



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1699	
LUHO HEARING DATE: February 27, 2023	CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting variances to accommodate an existing single-family dwelling and an existing accessory dwelling on property zoned AS-1.

VARIANCE(S):

Single-Family Dwelling

Per LDC Section 6.01.01, a minimum front yard setback of 50 feet and a side yard setback of 15 feet is required in the AS-1 district. The applicant requests:

- An 8-foot reduction to the required front yard setback to allow a setback of 42 feet from the southern property line; and,
- An 11-foot reduction to the required side yard setback to allow a setback of 4 feet from the eastern property line for attached carports.

Accessory Dwelling

Per LDC Section 6.11.02.E, an accessory dwelling shall meet principal building setbacks, except under certain circumstances that do not apply to this case. Per LDC Section 6.01.01, a minimum front yard setback of 50 feet and a side yard setback of 15 feet is required in the AS-1 district. The applicant requests:

- A 33.4-foot reduction to the required yard setback to allow a setback of 16.8 feet from the northern property line; and,
- A 3.2-foot reduction to the required side yard setback to allow a setback of 12.1 feet from the eastern property line.

FINDINGS:

- According to the survey submitted by the applicant, the accessory dwelling is approximately 772 square feet in size.
- Hillsborough County Code Enforcement issued a notice of violation for citation HC-CMP-22-0000322 on June 24, 2022 for failure to obtain a mobile home installation permit for the accessory dwelling.
- The subject parcel's AS-1 zoning requires a minimum lot size of one acre, or 43,560 square feet. Property Appraiser and County GIS data indicate the subject property is approximately 0.97 acres in size. However, the dimensions on the survey provided by the applicant show the property is approximately 247 feet wide and 222 feet deep, resulting in a lot size of 54,800 square feet. Therefore, it appears to comply with the minimum lot size requirement of the AS-1 district.

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



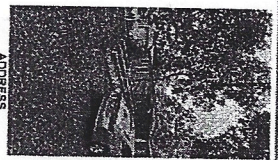
Wed Feb 15 2023 17:02:14

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

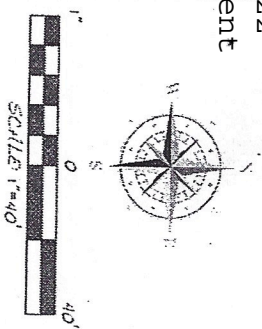
Boundary Survey

I/WE HEREBY CERTIFY I/WE HAVE THE
BOUNDARY SURVEY. I/WE UNDERSTAND THE
EASEMENTS AND/OR ENCROACHMENTS THAT
WILL BE AN EXCEPTION ON THE TITLE
INSURANCE POLICY.

Marco Antonio Hernandez



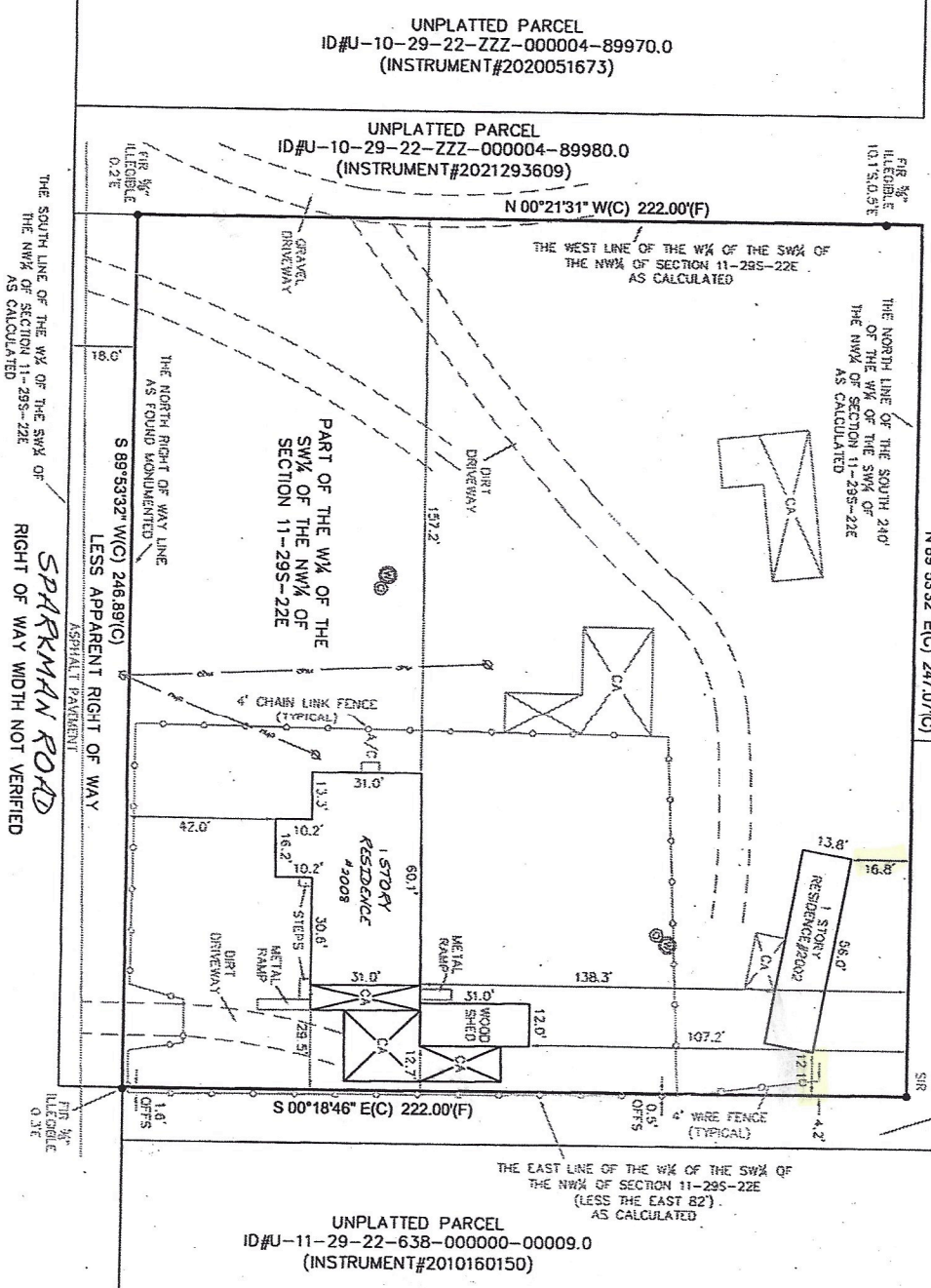
ADDRESS
2008 Sparkman Road
Plant City, FL 33566



COPYRIGHT 2011

JOB #:	VIASR21-5484
CLIENT #:	PC31-100946
FIELD DATE:	9/1/21
CREW:	3620
DRAFTER:	DF
APPROVED:	JBW
SCALE:	1" = 40'

- LEGEND**
- CA Covered Area
 - ID Identification
 - LB Licensed Business
 - FR Found Iron Pipe
 - FR Found Iron Rod
 - CA Concrete Slab
 - CA Concrete Side
 - L Arc Length
 - R Radius
 - (P) Plot Dimension
 - (C) Calculated Dimension
 - (D) Deed Dimension
 - (F) Field Dimension
 - OR Book - Official Record Book
 - SIR - Set 1/2" Iron Rod & Cap LB#7788
 - CBP - Cast Bitum. Cement
 - FCH - Found Chain
 - SECC - Screen Enclosed Concrete
 - FNAD - Found Nail & Disk
 - SNAD - Set Nail & Disk LB#7788
 - BP - Brick Powers
 - CMD - Covered Wood Deck
 - MED - Milled End Section
 - NCF - No Corner Set or Found
 - W - Water Tank
 - W - Septic Area
 - Pg Page
 - EB Electric Box
 - WM Water Meter
 - LP Light Pole
 - TR Telephone riser
 - PE Transformer
 - PE Pool Equipment
 - CA Cable TV Riser
 - ONS On-site
 - OFS Off-site
 - OP Overhead Utilities
 - OH Overhead
 - W Well



Patent Pending

Borrower's Acknowledgment and Assurances

Borrower's Acknowledgment and Assurances

UNPLATTED PARCEL
ID#U-10-29-22-ZZZ-000004-89980.0
(INSTRUMENT#2021293609)

UNPLATTED PARCEL
(NO OTHER IDENTIFICATION AVAILABLE)

UNPLATTED PARCEL
ID#U-11-29-22-638-000000-00009.0
(INSTRUMENT#2010160150)

THE SOUTH LINE OF THE W/2 OF THE SW/4 OF SECTION 11-29S-22E THE NW/4 OF SECTION 11-29S-22E AS CALCULATED

RIGHT OF WAY WIDTH NOT VERIFIED

SPARKMAN ROAD
ASPHALT PAVEMENT
LESS APPARENT RIGHT OF WAY



Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 22-1699 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: 22-1699 Applicant's Name: MARCO ANTHONY HERNANDEZ HERNADEZ

Reviewing Planner's Name: SAM BALL Date: 01/19/2023

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): 02/27/2023

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 next 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 next 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

02/09/2023
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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 22-1699

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: _____



**Hillsborough
County Florida**
Development Services

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 checked="" type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input checked="" type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input checked="" type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></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.



Project Description (Variance Request)

- 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 33.4" FROM THE REQUIRED REAR YARD SET BACK OF 50' RESULTING IN A REAR YARD OF 16.8"

VARIANCE OF 3.2" FROM THE REQUIRED EAST SIDE YARD SEAT BACK OF 15' RESULTING IN A EAST SIDE YARD OF 12.10"

VARIANCE TO ACCESSORY STRUCTURE ON COVER AREA EAST SIDE OF MAIN RESIDENCE (SEE THE SURVAY) MARK CA OR NONCONFORMITIES. ON THE HOUSE

VARIANCE OF 8' FROM REQUIRED FRONT YARD OF 50' RESULTING IN A FRONT YARD SET BACK OF 42'

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

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): _____
- 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.
- 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 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



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?

I did everything legally indicated in the purchase of my property and at no time was I informed of this situation. And that makes my situation unique.

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 mobile home is not meeting the linear footage requirements on the rear and north east side of the property

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.

This mobile home has existed for many years (according to information from the neighbors) and has never been a cause of inconvenience or intervened in any summons for those around me.

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).

Intent: preserve my property as I bought it

Purpose: Comply with all the requirements proposed by the LDC

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.

As I have explained before and in the attached documents, I obtained the property as it is right now and I intend to comply with everything that is asked of me.

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.

As I said before, I bought this property ignoring that the movable trailer did not meet the required limits. But I, as the new owner and assuming all the responsibilities and will abide by the decision that is made.



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(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

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Hillsborough
County Florida

DEVELOPMENT SERVICES DEPARTMENT
BUILDING & CONSTRUCTION SERVICES
POST OFFICE BOX 1110
TAMPA, FL 33601



Hillsborough
County Florida

CITATION
HC-CMP-22-0000322

ISSUED TO: Marco Anthony Hernandez Hernandez DBA: N/A
2008 Sparkman Rd.
Plant City, FL 33566

Location of Violation: 2008 Sparkman Rd. Plant City, FL 33566 Permit #: N/A

BRIEF STATEMENT OF FACTS

105.1 When Required. Failure to obtain a permit for installation of a mobile home at the rear of the property.

Compliance Re-Inspection conducted on 08/18/2022 found that no new permits have been applied for and the property remains non-compliant.

1. The person cited must cease and desist from the act for which this citation has been issued.
2. The person cited, or designated representative, shall have ten (10) working days from receipt of this citation, to appeal the citation in writing to the appropriate Building and Construction Services staff. Should no appeal be received, and the violations remain, this citation will continue to a hearing to the appropriate Board of Adjustments, Appeals & Examiners for affirmation in the amount of **\$500.00** to Hillsborough County Building and Construction Services (the violation must be corrected prior to payment of any fines due), or
3. Submit a written request to Building and Construction Services for a hearing to appeal this matter before the appropriate Board of Adjustment, Appeals and Examiners. Written request to appeal a citation must be received at Building and Construction Services within ten (10) working days of said receipt by the County of the citation and shall set forth a detailed basis for appeal. If the Board finds that a violation exists, the Board shall order the violator to pay an administrative cost of \$102.00 incurred by the County in bringing the appeal and may order the violator to pay a civil penalty of not more than \$1,000.00 per day for each violation, and not less than the amount set forth in the citation. Failure to appeal this citation within the time period set shall constitute a waiver of right to a hearing. A waiver of the right to a hearing shall be deemed an admission to the violation. Failure to pay or appeal this citation will result in the Board entering an Order affirming the citations, without further hearing, and a lien being placed against the land on which the violation exists and upon any real or personal property owned by the violator, or a hold being placed on a contractor's permitting privileges, until such time compliance with the Order has been achieved. To satisfy the lien, the violation must be corrected prior to payment of any fines due.
4. This citation must be presented to Building and Construction Services at the time the civil penalty is paid, or appeal request is made.
5. Failure to comply or correct the violation may result in a Board Hearing. At that time, the Board may exercise its powers, as provided in State Statute 489 and Section 8-1, Hillsborough County Code of Ordinances, Part A, HCCCO, to impose further additional civil penalties and/or enforcement action, which may result in a lien being placed against the land upon which the violation exists and upon any real or personal property owned by the violator or a hold being placed on a contractor's permitting privileges until such time compliance has been achieved or determined by the Board.
6. Any person who willfully refuses to sign and accept a citation issued by a Code or Building and Construction Services Enforcement Officer commits a misdemeanor of the second degree punishable as provided in State Statute 775.082, which may result in the issuance of a summons or a warrant for the person's arrest.
7. The person signing and receiving this citation is not admitting to guilt, only acknowledging that the citation has been issued.
8. **Any contractor who fails to comply with this citation may be brought before the appropriate Board of Adjustment, Appeals and Examiners for disciplinary action.**

PAYMENT OF THIS CITATION DOES NOT CORRECT THE VIOLATION. IF CORRECTION OF THIS VIOLATION IS NOT MADE WITHIN TEN (10) DAYS, ADDITIONAL CITATIONS UP TO \$500.00 PER DAY MAY BE ISSUED UNTIL THE VIOLATION IS CORRECTED.

Issued By: Matthew Kent

Date: 08/18/2022

Email: KentM@hillsboroughcounty.org

Phone: 813-599-66



Hillsborough County Florida

CONSUMER & VETERANS SERVICES

PO Box 1110, Tampa, FL 33601-1110

(813) 635-8316

NOTICE OF HEARING

CASE#: CE22007066

January 23, 2023

HERNANDEZ, HERNANDEZ MARCO ANTHONY

2008 SPARKMAN RD

PLANT CITY, FL, 33566-4730

Certified Mail: 7022 0410 0003 3296 1172

Re: Code Enforcement Board/Special Magistrate

Violation Address: 2008 SPARKMAN RD

You are hereby ordered to appear before the Hillsborough County Code Enforcement Board/Special Magistrate on **March 10, 2023, at 9:00 a.m. Brandon Regional Service Center, in the Training Room, 311 Pauls Drive, Brandon, FL 335511**, concerning the alleged violation(s) of the Hillsborough County codes and/or ordinances. You must sign in and be seated in the board room 15 minutes prior to the hearing. Please allow time for parking and security check. (*Virtual participation in this public hearing is available. Please see additional information on page 2).

What You Need to Know to Prepare for the Hearing

- Be prepared to answer these charges and to present your side of the case. Presentations must be limited to a maximum of 10 minutes.
- The County must keep for its records any evidence presented at the hearing.
 - All evidence submitted by virtual participants must be submitted at least five (5) business days prior to the hearing date.
 - If you plan to attend the hearing and bring evidence with you, you must submit your evidence at least five (5) business days prior to the hearing date.
- You must provide written authorization if you want to have someone else appear on your behalf.
- You have the right to obtain an attorney, at your expense, to represent you.
- Hearings are conducted in English. If you need language interpretation, please bring your own interpreter to the hearing.
- If you need ADA accommodations, you must call the Citizen Boards Support office at (813) 272-7181 no later than five business days prior to your scheduled appearance.
- **Please be advised this proceeding is a public hearing and all documents are subject to Florida's public records laws. If you are claiming an exemption from disclosure under Florida Statutes, Chapter 119, you must inform the Citizen Boards Support office of your intent to claim said action prior to your scheduled hearing date.**

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Pat Kemp

Gwendolyn "Gwen" Myers

Michael Owen

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

ASSISTANT COUNTY ADMINISTRATOR

Dexter L. Barge

On the Day of the Hearing

- All new cases will be heard starting at 9:00 a.m. and will be taken in the order they appear on the agenda.
- Failure to appear may result in the Code Enforcement Board/Special Magistrate proceeding in your absence.
- Your case may be presented even if the violation(s) has/have been corrected prior to the hearing.
- If you are found to be in violation of County Codes and/or Ordinances, you may have to pay fines. The Code Enforcement Board/ Special Magistrate has the power by law to levy fines up to \$1,000 per day for each new violation, and up to \$5,000 per day for repeat violations, for each day the violation(s) continue beyond that date set in the "Order."
- Per Florida Statute FSS 162.09(2) (d)], you may be required to pay all costs the County incurs in enforcing the Codes.

Additional Information

- Please check the Hillsborough County website at the following link the day before the scheduled hearing to ensure the hearing has not been cancelled.
- www.hillsboroughcounty.org/en/residents/public-safety/emergency-management/stay-safe
- If you have questions concerning the alleged violations, call the Hillsborough County Code Enforcement Department at (813) 274-6600, and ask to speak to the inspector listed on the attached affidavit of violation.
- If you have questions regarding the hearing, or the Code Enforcement Board/Special Magistrate and its procedures, call the Citizen Boards Support office at (813) 272-7181.

Sincerely,

Code Enforcement Board/Special Magistrate

Virtual Participation Option: Hillsborough County has made it possible for interested parties to participate virtually in this public hearing by means of communications media technology. To participate virtually, you must have access to a communications media device [such as tablet or a computer equipped with a camera and microphone] that will enable you to be seen [video] and heard [audio] by the Code Enforcement Board [CEB]/Special Magistrate [CESM] during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the CEB/CESM, but you will not be able to submit documentary evidence during the public hearing. Therefore, if you opt to participate in this public hearing virtually, you must submit any documentary evidence you wish to be considered by the CEB/CESM to the staff of Citizen Boards Support at least five [5] business days prior to the hearing.

Anyone wishing to participate virtually in this public hearing will be able to do so by sending your request to Hearing-CodeBoard@HCFLGov.net. Your name, case number & telephone number is required to sign-up. The deadline to sign up to participate virtually in the hearing is 08:30am. on the day of the hearing.

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE
HILLSBOROUGH COUNTY, FLORIDA

CASE #: CE22007066
SERVICE: CERT

FOLIO #: 091922.0000
ZIP CODE: 33566

HEARING: CESM East

VIOLATOR:

HERNANDEZ, HERNANDEZ MARCO ANTHONY

2008 SPARKMAN RD
PLANT CITY, FL 33566-4730

ADDRESS OF THE PROPERTY WHERE VIOLATION OCCURRED (AND LEGAL DESCRIPTION):

2008 SPARKMAN RD HBCO

11-29-22

S 240 FT OF W 1/4 OF SW 1/4 OF NW 1/4 LESS E 82 FT AND LESS R/W

**FACTS BEHIND THE CASE,
CODE(S)/ORDINANCE(S) WHICH HAS BEEN VIOLATED:**

1 ITEM Z602: EXCESSIVE DWELLINGS
HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 6.01.03.D- LAND DEVELOPMENT CODE

ACTION REQUIRED: REDUCE THE NUMBER OF DWELLINGS

DESCRIPTION: For any district in which single family residential uses are allowed, only one single family dwelling unit shall be permitted per lot unless otherwise permitted.

06/09/2022: Inspection Comment

DESCRIPTION: Your property is zoned AS-1 (Agriculture, Single Family, 1 per acre) and consists of 0.97 acres. Please remove the second mobile home from the property.

06/09/2022: Inspection Comment

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true to the best of my knowledge and belief.

DocuSigned by:
Dennis Sweeney 12/1/2022
89064A25C12E4A3...
Dennis Sweeney (813) 347-8616 Date Signed
Affiant

Prepared by:
Hillsborough Title, Inc.
Katelyn Lewis
1605 S. Alexander St. , #102
Plant City, FL 33563
File No.: PC21-100946
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this September 3, 2021. A.D. by Kathy D. Cox A/K/A Kathy D. Griffin, a married woman and William J. Keel, a married man and Charles Keel and Elizabeth A. Keel, husband and wife, whose address is: 518 Bay View Dr, Bradenton Beach, FL 34217 hereinafter called the grantor, to Marco Antonio Hernandez Hernandez, a single man, whose post office address is: 2008 Sparkman Road, Plant City, FL 33566, 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 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:

The South 240 feet of the West 1/4 of the SW 1/4 of the NW 1/4, LESS the East 82 feet and LESS road right-of-way, lying and being in Section 11, Township 29 South, Range 22 East, Hillsborough County, Florida.

Parcel ID No.: 091922-0000

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.

Said property is not the homestead of the Grantor(s) Kathy D. Cox A/K/A Kathy D. Griffin and William J. Keel under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

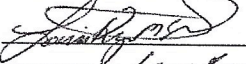
To Have and to Hold, the same in fee simple forever.

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 the current year.


Prepared by:
Hillsborough Title, Inc.
Katelyn Lewis
1605 S. Alexander St. , #102
Plant City, FL 33563
incidental to the issuance of a title insurance policy
File No.: PC21-100946

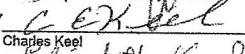
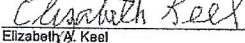
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:


Witness Printed Name: Lewis Ryan


Kathy D. Cox A/K/A Kathy D. Griffin


Witness Printed Name: Jackie G Wyckoff


Charles Keel

Elizabeth A. Keel

Address:
518 Bay View Dr
Bradenton Beach, FL 34217

State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 3rd of September, 2021, by means of Physical Presence or Online Notarization, by Kathy D. Cox A/K/A Kathy D. Griffin, a married woman and Charles Keel and Elizabeth A. Keel, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.

Notary Public 

My Commission Expires: 8-30-22

(SEAL)

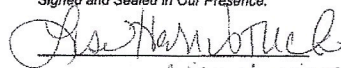
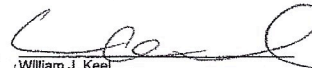


JACKIE G WYCKOFF
Commission # GG 246877
Expires August 30, 2022
Bonded thru Budget Notary Services

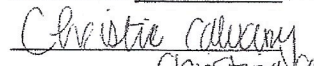
Prepared by:
Hillsborough Title, Inc.
Katelyn Lewis
1605 S. Alexander St., #102
Plant City, FL 33563
Incidental to the issuance of a title insurance policy
File No.: PC21-100946

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

Signed and Sealed in Our Presence:

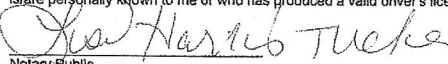
 

Witness Printed Name: Lisa Harris Tucker William J. Keel

 Address:
Witness Printed Name: Christine Calvey 518 Bay View Dr
Bradenton Beach, FL 34217

State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 3rd of September, 2021, by means of Physical Presence or Online Notarization, by William J. Keel, a married man, who is/are personally known to me or who has produced a valid driver's license as identification.


Notary Public

My Commission Expires: March 5, 2024

(SEAL)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 22-1699 Intake Date: 12/07/2022
Hearing(s) and type: Date: 02/27/2023 Type: LUHO Receipt Number: 223025
Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 2008 Sparkman Rd City/State/Zip: Plant City FL 33566
22/29/11 091922-0000 AS-1 R-1 0.97
TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: MARCO ANTHONY HERNANDEZ HERNANDEZ Daytime Phone: 813-401-8329
Address: 2008 Sparkman Rd City/State/Zip: PLANT CITY FL 33566
Email: hham1985.mah36@gmail.com Fax Number: _____

Applicant Information

Name: MARCO ANTHONY HERNANDEZ HERNANDEZ Daytime Phone: 813-401-8329
Address: 2008 Sparkman Rd City/State/Zip: Plant City FL 33566
Email: hham1985.mah36@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Eva M Ruiz Perez Daytime Phone: 813-862-6381
Address: 1705 Cowart Rd City/State/Zip: Plant City , FL 33567
Email: evamruiz08@gmail.com 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.

Marco Anthony Hernandez Hernandez
Signature of the Applicant
Marco Anthony Hernandez Hernandez
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.

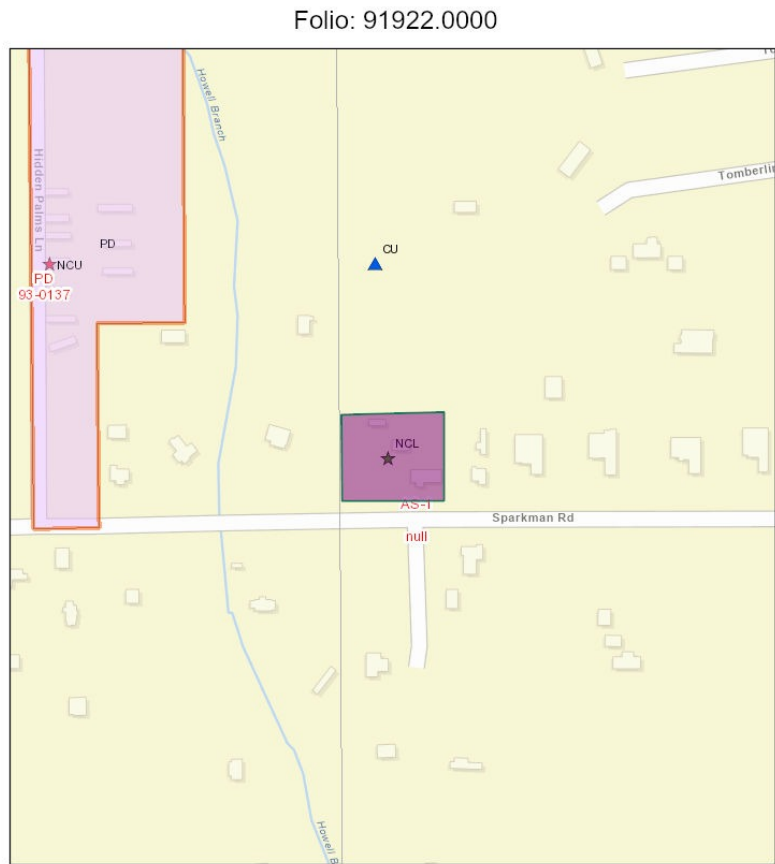
Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name

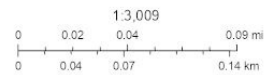


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Restr	null
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0430H
FIRM Panel	12057C0430H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120450B
County Wide Planning Area	East Rural
Census Data	Tract: 013002 Block: 3013
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Central
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 5
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



December 7, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 91922.0000
PIN: U-11-29-22-ZZZ-000004-91280.0
MARCO ANTHONY HERNANDEZ HERNANDEZ
Mailing Address:
 2008 SPARKMAN RD
 PLANT CITY, FL 33566-4730
Site Address:
 2008 SPARKMAN RD
 PLANT CITY, FL 33566
SEC-TWN-RNG: 11-29-22
Acreage: 0.96522802
Market Value: \$135,920.00
Landuse Code: 0200 MOBILE HOMES

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Eva M Ruiz Perez Phone: 813-862-6381

Representative's Email: evamruiz08@gmail.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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input checked="" type="checkbox"/>	<input 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.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)