



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 21-0338	
<b>LUHO HEARING DATE:</b> July 26, 2021	<b>CASE REVIEWER:</b> Laura Marley

**REQUEST:** The applicant requests a lot size variance to accommodate a two-lot subdivision of property zoned RSC-6 that was created by recorded deeds without County approval. Additionally, a setback variance is requested for an existing barn on the proposed west lot.

**VARIANCE(S):**

**Lot Size by Utilities**

Per LDC Section 6.01.06.3, a minimum lot size of one-half acre of upland is required for the use of a septic system. According to the applicant, both of the subject lots (parcel folios 63500.0001 and 63500.0025) are served by existing septic tanks. The applicant is requesting a 0.11-acre reduction to the required lot size to allow a lot size of 0.39-acre of upland area for the east lot. The west lot has 0.50-acre of upland area and therefore meets the size requirement for a septic tank.

**Existing Barn**

Per LDC Section 6.11.04.C.6, accessory structures less than 15 feet in height may be located in a required front yard that functions as a rear yard, provided the structure is set back a minimum of ten feet. The west lot is a through lot with required front yards on the north and south sides. The north required front yard functions as a rear yard. According to the applicant, the subject barn is 12 feet in height. The applicant requests a 6.8-foot reduction to the required ten-foot setback to allow a setback of 3.2 feet from the north property line.

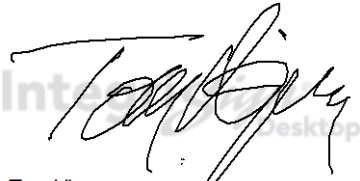
**FINDINGS:**

- The subject property is located in the Urban Service Area. Per LDC Section 4.02.03.C, subdivisions in the Urban Service Area must connect to public wastewater service, except that for development applications submitted prior to January 1, 2021, a parcel may be subdivided into two lots to be served by septic tanks provided that connection to public wastewater service is not feasible.
- The applicant submitted a certified parcel application (# 5335) to subdivide the subject property in May 2020.
- Utilities staff reports that connection to public wastewater service is not cost feasible in the subject case.

**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**



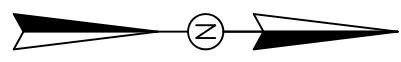
Tom Hiznay  
Fri Jul 2 2021 15:32:21

**Attachments: Application**  
**Site Plan**  
**Petitioner's Written Statement**  
**Current Deed**

# MAP OF SURVEY

Section 35, Township 28 South, Range 20 East  
Hillsborough County, Florida

BEARINGS BASED AS NOTED  
DRAWING SCALE 1"=30'



INTERSTATE HIGHWAY NO. 4  
DEED BOOK 2081, PAGE 247  
RIGHT-OF-WAY WIDTH VARIES  
C3

UNPLATTED  
NOT INCLUDED

PLATTED SUBDIVISION  
LOT 14  
P.B. 54, PAGE 18-2

PLATTED SUBDIVISION  
LOT 15  
P.B. 54, PAGE 18-2

LIANNE PLACE  
50' PLATTED R/W WIDTH  
ASPHALT PAVEMENT WIDTH VARIES (CUL-DE-SAC)  
WITH 2'-CONCRETE GUTTERS

239.06 (F)  
BASIS OF BEARINGS  
500°00'00"E (F)  
F1"IP  
CURVE POINT  
OF LOT 1  
P.B. 54, PG 18-2

CURVE TABLE (F&C)			
CURVE	LENGTH	RADIUS	DELTA
C3	112.17	5797.58	106.31°
C4	49.06	50.00	56.13°24'
C5	124.62	105.00	67.59°59'
C6	70.26	50.00	80.30°53'
C7	21.02	25.00	48.11°01'

CURVE TABLE (D&C)			
LINE	LENGTH	BEARING	
L2	11.00	S00°00'00"E	

CURVE TABLE (F&C)			
CURVE	RADIUS	CHORD	BEARING DELTA
C3	5797.58	112.17	S70°24'48"W
C4	50.00	49.06	N43°26'55"W
C5	105.00	124.62	S34°00'00"W
C6	50.00	70.26	N08°22'03"E
C7	25.00	21.02	N24°05'42"E

CURVE TABLE (D&C)			
CURVE	RADIUS	CHORD	BEARING DELTA
C1	25.00	21.02	N 24°05'42" E
C2	50.00	70.26	S 08°22'03" W
C3	50.00	49.06	S 43°26'55" E
C4	105.00	124.62	N 46°22'18" E
C5	105.00	79.27	S 12°27'04" W
C6	70.26	49.98	S 12°27'04" W

## DESCRIPTION

FOLIO #063500-0025  
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 20 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 4, BEING ALONG A CURVED CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5797.58 FEET, A DISTANCE OF 112.17 FEET TO A POINT ON A CURVE, THENCE ALONG A CHORD BEARING SOUTH 70°24'48" WEST, A DISTANCE OF 112.17 FEET TO A POINT ON A CURVE, THENCE ALONG A CHORD BEARING SOUTH 43°26'55" WEST, A DISTANCE OF 49.06 FEET TO A POINT ON A CURVE, THENCE ALONG A CHORD BEARING SOUTH 34°00'00" WEST, A DISTANCE OF 124.62 FEET TO A POINT ON A CURVE, THENCE ALONG A CHORD BEARING SOUTH 8°22'03" WEST, A DISTANCE OF 70.26 FEET TO A POINT ON A CURVE, THENCE ALONG A CHORD BEARING SOUTH 24°05'42" WEST, A DISTANCE OF 21.02 FEET TO THE POINT OF BEGINNING.

FOLIO #063500-0001  
From the northeast corner of Lot 10, in SUBURBAN PARK SUBDIVISION, as recorded in Plat Book 46, Page 84 of the Public Records of Hillsborough County, Florida, proceed thence on the southerly right of way of Interstate Highway No. 4, being along a curved concave to the northwest, having a radius of 5797.58 feet, a distance of 112.17 feet to a point on a curve, thence along a chord bearing south 70°24'48" west, a distance of 112.17 feet to a point on a curve, thence along a chord bearing south 43°26'55" west, a distance of 49.06 feet to a point on a curve, thence along a chord bearing south 34°00'00" west, a distance of 124.62 feet to a point on a curve, thence along a chord bearing south 8°22'03" west, a distance of 70.26 feet to a point on a curve, thence along a chord bearing south 24°05'42" west, a distance of 21.02 feet to the point of beginning.

## CERTIFICATIONS

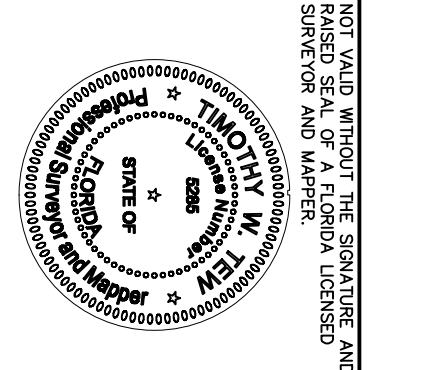
KEITH BOLTON

## SURVEYORS NOTES AND REPORT

- 1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP.
- 2) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS AND HAS BEEN ADVISED THAT THERE ARE NO SUCH RECORDS.
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS OF RECORD WHICH HAVE NOT BEEN FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL GEOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 8) UNDERGROUND ENCUMBRANCES, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY. BOUNDARY LINES AFFECTED BY THIS SURVEY ARE SHOWN AS DOTTED LINES. OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPEARANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 11) THE MEASURED MATHEMATICAL CLOSURE OF THE STATIONED POINTS HEREON AS SHOWN ON THE MAP IS 0.00'00"00" W, 00°00'00" E. THIS SURVEY WAS VERIFIED AND NEW ADDITIONS WERE NOTED ON THIS MAP.
- 12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY BOUNDARIES.
- 13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14) THIS IS A BOUNDARY SURVEY. THIS SURVEY IS A DATED 5-28-2025 THAT WAS ISSUED FROM THIS FIRM ON 5-28-2025. THIS SURVEY WAS VERIFIED AND NEW ADDITIONS WERE NOTED ON THIS MAP.
- 15) NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 16) FENCE OWNERSHIP NOT DETERMINED. THE FENCES ALONG BOUNDARY LINES SHOWN HEREON (IF ANY) MAY BE DRAWN EXAGGERATED FOR CLARITY.
- 17) PRINTED DIMENSIONS SHOWN ON THE MAP OF THIS SURVEY ARE SHOWN AS DIMENSIONS WHEREAS THEY MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 19) THE WORD "TERRITORY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY MEASUREMENTS IN THE FIELD.
- 21) THE DATE OF SIGNATURE DOES NOT UPDATE OR PRESERVE THE DATE OF SURVEY.
- 22) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP(S) MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN GRADING SHOULD DATA.
- 23) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REUSE THIS MAP AND (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY.
- 24) THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFIES THAT HE HAS REVIEWED THE BEST AVAILABLE KNOWLEDGE, INFORMATION, AND BELIEF, IS A TITLE AND ACCOUNT REPRESENTATION OF THE LAND SHOWN AND RESERVES THE RIGHT TO REVISIT THE SITE AND REUSE THIS MAP AND (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY. CHAPTER 5-11.020 THRU 17.050, FLORIDA ADMINISTRATIVE CODE (F.A.C.).

REVISED 08/18/2020 RECONFIGURED ACREAGE  
**HILLSBOROUGH SURVEYING, INC**  
1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567  
(813) 707-9086 (813) 717-9017 FAX  
TIM@HILLSBOROVSURVEYING.COM  
LICENSED BUSINESS 6582

JOB #19-220
LAST DATE IN FIELD: 1-06-2020
MAPPING DATE: 1-07-2020
CREW: WRT & GUNNER
LOOSE LEAF
BOLTON



LEGEND	
A/C	= AIR CONDITIONING
A/F	= ALSO FOUND
ALUM	= ALUMINUM
BLK	= BLOCK
BM	= BENCHMARK
B.O.	= BY OTHERS
C	= CLEAN OUT
(C)	= CALCULATION
C1	= CURB INLET
C	= CENTERLINE
CMP	= CORRUGATED METAL PIPE
COR	= CONCRETE
CONC.	= CONCRETE
COP	= CORRUGATED PLASTIC PIPE

C / B = CONCRETE BLOCK	
(D)	= DEED
(DESC)	= DESCRIPTION
ELB	= ELECTRIC BOX
ELV	= ELEVATION
EP	= EDGE OF PAVEMENT
EPG	= EDGE OF PAVEMENT
EPG	= ENVIRONMENTAL PROTECTION COMMISSION
(F)	= FIELD MEAS.
FPE	= FINISH FLOOR ELEVATION
FDT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
F.C.M	= FOUND CONCRETE MONUMENT

(F) IR = FOUND IRON ROD (size noted)	
(F) IP	= FOUND IRON PIPE (size noted)
F-N	= FOUND NAIL
FRS	= FOUND RAILROAD SPIKE
FUB	= FRAME UTILITY BUILDING
ID	= IDENTIFICATION
ICV	= IDENTIFICATION VALVE
LB	= LICENSED BUSINESS
LS	= LAND SURVEYOR
MES	= METAL END SECTION
MUB	= METAL UTILITY BUILDING
N.C.F	= NO CORNER FOUND OR SET
N.I.S	= NOT TO SCALE

(O) = OTHERS	
O/A	= OVERALL MEASUREMENT
OHL	= OVERHEAD LINES
P.O.B	= POINT OF BEGINNING
P.O.C	= POINT OF COMMENCEMENT
P.B	= PLAT BOOK
PG	= PAGE
(P)	= PLAT (MEASUREMENT)
PP	= PERMANENT CONTROL POINT
PP	= POWER POLE
PRM	= PERMANENT REFERENCE MONUMENT
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
(S)	= SET
SEC	= SECTION, TOWNSHIP, RANGE

SN&D	= SET NAIL AND DISK LB 6582
SIR	= SET IRON ROD 1/2" MARKED LB 6582
S.C.M	= SET CONCRETE MONUMENT MARKED LB 6582
S/W	= SIDEWALK
SWT&M	= SURVEYOR METER W/ MARKER IDENTIFY
T.B.M	= TEMPORARY BENCHMARK
T.I.F	= TRUSTEES INTERNAL BENCHMARK FOUND
TOS	= TOP OF BANK
TOS	= TOP OF SLOPE
TYP.	= TYPICAL
W/C	= WITNESS CORNER
WM	= WATER METER
WV	= WATER VALVE
LP	= LIGHT POLE
GUY	= GUY WIRE

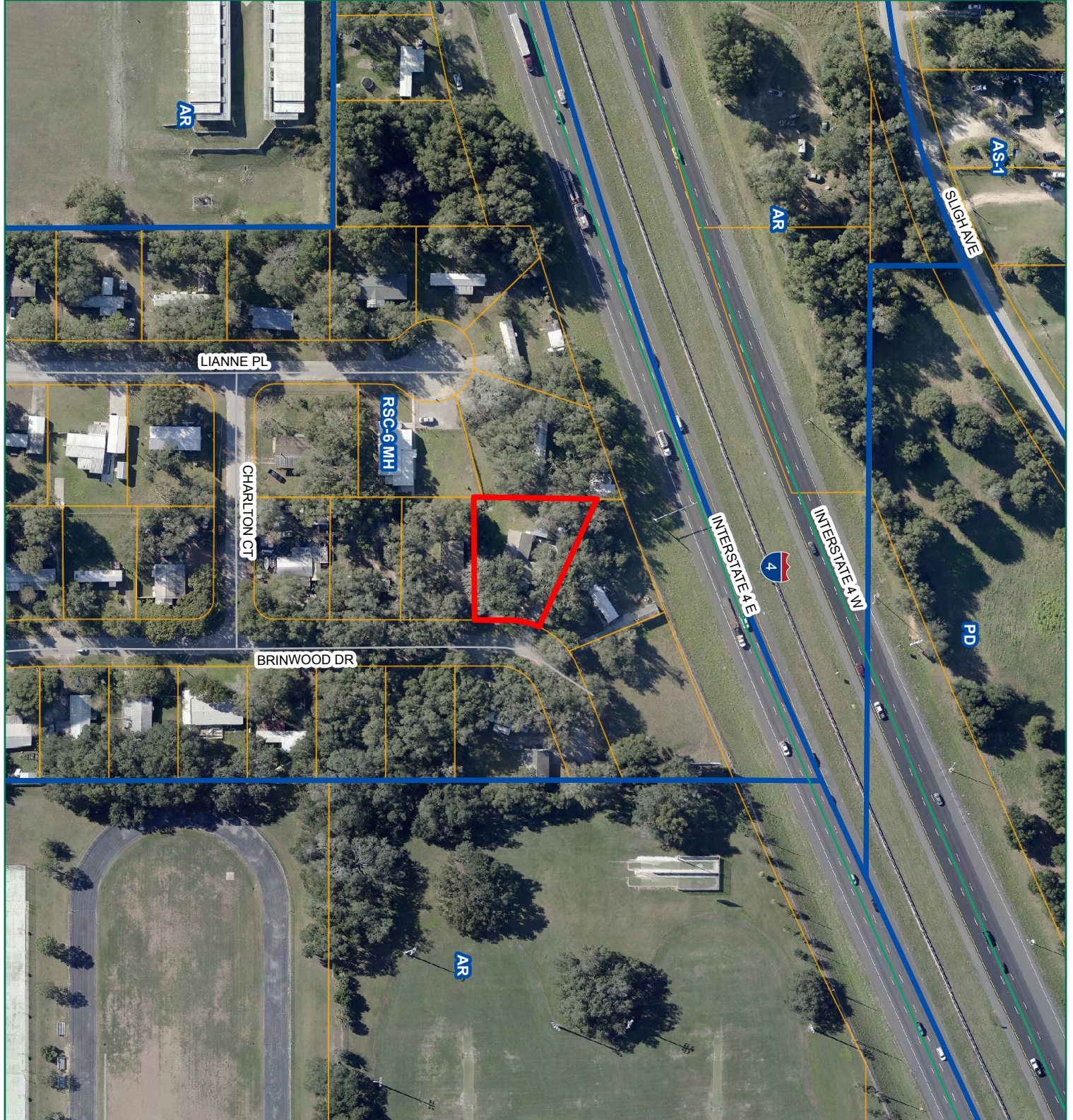
⊙	= WELL
⊗	= CROSS-CUT IN CONCRETE
⊕	= PROPERTY CORNER
⊖	= LAND CORNER
—	= SCALE BREAK
—	= PLASTIC FENCE
—	= CHAIN-LINK FENCE
—	= WOOD FENCE OR FIELD WIRE
—	= UTILITY POLE (UP)






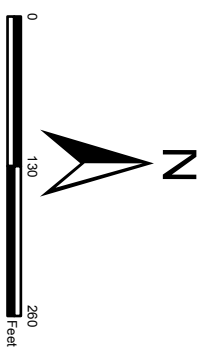
# Immediate Aerial Zoning Map

## VAR 21-0338

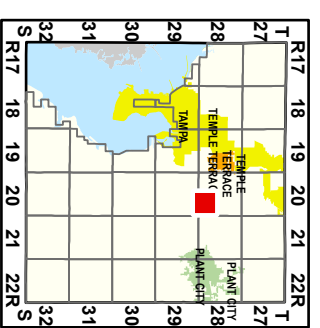
Folio: 63500.0001



-  Application Site
-  Zoning Boundary
-  Parcels



STR: 35-28-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other AVALAR/LDLE data.

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

Date: 03/09/2021    Path: G:\ZONING\GIS\Data\Zoning\_Site.aprx





# Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 21-0338 Applicant's Name: Keith Bolton

Reviewing Planner's Name: Laura Marley Date: 06/25/2021

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): \_\_\_\_\_

### 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 (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

- Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

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 submitted.  
 For Minor Change: 6 large copies.  
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
 Development Services Department  
 Community Development Division  
 P.O. Box 1110  
 Tampa, FL 33601-1110

**Hand Deliver to:**  
 County Center  
 Development Services Department  
 19th Floor  
 601 E. Kennedy Blvd., Tampa

*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

06/25/2021  
 \_\_\_\_\_  
 Date

FOR OFFICE USE ONLY

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

In-Take Completed by: \_\_\_\_\_

**APTew Services, LLC**  
**2002 Holloway Rd.**  
**Plant City, Florida 33567**  
**813-967-2015 [APTewServices@gmail.com](mailto:APTewServices@gmail.com)**

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VAR 21-0338

Cover Letter for Revision

A request for a variance to accessory structures has been added to this variance application and narrative.

Thank you,  
Amber Tew

**21-0338**

Application Number: VAR 21-0338

## VARIANCE REQUEST

- 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.

The property owner of folio 063500-0001 and 063500-0025 is requesting a variance to SEC 6.01.06 of the LDC that requires a 1/2 acre lot on septic. The owner is also requesting a variance to SEC 5.08.07 of the LDC th elot development standards.

The parcel was split without county approval and there is no permit history for the current home that is present on folio 063500-0001. The owner is looking to replace the homes on both of these parcels. The property owner is also requesting an additional variance to accessory structure requirements Sec. 6.11.04 because there are accessory structures that do not meet the setbacks required and are not moveable.

- A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code: **SEC 6.01.06, SEC 5.08.07 and SEC 6.11.04**

## ADDITIONAL INFORMATION

- Have you been cited by Hillsborough County Code Enforcement? No  Yes \_\_\_\_\_  
If yes, you must submit a copy of the Citation with this Application.
- Do you have any other applications filed with Hillsborough County that are related to the subject property?  
No \_\_\_\_\_ Yes  If yes, please indicate the nature of the application and the case numbers assigned to the application(s): PID 5335
- 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).
- Please indicate the existing or proposed utilities for the subject property:  
Public Water \_\_\_\_\_ Public Wastewater \_\_\_\_\_ Private Well  Septic Tank
- Is the variance to allow a t hird 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 determ ination 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 **19<sup>th</sup> floor County Center**).

## 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?

This particular parcel has an existing well and septic already present along with an existing home. But due to the parcel only being 0.392 acres county review is denying the certified parcel approval so that the non-conforming split can be rectified and a new home be installed. To the best of our knowledge there are no properties in the same area with the same hardships.

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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.

The literal requirements of the LDC deprives the property owner from being able to replace or do any improvements to the current current home due to the septic lot size rule.

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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.

If this variance is allowed it will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance because there is already a well and septic and already a home on the property. The only improvements the property owner is looking to have done is replacing the current home.

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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 variance is in harmony and serves the general intent and purpose of the LDC and the Comprehensive plan because this request does not hinder public interest.

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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.

To our knowledge this variance does not result from an illegal act. The hardship was created by the previous property owner.

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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.

We feel that an injustice would be done if this variance is not approved. If this variance is not approved it will prevent the property owner from ever being able to have any improvements that require a permit to be completed.

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**Prepared By and Return To:**  
Savvy Title Company LLC  
1815 E State Rd 60, Suite 202  
Valrico, FL 33594

Order No.: 19-01458

Property Appraiser's Parcel I.D. (folio) Number:  
U-35-28-20-ZZZ-000002-28090.0

Consideration: \$100,000.00

### WARRANTY DEED

THIS WARRANTY DEED dated May 11, 2020, by Julie L Sanchez, a single woman, whose post office address is 1022 Brinwood Dr., Seffner, Florida 33584 (the "Grantor"), to Virgil Keith Bolton, a married man, whose post office address is 5105 W US Highway 92, Plant City, Florida, 33566 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of HILLSBOROUGH, State of Florida, viz:

From the Northeast corner of Lot 10, in SUBURBAN PARK SUBDIVISION, as recorded in Plat Book 46, Page 84 of the Public Records of said County, proceed thence on the Easterly boundary of the Northwest 1/4 of the Northwest 1/4 of said Section, North a distance of 64.72 feet to a point on the Northerly right of way line of Brinwood Drive; thence on said right of way line South 68 degrees 00 minutes 00 seconds West, a distance of 141.74 feet to the point of curvature of a curve concave Southeasterly having a radius of 105.00 feet and a central angle of 43 degrees 15 minutes 45 seconds; thence on the arc of said curve a distance of 79.28 feet, said arc subtended by a chord which bears South 46 degrees 22 minutes 08 seconds West, a distance of 77.41 feet to the Point of Beginning. Fran the Point of Beginning thus described, continue thence on said curve an arc distance of 15.33 feet, said arc subtended by a chord which bears South 12 degrees 22 minutes 08 seconds West, a distance of 44.98 feet to the curve's end; thence South 34.81 feet; thence departing from said right of way line, West, a distance of 145.00 feet; thence North, a distance of 150.00 feet; thence South 65 degrees 15 minutes 45 seconds East, a distance of 170.26 feet to the Point of Beginning.

Toghether with that certain 1979 Champion Mobile Home bearing Vehicle Identification Number 0490045468A and 0490045468B

All Lying and Being in Hillsborough County, Florida

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

21-0338

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, 2019.

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

*Julie L Sanchez*  
Julie L Sanchez

**Grantor Address:**  
1022 Brinwood Dr.  
Seffner, FL 33584

Signed, sealed and delivered in presence of:

*Karen LoMoglio*  
Witness Signature

Karen LoMoglio  
Printed Name of First Witness

*Claudia Reinhold*  
Witness Signature

Claudia Reinhold  
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or      Online Notarization on 11th Day of May, 2020, by Julie L Sanchez. Personally known      or Produced Identification      and Type of Identification Produced Driver's License.

*Claudia T Reinhold*  
Notary Public  
Print Name: CLAUDIA T. REINHOLD  
My Commission Expires:





Hillsborough County Florida

Development Services

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

# Additional / Revised Information Sheet

RCVD  
5-18-21  
21-0338

Date Stamp Here

Application Number: VAR 21-0338 Applicant's Name: Keith Bolton

Reviewing Planner's Name: Laura Marley Date: 05/18/2021

Application Type:

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

Current Hearing Date (if applicable): 06/21/2021

### 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 (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

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

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

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 submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

*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

5/18/2021  
Date

Notification E-Mail Sent

Transmittal Completed

FOR OFFICE USE ONLY

Scanned into OPTIX

In-Take Completed by: CM



RCVD  
5-18-21  
21-0338

# 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

1022 Brinwood Dr & 1023 Lianne Pl  
Address: \_\_\_\_\_ City/State/Zip: Seffner, Florida 33584 TWN-RN-SEC: 35/28/20  
Folio(s): 063500-0001 & 063500-0025 Zoning: RSC-6 Future Land Use: RSC-6 Property Size: 0.51 & 0.41

### Property Owner Information

Name: Keith Bolton Daytime Phone: 813-767-8654  
Address: 5105 W US Highway 92 City/State/Zip: Plant City, Florida 33566  
Email: Keithbolton813@gmail.com FAX Number: \_\_\_\_\_

### Applicant Information

Name: Keith Bolton Daytime Phone: 813-767-8654  
Address: 5105 W US Highway 92 City/State/Zip: Plant City, Florida 33566  
Email: Keithbolton813@gmail.com FAX Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: Amber Tew Daytime Phone: 813-967-2015  
Address: 2002 Holloway Rd City / State/Zip: Plant City, Florida 33567  
Email: APTewServices@gmail.com FAX Number: \_\_\_\_\_

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.

Virgil Keith Bolton  
Signature of Applicant  
Virgil Keith Bolton  
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.

Virgil Keith Bolton  
Signature of Property Owner  
Virgil Keith Bolton  
Type or Print Name

### Office Use Only

Intake Staff Signature: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_