Court, Virginia Hills,
Alexandria, Virginia 22310
of the County of _____ in the State of Virginia
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Hillsborough, State of Florida, to wit:

That certain parcel described by metes and bounds as follows: Commencing at the NW corner of Government Lot 2, Section 9, Township 30 S., Range 20 E., Hillsborough County, Florida; run thence S. (assumed bearing), along the W. boundary of said Government Lot 2, for 662 feet; thence E. for 165 feet; thence N. 70 degrees E. for 120 feet to the point of beginning of the tract of land herein described; From said Point of Beginning run thence N. 39 degrees 30 minutes E. for 125 feet; thence S. 35 degrees E. for 139 feet, more or less, to the Northerly bank of the Bayou on the N. side of the Alafia River; thence Southwesterly, Southerly, and Southwesterly, along the Northerly bank of said Bayou, to a point on the N. side of the Alafia River which bears S. 35 degrees E. from the Point of Beginning; thence N. 35 degrees W. for 230 feet, more or less, to the Point of Beginning. This parcel on its southern boundary shall go to the middle of the Bayou stream and carry all riparian rights.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

James Hufferd
Red Flut Hurman
Thomas J. Collins

State of Florida,
County of Pinellas
I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements,
THOMAS J. COLLINS, Widower,

to me, well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed. My hand and official seal at St. Petersburg, County of Pinellas, and State of Florida, this 13th day of April, A. D. 1971.

My Commission Expires
Notary Public, State of Florida at Large
My Commission Expires APRIL 19, 1972

Red Flut Hurman
Notary Public

22-0236

DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR 11 1978
\$ 12.00

DOCUMENTARY SUR-TAX
FLORIDA
APR 11 1978
\$ 04.40

RECEIVED
APR 11 11 20 AM '78
HILLSBOROUGH COUNTY

This Indenture.

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and / or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 12th day of October A. D. 1977
Between Thomas J. Collins, Widower,

of the County of Hillsborough and State of Florida
party of the first part, and Donald Bernst and Betty Lee Bernst, his wife,
as an Estate by the Entirety, 6301 Gentele Court, Virginia Hills,
Alexandria, Virginia, 22310

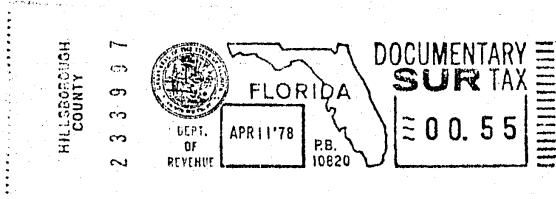
of the County of Fairfax and State of Virginia
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of _____ Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said party of the second part all that certain parcel of land lying and being in the County of Hillsborough, and State of Florida, more particularly described as follows:

Commencing at the Northwest corner of Government Lot 2, Section 9, Township 30 South, Range 20 East, Hillsborough County, Florida; run thence South (assumed bearing), along the West boundary of said Government Lot 2, for 662 feet; thence East, for 165 feet; thence N. 70o00'00" E., for 120 feet, to the Point of Beginning of the tract of land herein described: From said Point of Beginning, run thence N. 39o30'00" E., for 125 feet; thence N. 35o00'00" W., for 70 feet; thence S. 39o30'00" W., for 125 feet; thence S. 35o00'00" E., for 70 feet, to the Point of Beginning.

St. Petersburg, Florida 33701
2000 South North
Thomas J. Collins

This instrument prepared by Thomas J. Collins



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

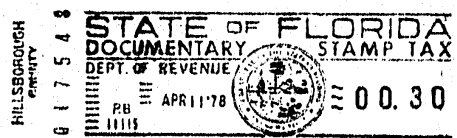
To Have and to Hold the same in fee simple forever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Wanda O'Brien
Anne Renda

Thomas J. Collins



State of Florida

County of HILLSBOROUGH

I Hereby Certify That on this 12th day of October A. D. 19 77, before me personally appeared

Thomas J. Collins, widower

to me known to be the person described in and who executed the foregoing conveyance to Donald Bernst and his wife, Betty Lee Bernst,

and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned.

Witness my signature and official seal at Riverview in the County of Hillsborough and State of Florida, the day and year last aforesaid.

My Commission Expires Commission Expires May 19, 1978 Notary Public Wanda J. O'Brien

B 2 7 5 0 7

RECEIVED
APR 11 11 29 AM '78
9th CIRCUIT COURT
HILLSBOROUGH COUNTY, FLA.



FEE SIMPLE

Thomas J. Collins

TO

Donald Bernst et ux

Date October 12, 1977

ABSTRACT OF DESCRIPTION



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-0236 Applicant's Name: Belvedere Builders

Reviewing Planner's Name: Kevie Defranc Date: 12/16/2021

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): 01/24/2021

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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

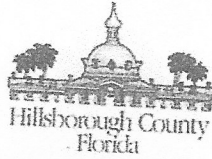
12-16-2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



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 Information

Address: 6713 Collins Spring Cove City/State/Zip: RIVERVIEW, FL TWN-RN-SEC: 30/20/09
Folio(s): 074148-0050 Zoning: AS-1 Future Land Use: R-2 Property Size: .94 acres

Property Owner Information

Name: SIMON & CAROLYN SPIERS Daytime Phone: _____
Address: 6713 Collins Spring Cove City/State/Zip: RIVERVIEW, FL 33578
Email: SPIERS SN@gmail.com FAX Number: N/A

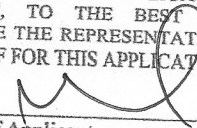
Applicant Information

Name: Belvedere Builders / Michael D. KILDOW Daytime Phone: 813-323-6489
Address: 1385 Oakfield Dr. City/State/Zip: BRANDON, FL 33511
Email: MKildow@BelvedereBuildersFL.com FAX Number: N/A

Applicant's Representative (if different than above)

Name: Belvedere Builders / Nancy Seymore Daytime Phone: 813-760-7455
Address: 1385 Oakfield Dr. City / State/Zip: BRANDON, FL 33511
Email: Nancy@BelvedereBuildersFL.com FAX Number: N/A

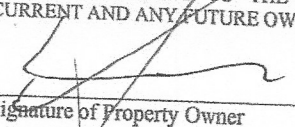
I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.



Signature of Applicant
Michael D. KILDOW

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.



Signature of Property Owner
SIMON N. SPIERS

Type or Print Name

Intake Staff Signature: _____ Office Use Only Intake Date: _____
Case Number: _____ Public Hearing Date: _____
Receipt Number: _____