



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1585	
LUHO HEARING DATE: February 27, 2023	CASE REVIEWER: Carla Shelton Knight

REQUEST: The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on October 26, 2023, is to allow for the construction of a home within the 30-foot Wetland Conservation Area setback. Additionally, the applicant requests a setback variance to accommodate a single-family house on a corner lot zoned RSC-9.

SUMMARY OF VARIANCE(S):

Wetland Setback

- 1) Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests construction of a home within the 30-foot wetland conservation area setback. The applicant requests a 30-foot encroachment into the setback to allow for a remaining setback of 0 feet.

Lot Setback

- 2) The subject property fronts W Sligh Avenue on the north side and abuts platted unimproved right-of-way on the east side. Therefore, the parcel is a corner lot with required front yard setbacks on the north and east sides and required side yards on the west and south sides. Per LDC Section 6.01.01, the required minimum front yard setback for property zoned RSC-9 is 20 feet. The applicant requests an 8.9-foot reduction to the required front yard setback to allow a front setback of 11.1 feet from the east property line.

Findings

- 1) If the variance for encroachment into the wetland setback is approved, a wetland setback compensation planting plan that provides equivalent square footage of compensation planting to the amount of encroachment is required. The compensation planting plan must be submitted with the building permit application for the home construction.
- 2) The Environmental Protection Commission’s consent order for Case 2020-0066E for filling in the wetland on this property has been addressed and the homeowner is in compliance.

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

Attachments: Site Plan

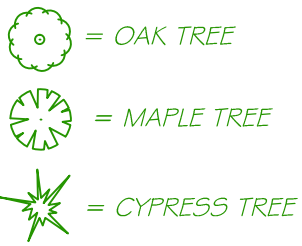
ADMINISTRATOR'S SIGN-OFF

A handwritten signature in black ink, appearing to read "Chris Slater", is written within the sign-off box.

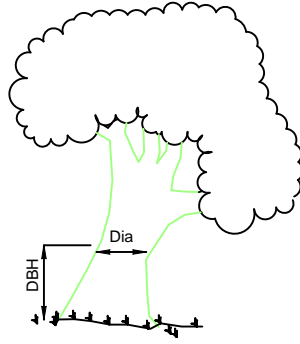
**BOUNDARY, TOPOGRAPHIC
AND TREE SURVEY
WITH WETLAND DELINEATION/SITE PLAN**

LEGEND

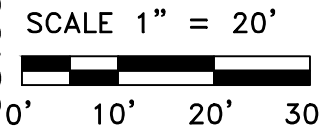
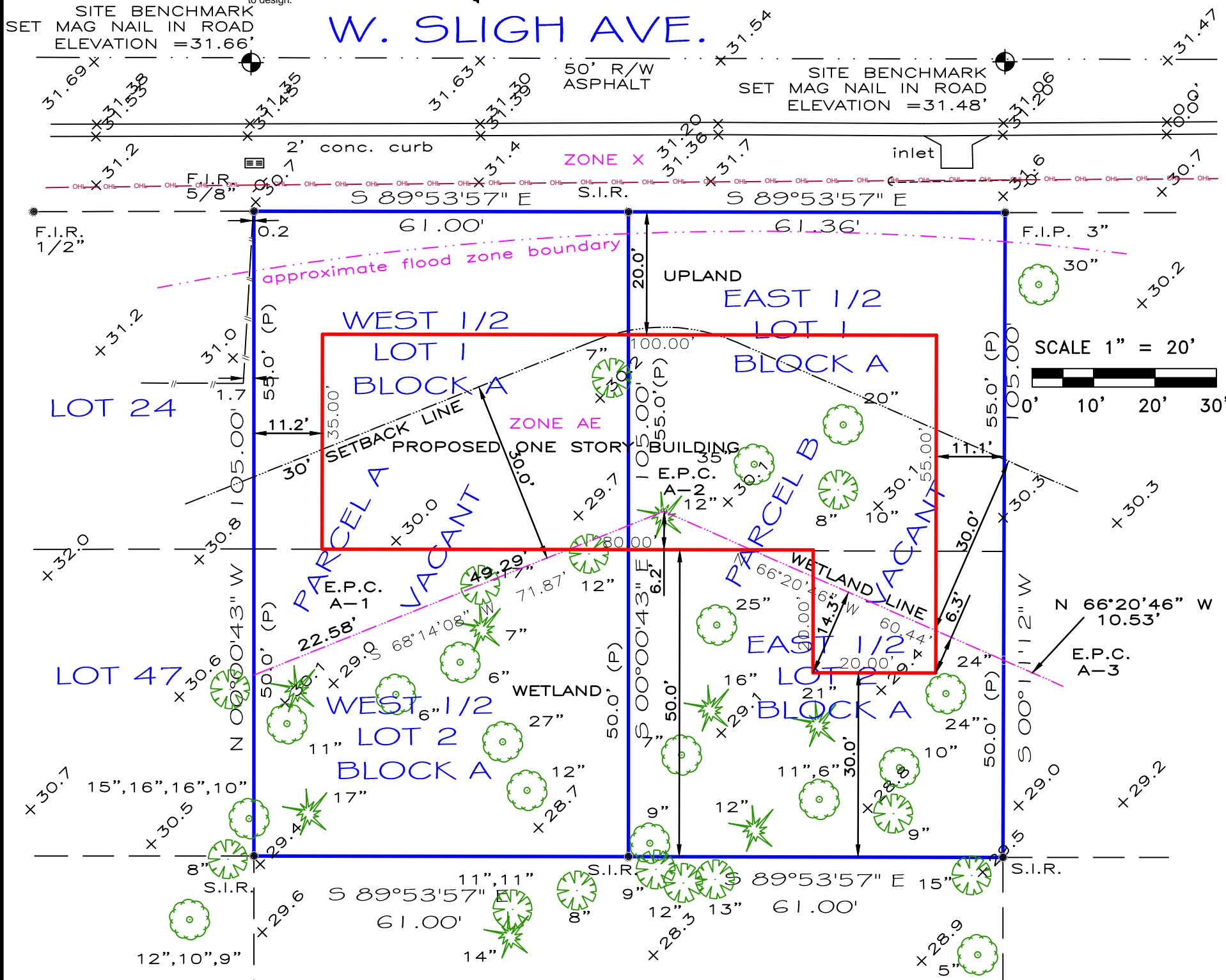
TREE LEGEND (SIZE AS NOTED)



NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.



- : Power/Utility Pole
- ⊕ : Water Meter
- ⊙ : Sanitary Manhole
- : Overhead Power Line
- ⊕ : Fire Hydrant
- ⊕ : Utility Pedestal
- ⊕ : Verizon Box
- FCIR : Found Capped Iron Rod
- FIP : Found Iron Pipe
- FIR : Found Iron Rod
- FND : Found
- FPKD : Found PK Nail & Disc
- SIR : Set Capped Iron Rod LB#7841
- SPKD : Set PK Nail & Disc LB#7841
- LB : Licensed Business
- : Spot Elevation
- ⊕ : Irrigation Control Valve
- ⊕ : Gas Meter
- ⊕ : Electric Box
- ⊕ : Sewer Valve
- ⊕ : Electric Transformer
- U.E. : Utility Easement
- R/W : Right of Way
- (F) : Field Measured
- (L) : Legal
- (P) : Plat
- (C) : Calculated
- CONC : Concrete
- R/W : Right Of Way
- A/C : Air Conditioner
- P.E. : Pool Equipment



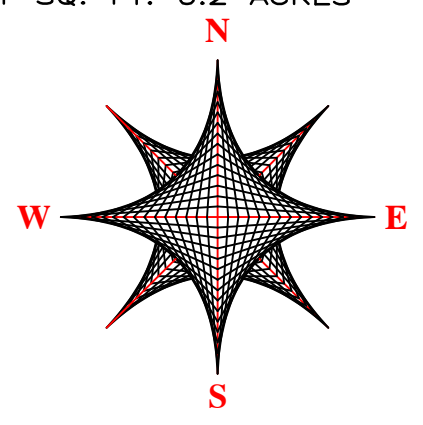
Certified to: ISRAEL MIRAMEL

132.31 LINEAR FEET OF WETLAND LINE
WETLAND=5303.9 SQ. FT. 0.1 ACRES
UPLAND=7525.1 SQ. FT. 0.2 ACRES

Legal Description:
PARCEL A, WEST 1/2 LOT 1 AND THE WEST 1/2 OF LOT 2, BLOCK A, PINE CREST VILLA ADDITION NO. 4, AS RECORDED IN PLAT BOOK 20, PAGE 10, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Legal Description:
PARCEL B, EAST 1/2 LOT 1 AND THE EAST 1/2 OF LOT 2, BLOCK A, PINE CREST VILLA ADDITION NO. 4, AS RECORDED IN PLAT BOOK 20, PAGE 10, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

- Surveyors Notes:**
- BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF PALM AVENUE AS S.89°53'57"E. (ASSUMED)
 - PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AND AE, BASE FLOOD EL=30.7 COMMUNITY NUMBER 12057C PANEL NUMBER 0194 SUFFIX "H" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP REVISED, 8/28/2008.
 - ELEVATIONS ARE NAVD 88 DATUM
 - LEGAL DESCRIPTION DERIVED FROM PROPERTY APPRAISER.
 - ALL MEASUREMENTS ARE IN U.S. FEET.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS, RIGHT OF WAY, SETBACK LINES, AGREEMENTS OR OTHER SIMILAR MATTERS OF PUBLIC RECORDS NOT DEPICTED ON THIS SURVEY.



Ralph H. Ortiz
RALPH H. ORTIZ PSM 6212
DATE: 08/16/2022

PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NUMBER 6212
NOT VALID WITHOUT ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY RALPH H. ORTIZ P.S.M. 6212 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD	BL	DATE: 08/16/2022	JOB NO.
DRAFT	GAP	DATE: 08/16/2022	0219-042

ALPHA LAND SURVEYING
PROFESSIONAL SURVEYORS & MAPPERS
LB No. 7841

2108 NORTH TAMPA STREET
TAMPA, FL 33602
(813) 512-2347 ALT (813) 600-7172
ALPHASURVEYINGTAMPA.COM
ALPHALANDSURVEYING@YAHOO.COM

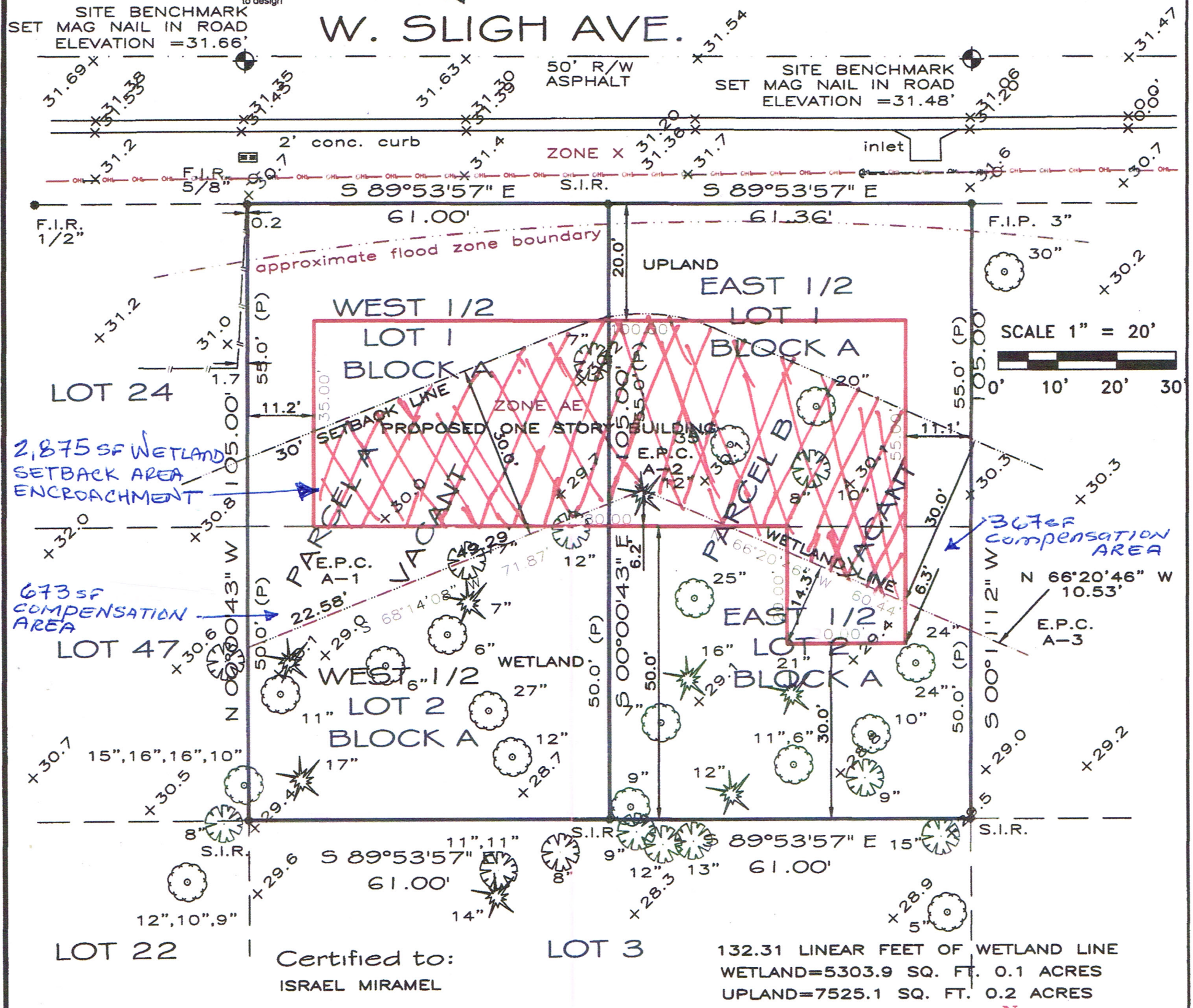
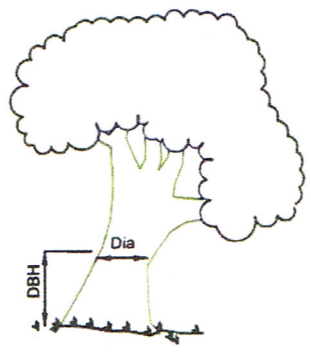
SECTION 33, TOWNSHIP 28 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY WITH WETLAND DELINEATION/SITE PLAN

- LEGEND**
- : Spot Elevation
 - : Irrigation Control Valve
 - ⊖ : Gas Meter
 - ⊞ : Electric Box
 - ⊕ : Sewer Valve
 - ⊞ : Electric Transformer
 - U.E. : Utility Easement
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 - FIR : Found Iron Rod
 - FND : Found
 - FPKD : Found PK Nail & Disc
 - SIR : Set Capped Iron Rod LB#7841
 - SPKD : Set PK Nail & Disc LB#7841
 - LB : Licensed Business

- TREE LEGEND (SIZE AS NOTED)**
- = OAK TREE
 - ⊗ = MAPLE TREE
 - ⊛ = CYPRESS TREE

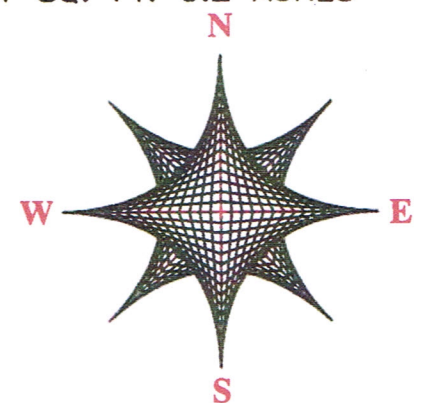
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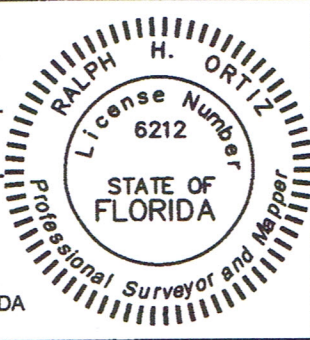
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ralph h ortiz
 2022.08.19
 11:52:04 -04'00'

Ralph Ortiz
 RALPH H. ORTIZ PSM 6212
 DATE: 08/16/2022
 PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NUMBER 6212
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CERTIFICATION

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR-WS-22-1585

Received Date:

Received By:

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

Application Number: VAR-WS-22-1585 Applicant's Name: Ketys Ramirez and Israel Mirabal

Reviewing Planner's Name: _____ Date: _____

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): 01/23/2023

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 last page.

Will this revision remove land from the project? Yes No

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

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.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@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

12-13-2022
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application VAR-WS-22-1585

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 type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input 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 type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Revised Variance request with additional remarks.</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.

Application Number: VAR-WS-22-1585

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.

This is a request to build within a wetland setback area, which has been approved by EPC, in case number 2020-0066E (copy of which will be provided with this application), for the construction of a single family dwelling. This request involves three lots. The attached copy of the survey approved by EPC, as modified, outlines the wetland area and the wetland setback area, as well as the anticipated footprint of the single family dwelling to be built on the two lots. Construction of the single family dwelling is expected to have minimal impact on the wetland area. The dwelling will have approximately 3,500 square feet, of which approximately 2,600 square feet will encroach on the wetland setback. The biggest encroachment spans over approximately 28 feet wide leaving no wetland setback. The remaining app. 72 feet will leave a setback of up to 17.5'.

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

Sections - Environmentally Sensitive Areas - Wetlands & Natural Natural Bodies 4.01.07 and Lots, Dimensional, Access and Related 6.01.03

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 (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 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).

Additional remarks to Variance Request:

Continued from project narrative:

Listed on the application for Variance Request are three lots: 029557-0000, 029558-0000 and 029559-0000).

All three lots are adjacent to each other. The first two lots running from north to south, while the last lot runs from east to west. The northeastern lot (29557-0000) has vacant alley to the east, part of which has been vacated – eastern half of it was given to 029173-000). Since there is still a portion of an alley that belongs to the County (we assume that the alley was not vacated in its entirety, the 029557-0000 lot is characterized as a “corner” lot, with a setback of 20 feet, not only from the front of the lot facing Sligh Avenue, but also 20 feet from the side of the lot facing the alley to the east.

Presently, as EPC approved the building of the home on the two lots (29557-0000 and 29558-0000), the plans indicate that the house would yield 11 feet on each side (the side facing the alley and the side facing the lots adjacent to folio number 29558-0000).

Part of this variance request is for reducing the setback on the lot 29557-0000 from 20 feet to 11 feet in order to accommodate the dwelling that is planned to be built at that location.

A smaller dwelling would not be as desirable and functional in this neighborhood. The plans for the house that is projected to be built at this location takes into consideration the fact that there are sections of wetlands, which resulted in the need to construct a house with a rectangular footprint across both lots (29557-0000 and 29558-0000).

This project takes into consideration maximizing the use of land within the county that has proper amenities, such as sewer and water.

This project will enhance the neighborhood as the vacant lots, combined with the alley, led to debris accumulation, which has been cleaned by the current owner, and will provide a nice residence for a family to enjoy. Additionally, constructing a dwelling at this location will add to the property tax revenue of the county.

Hillsborough County EPC approved the construction that is being sought by the owner. Attached to the application is the EPC consent order dated February 8, 2022, which on item 10, addresses the proposed construction, including building the proposed dwelling. *See Exhibits 1 and 2 of that order.*

Please note that the lot 029559-0000 is to the south of 029557-0000 and 029558-0000. All these three lots are owned by the applicant. The third lot (029559-0000) is intended to be used as part of the backyard (to the extent possible) of the two northern lots (029557-0000 and 029558-0000), but no work is being requested nor anticipated in 029559-0000.

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?
Not allowing the variance would prevent the construction of a single family residence at the subject location, causing financial harm to my family. Other similar requests have been granted by the County.

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.
Same as item 1, above.

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.
The EPC has already approved out petition to allow the construction within the five foot section of wetlands, as well as the wetland setback. Other houses have been built in adjacent lots, but building on the subject lots will not interfere with any neighboring lots.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).
The proposed property is a single family residence. It comports with the LDC and the Comprehensive Plan.

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.
The request for the variance is not the result of any self-caused or self-imposed hardship, as no action has been taken by the owner resulting in any violation that would be resolved by variance.

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.
Allowing the variance would enable the construction of a single family dwelling and will beautify the neighborhood. The variance requested is minimal in nature and the construction requested has been approved by EPC.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

All Real Estate Title Solutions, Inc.
1430 W. Busch Blvd, Suite D
Tampa, FL 33612

Property Appraiser's Parcel Identification (Folio) Numbers: 029557-0000 and 029558-0000

\$ 60,000 ⁰⁰

SPACE ABOVE THIS LINE FOR RECORDING DATA

Kctys
rdw

THIS WARRANTY DEED, made the 20th day of February, 2019 by LCI GROW MANAGEMENT LLC, A Florida Limited Liability Company, herein called the grantor, to Israel Mirabal Lapica, a single man, and Keyte Ramirez, a single woman, as joint tenants with full rights of survivorship, whose post office address is 3925 W. Crawford Street, Tampa, FL 33614, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantees" 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 AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in HILLSBOROUGH County, State of Florida, viz.:

SEE ATTACHED EXHIBIT "A"

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 grantees 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, and hereby 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, 2008. 2018 ⁰²

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

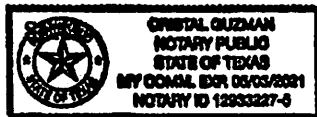
Signed, sealed and delivered in the presence of:

LCI GROW MANAGEMENT LLC

Angela M. Lopez
Witness #1 Signature
Angela M. Lopez
Witness #1 Printed Name
Angela M. Lopez
Witness #2 Signature
Angela M. Lopez
Witness #2 Printed Name
STATE OF Texas
COUNTY OF Harris

[Signature]
Napoles Ramos Danilo, CFO
3003 W. Jean ST
Tampa, FL 33614
[Signature]
witness:
Adriana M. Rivera
3003 W. Jean ST
Tampa FL 33614

The foregoing instrument was acknowledged before me this 20th day of February, 2019 by Napoles Ramos Danilo, CFO of LCI GROW MANAGEMENT LLC who is personally known to me or has produced Florida Driver Lic. as identification.



[Signature]
Notary Public
Cristal Guzman
Printed Notary Name

File No.: A19154

EXHIBIT "A"

Parcel#1

Lots 1 Block A; PINE CREST VILLA - ADDITION No. 4, according to the Plat thereof, recorded in Plat Book 20, page 10, of the Public Records of Hillsborough County, Florida.

Parcel#2

Lots 2, Block A; PINE CREST VILLA - ADDITION No. 4, according to the Plat thereof, recorded in Plat Book 20, page 10, of the Public Records of Hillsborough County, Florida.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE
AND CORRECT COPY OF THE DOCUMENT ON FILE IN
MY OFFICE, WITNESS MY HAND AND OFFICIAL SEAL
THIS 22nd DAY OF September, 20 21



Cindy Stuart, Clerk of the Circuit Court
Hillsborough County, Florida

BY _____
Deputy Clerk



**Hillsborough
County Florida**
Development Services

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

Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR-WS-22-1585 Applicant's Name: Ketys Ramirez

Reviewing Planner's Name: _____ Date: _____

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): 01/23/2023

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

12/22/2022

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Transmittal Completed

Scanned into OPTIX

In-Take Completed by: _____

PEDRO W. RODRIGUEZ, P.A.

PEDRO W. RODRIGUEZ
ATTORNEY AT LAW

607A W. M.L.K., JR., BOULEVARD
TAMPA, FLORIDA 33603
TELEPHONE: (813) 234-3470
FACSIMILE: (813) 237-4810
PWR@PWRESQ.COM

December 22, 2022

Hillsborough County Zoning

To Whom It May Concern:

Re: CAR-WS-22-1585

Additional information is being provided in the above-referenced project.

A copy of the deed for folio number 029559-0000 is provided to be included in the application. The application includes three parcels owned by the same owner, and which parcels are adjacent to each other. The deed included herein had not been included with the application.

Hoping that the application is approved, it is foreseen that in the future the three lots will be combined into a single folio number.

Sincerely,

Pedro W. Rodriguez, Esq.

Prepared by: Yemmis C Acevedo Martinez

Parcel ID#: 0295590000

This space for recorder use only.

Quit Claim Deed

This QUIT CLAIM DEED, made this 23 day of January, 20 19, by
Lci Grow Management LLC
whose address is 3003 W Jean Street Tampa Fl 33614
hereinafter called the Grantor, to
Katys Ramirez a single woman and Israel Mirabal Lapica
whose address is 3925 W Crawford Street Tampa Fl 33614
hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Hillsborough County, Florida, viz:
(legal description of property)

Parcel
U-33-28-18-17S-A00000-00003.0
PINE CREST VILLA ADDITION NO 4 LOT 3 BLOCK A

see sketch

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mamie J. Acevedo
Witness Signature as to First Grantor
Mamie J. Acevedo
Printed Name

[Signature]
Signature of Grantor
Yemmis Acevedo
Printed Name of Grantor

Witness Signature as to First Grantor

Printed Name

Post Office Address

Witness Signature as to First Grantor

Printed Name

Signature of Grantor

Printed Name of Grantor

Witness Signature as to First Grantor

Printed Name

Post Office Address

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25th day of January, 2019, by Yemmis C. Acevedo Martinez, who is personally known to me or has produced FLDL as identification and who did/did not take an oath.



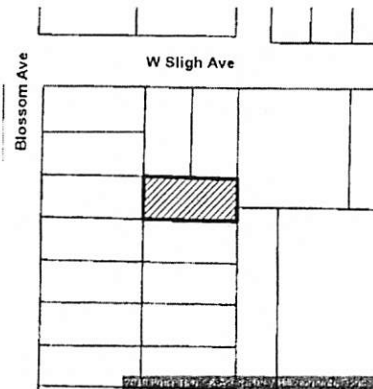
[Signature]
Notary Public



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpaf.fl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 029559-0000



Owner Information	
Owner Name	LCI GROW MANAGEMENT LLC
Mailing Address	3003 W JEAN ST TAMPA, FL 33614-4238
Site Address	TAMPA
PIN	U-33-28-18-17S-A00000-00003.0
Folio	029559-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	9600 WETLANDS/LOWLANDS
Plat Book/Page	20/10
Neighborhood	207004.00 NW Hillsborough & Dale Mabry, S of Sligh
Subdivision	17S PINE CREST VILLA ADDITION NO 4

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$98	\$98	\$0	\$98
Public Schools	\$98	\$98	\$0	\$98
Municipal	\$98	\$98	\$0	\$98
Other Districts	\$98	\$98	\$0	\$98

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
26090	1859	09	2018	QC	Unqualified	Vacant	\$100
26036	1109	08	2018	TR	Unqualified	Vacant	\$40,000
22875	1885	10	2014	WD	Unqualified	Vacant	\$100
3902	0220	01	1982	WD	Unqualified	Vacant	\$60,000
3836	1313	07	1981	WD	Unqualified	Vacant	\$100
3675	0341	06	1980	WD	Unqualified	Vacant	\$106,400

Land Information - Total Acreage: 0.13							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
9610	LOWLANDS	RSC-9	50.00	122.00	AC ACREAGE	0.13	\$98

Legal Description
PINE CREST VILLA ADDITION NO 4 LOT 3 BLOCK A

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VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:
You must schedule an appointment to submit this application by calling 813-277-1630.
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

Property Information

Address: Sligh Ave City/State/Zip: Tampa, FL 33614 TWN-RN-SEC: 33-28-18
Folio(s): 099557-000, 099558-000, 099559-000 Zoning: RSC-9 Future Land Use: Residential Property Size: 15840 sf

Property Owner Information

Name: Ketys Ramirez, Israel Mirabal Daytime Phone: 813-315-0768
Address: 3925 W CRAWFORD ST City/State/Zip: Tampa, FL 33614
Email: Ketys@yahoo.com FAX Number: 813-354-2432

Applicant Information

Name: Ketys Ramirez Daytime Phone: 813-315-0768
Address: 3925 W CRAWFORD ST City/State/Zip: Tampa, FL 33614
Email: Ketys@yahoo.com FAX Number: 813-315-0768

Applicant's Representative (if different than above)

Name: Pedro W Rodriguez Daytime Phone: 813-234-3470
Address: 607 W Dr. ML King Blvd City/State/Zip: Tampa, FL 33603
Email: pwr@pwresg.com FAX Number: 813-237-4810

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]
Signature of Applicant
Ketys Ramirez
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]
Signature of Property Owner
Ketys Ramirez Israel Mirabal
Type or Print Name

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 10/26/22
Case Number: 221505 Public Hearing Date: 11/22/22
Receipt Number: 211652

Planning and Growth Management Department, 601 E Kennedy Blvd. 20th Floor



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 30.7 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011802 Block: 2001
Future Landuse	R-9
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 29557.0000
PIN: U-33-28-18-17S-A00000-00001.0
ISRAEL MIRABAL LAPICA AND KETYS RAMIREZ
Mailing Address:
 3925 W CRAWFORD ST
 TAMPA, FL 33614-3916
Site Address:
 0
 TAMPA, FL 33614
SEC-TWN-RNG: 33-28-18
Acreage: 0.139559
Market Value: \$32,663.00
Landuse Code: 0000 VACANT RESIDENT

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



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 30.7 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011802 Block: 2001
Future Landuse	R-9
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 29558.0000
PIN: U-33-28-18-17S-A00000-00002.0
ISRAEL MIRABAL LAPICA AND KETYS RAMIREZ
Mailing Address:
 3925 W CRAWFORD ST
 TAMPA, FL 33614-3916
Site Address:
 0
 TAMPA, FL 33614
SEC-TWN-RNG: 33-28-18
Acreage: 0.138273
Market Value: \$32,663.00
Landuse Code: 9600 UTILITY, R/W

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PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 30.7 ft
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011802 Block: 2001
Future Landuse	R-9
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 29559.0000
PIN: U-33-28-18-17S-A00000-00003.0
KETYS RAMIREZ AND ISRAEL MIRABAL LAPICA
Mailing Address:
 3925 W CRAWFORD ST
 TAMPA, FL 33614-3916
Site Address:
 0
 TAMPA, FL 33614
SEC-TWN-RNG: 33-28-18
Acreage: 0.131093
Market Value: \$98.00
Landuse Code: 9600 UTILITY, R/W

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