



Zoning Administrator Sign Off:

*Wayne A. Doyon*

**DISCLAIMER:**

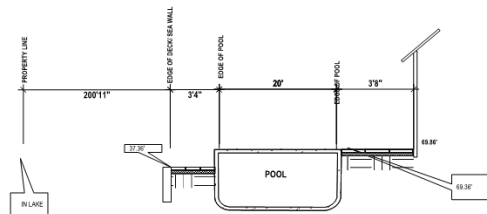
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional 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.

**SURVEY/SITE PLAN**

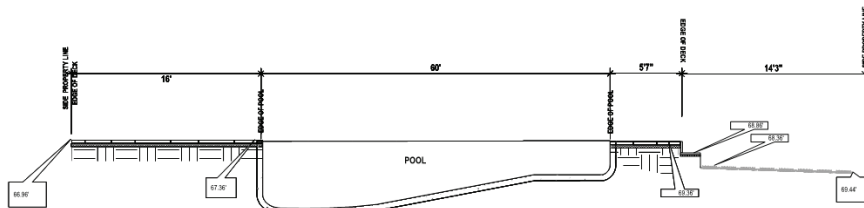


Received April 13, 2026  
Development Services



LONGITUDINAL CROSS SECTION

SCALE: NOT TO SCALE



LONGITUDINAL CROSS SECTION

SCALE: NOT TO SCALE



PROJECT MANAGER: CODY BROWN

A Custom Pool Designed Especially For:

BROWN RESIDENCE  
19808 RHEA SEE DR  
LUTZ, FL 33548

JOB SITE SPECIFICATIONS

LENGTHY LEGAL SEE SURVEY PAGE

TE-BROWN v3.2025.08.08.ywdk

DRAFTED BY: G.S.M.  
PAGE 4 OF 4 (SCALE: 1/8" = 1')

DESIGNER

DATE: 8/8/2025

COUNTY: HILLSBOROUGH

25-0590



Project Description (Variance Request)

- 1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The proposed swimming pool project involves an encroachment into the 30' wetland setback which requires a variance from the land use hearing officer. A variance is necessary to allow the use of the entire 30' wetland setback.

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

Section 4.01.07

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? [X] No [ ] Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
[ ] No [X] Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): HC-BLD-23-0050654
3. Is this a request for a wetland setback variance? [ ] No [X] Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
[ ] Public Water [ ] Public Wastewater [X] Private Well [X] Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
[X] 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

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## 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?

The practical difficulty affecting this property is due to its unique physical characteristics, including its irregular configuration and limited buildable area, which are not typical of other similarly located parcels in the district. These constraints are inherent to the land and were not created by the current owner. We respectfully request this limited relief so the property may be reasonably used in a manner consistent with neighboring homes.

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.

In my neighborhood, other properties are able to make similar ~~approve~~ improvements - like adding a shed or reducing their setbacks - but because of the strict interpretation of the code on my property, I don't have the same options. This limits how I can fully use my land in the same way other do.

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.

Strictly applying the code to my property prevents me from using it like other similar properties in the area. This puts me at a disadvantage compared to others under the same zoning rules.

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).

A variance on our property would not be detrimental to the intent. It positively upholds the general purpose by balancing private needs with public good, especially given the specific criteria.

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.

Our hardship is not a result of illegal acts or actions on our end. Rather due to pre-existing property challenges; i.e. unique property conditions.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The variance aligns with the LDC's goal of protecting property rights and neighborhood character by allowing for a standard residential amenity (a pool) that fits the areas use.

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Prepared by / Return to:  
Edmund Gegan, Esquire  
Gegan Law Office  
1005 N. Marion Street  
Floridan Legal Center Building  
Tampa, Florida 33602

**TRUSTEE'S DEED**

**THIS TRUSTEE'S DEED** made and executed the 10<sup>th</sup> day of November 2025 by (Husband and Wife) Cody Brown and Ashley Brown, whose address is: 19808 Rhea See Drive, Lutz, Florida 33548, hereinafter called the "Grantor," grants to (Husband and Wife) Cody Brown and Ashley Brown, Trustees of the Brown Living Trust, dated November 10, 2025, and any amendments thereto, whose address is: 19808 Rhea See Drive, Lutz, Florida 33548, hereinafter called the Grantee:

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10/00) and other good and valuable considerations to said Grantee in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirm unto Grantee all that certain land situated in Hillsborough County, State of Florida, to-wit:

**A PART OF LOT 13, OF NORTH TAMPA LAND COMPANY'S SUBDIVISION, OF THE WEST 1/2 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION I, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS, RECORDED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PART OF LOT 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SAID LOT 13, RUN SOUTH 22 DEGREES 58' 00" EAST, 840.76 FEET, ALONG THE EAST BOUNDARY OF THE SAID LOT 13, SAID EAST BOUNDARY OF LOT 13 BEING ALSO THE WESTERLY RIGHT OF WAY LIMITS OF THE SEABOARD COAST LINE RAILROAD (50 FEET FROM CENTERLINE), TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT (CONCAVE TO THE SOUTHWEST) HAVING A RADIUS OF 2814.93 FEET; THENCE RUN SOUTHEASTERLY 38.16 FEET, ALONG THE ARC OF THE SAID CURVED WESTERLY RIGHT OF WAY LIMITS (CHORD BEARING SOUTH 22 DEGREES 34' 42" EAST, 38.16 FEET) TO THE POINT OF BEGINNING; CONTINUE ALONG SAID CURVED WESTERLY RIGHT OF WAY LIMITS, 107.73 FEET. (CHORD BEARING SOUTH 21 DEGREES 05' 37" EAST, 107.72 FEET); THENCE RUN NORTH 89 DEGREES 16' 00" WEST, 343.49 FEET ALONG A LINE PARALLEL TO AND 399 FEET NORTH OF THE SOUTH BOUNDARY OF THE SAID LOT 13, THENCE RUN NORTHWESTERLY 7.76 FEET, ALONG THE ARC OF A CURVE CONCENTRIC WITH AND 368.29 FEET SOUTHWESTERLY FROM THE CENTERLINE OF THE SEABOARD COAST LINE RAILROAD (CHORD BEARING NORTH 22 DEGREES 52' 39" WEST, 7.76 FEET) TO A POINT LYING SOUTH 67 DEGREES 02' 00" WEST, 318.29 FEET FROM THE POINT OF CURVATURE ON SAID WESTERLY RIGHT OF WAY LIMITS OF THE SEABOARD COAST LINE RAILROAD, THENCE NORTH 67 DEGREES 02' 00" EAST, 150.00 FEET; THENCE NORTH 05 DEGREES 27' 40" WEST, 32.79 FEET; THENCE SOUTH 89 DEGREES 16' 00" EAST, 172.74 FEET, ALONG A LINE PARALLEL TO AND 499 FEET NORTH OF THE SOUTH BOUNDARY OF THE SAID LOT 13, TO THE POINT OF BEGINNING, SUBJECT TO EASEMENT FOR INGRESS EGRESS ACROSS THE EAST 25 FEET THEREOF. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, IN COMMON WITH OTHERS, OVER AND ACROSS THE EAST 25 FEET OF SAID LOT 13, LESS THE SOUTH 74 FEET THEREOF.**

**LESS**

**A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING A PART OF THE FOLLOWING DESCRIBED LAND:  
"BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 DISTANT 50 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SEABOARD AIR LINE RAILROAD COMPANY'S MAIN TRACK; THENCE SOUTHEASTERLY PARALLEL AND CONCENTRIC WITH THE CENTER LINE OF SAID MAIN TRACK FOR A DISTANCE OF 1,350 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4 TO A POINT DISTANT 400 FEET WEST OF THE CENTER LINE OF SAID MAIN TRACK; THENCE NORTHWESTERLY, CONCENTRIC AND PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK FOR A DISTANCE OF 1,350 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4 FOR A DISTANCE OF 356 FEET, MORE OR LESS TO THE POINT OF BEGINNING, BEING A PART OF LOT 13 OF NORTH TAMPA LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 7, PAGE 34 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS, THE NORTH IS FEET OF SUBJECT PROPERTY FOR ROAD RIGHT-OF-WAY."**

**SAID PARCEL BEING DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTH 1/4 CORNER (5/8" IRON ROD, PLS 2100) OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 15' 48" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 1, A DISTANCE OF 211.11 FEET TO A POINT ON THE BASELINE OF SURVEY OF S.R. 45 (U.S. 41), AS NOW ESTABLISHED; THENCE CONTINUE NORTH 89 DEGREES 15' 48" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 1, A DISTANCE OF 144.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X RAILROAD; THENCE SOUTH 22 DEGREES 11' 13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, AS NOW ESTABLISHED AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22 DEGREES 11' 13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.86 FEET; THENCE NORTH 89 DEGREES 15' 48" WEST, A DISTANCE OF 27.14 FEET; THENCE NORTH 22 DEGREES 11' 13" WEST, A DISTANCE OF 48.86 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD; THENCE SOUTH 89 DEGREES 15' 48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.14 FEET, TO THE POINT OF BEGINNING.**

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

Parcel Identification Number / PIN: U-01-27-18-0GR-000000-00013.1

Folio Number: 012274-0040

**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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

AND Grantor reserves the right to use, occupy and reside upon any real property placed in this Trust as their permanent residence during their life. It is the intent of this provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.


IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

Signed, sealed and delivered in the presence of:

Witness Signature

  
By: Edmund J. Gezan (Witness)  
7557 Kickliter Lane  
Land O'Lakes, FL 34367

Witness Signature

  
By: Elizabeth Ostman (Witness)  
124 17<sup>th</sup> Avenue S.  
St. Petersburg, FL 33701

Grantor

  
Cody Brown (Printed Name)

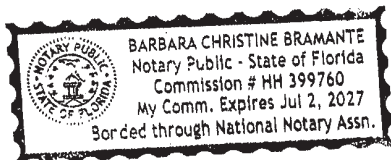
Grantor

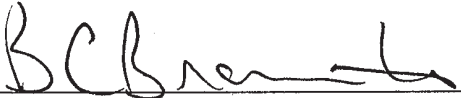
  
Ashley Brown (Printed Name)

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization on November 10, 2025, by Cody Brown and Ashley Brown, who are personally known to me or who have produced driver's licenses as identification, and who did not take an oath.



  
NOTARY PUBLIC or DEPUTY CLERK  
Barbara C Bramante  
[Print, type or stamp commissioned name of notary or clerk]

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Hillsborough  
County Florida  
Development Services

### Property/Applicant/Owner Information Form

Application No: Variance 26-0590 **Official Use Only** Intake Date: 02/24/2026  
 Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 572121  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

#### Property Information

Address: 19808 Rhea See Dr City/State/Zip: Lutz, FL 33548  
01-27-18 Folio(s): 012274-0040 Zoning: RSC-4 Future Land Use: R-2 Property Size: 0.55

TWN-RN-SEC: \_\_\_\_\_

#### Property Owner Information

Name: Ashley & Cody Brown Daytime Phone: 813- 40-6798  
 Address: 19808 Rhea See Dr. City/State/Zip: Lutz, FL 33548  
 Email: aqua.designs247@gmail.com Fax Number: \_\_\_\_\_


#### Applicant Information

Name: Ashley & Cody Brown Daytime Phone: 8134506798  
 Address: 19808 Rhea See Dr City/State/Zip: Lutz, FL 33548  
 Email: aqua.designs247@gmail.com Fax Number: \_\_\_\_\_

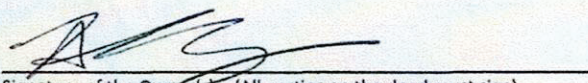
#### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

  
 Signature of the Applicant  
Ashley Brown  
 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.

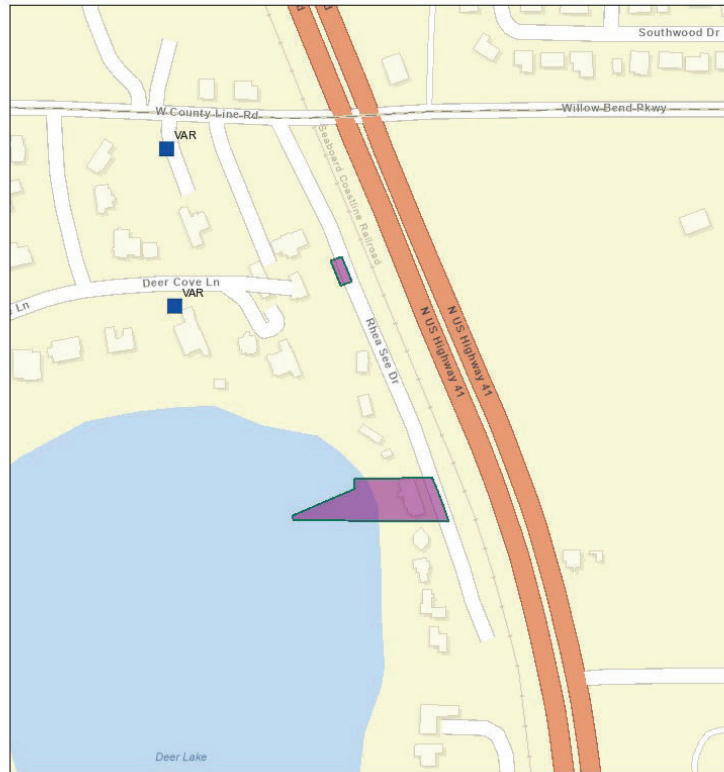
  
 Signature of the Owner(s) - (All parties on the deed must sign)  
Ashley Brown  
 Type or print name



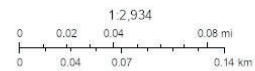
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 66.6 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0062H
FIRM Panel	12057C0062H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011103 Block: 1001
Census Data	Tract: 011103 Block: 1033
Census Data	Tract: 011103 Block: 1003
Future Landuse	R-2
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 12274.0040



February 24, 2026



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Hillsborough County Florida

**Folio: 12274.0040**  
**PIN: U-01-27-18-0GR-000000-00013.1**  
**Cody And Ashley Brown Trustees**  
**Mailing Address:**  
 19808 Rhea See Dr  
 null  
 Lutz, FL 33548-4281  
**Site Address:**  
 19808 Rhea See Dr  
 Lutz, FL 33548  
**SEC-TWN-RNG: 01-27-18**  
**Acreage: 0.59**  
**Market Value: \$426,886.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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