

Variance Application: 23-0920
LUHO Hearing Date: October 23, 2023
Case Reviewer: Wayne Doyon



**Hillsborough
 County Florida**

Development Services Department

Applicant: Michael and Lori Redhead **Zoning:** RSC-6
Location: 2606 Carroll Lake Street Tampa, FL 33618


Request Summary:

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 08/16/2023, is to allow for the construction of a cabana within the 30-foot Wetland Conservation Area setback. The applicants also request an after the fact variance for the existing swimming pool and deck within the 30-foot Wetland Conservation Area Setback.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 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.	29.5-foot encroachment for existing pool and deck and proposed cabana.	.5-foot setback

Findings:	None.
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Zoning Administrator Sign Off: 

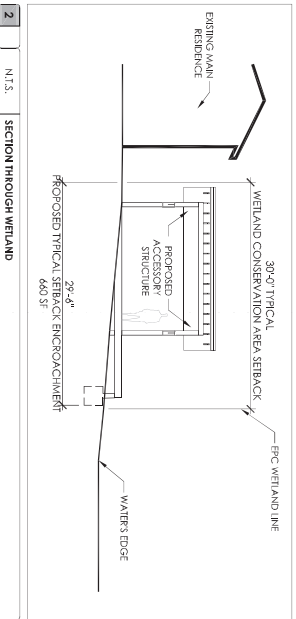
DISCLAIMER:

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

LEGAL DESCRIPTION:
LOT 22, ECHOES LAKE GARROLL ESTATES, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE
63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



- (N0) LEGAL DESCRIPTION: ECHOES LAKE GARROLL ESTATES
- (N1) PROJECT NAME: 2566 CONANT LANE STEEP
- (N2) PROJECT NUMBER: 2566 CONANT LANE STEEP
- (N3) PROJECT ADDRESS: 2566 CONANT LANE STEEP, TAMPA, FL 33618
- (N4) PROJECT CONTACT: MICHAEL & LOUI REDHEAD, ARCHITECTS
- (N5) PROJECT DATE: 02/27/2020
- (N6) PROJECT DRAWING: ARCHITECTURAL SITE PLAN
- (N7) PROJECT SCALE: 3/32"=1'-0"
- (N8) PROJECT SHEET: A101
- (N9) PROJECT STATUS: PRELIMINARY
- (N10) PROJECT NOTES: SEE ARCHITECTURAL SPECIFICATIONS FOR MORE INFORMATION

1. ORIGINAL SURVEY DATA TO DETERMINE EXISTING WETLAND BOUNDARIES AND WETLAND SETBACKS.
 2. AIR PHOTOGRAPHS TO DETERMINE WETLAND BOUNDARIES AND WETLAND SETBACKS.
 3. FIELD NOTES TO DETERMINE WETLAND BOUNDARIES AND WETLAND SETBACKS.



SRH Architecture
 2566 Conant Lane
 Steep, FL 33618
 www.srharchitecture.com

Project Name: 2566 Conant Lane Steep
 Project Address: 2566 Conant Lane Steep, Tampa, FL 33618
 Project Date: 02/27/2020
 Project Drawing: ARCHITECTURAL SITE PLAN
 Project Sheet: A101
 Project Status: PRELIMINARY
 Project Contact: MICHAEL & LOUI REDHEAD, ARCHITECTS
 Project Scale: 3/32"=1'-0"

No.	Revision/Description	Date
1	First Release	02/27/2020
2		
3		
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STAKE: AREA MARCHAND
 EXISTING BUILDING FOOTPRINT, SETBACK
 REMOVE REMOVED AREA

General Notes: AS 8945Z
 Project Number: 21-100-99
 Issue Date: 02/27/2020
 Architectural Site Plan
 Reference Only
 Drawing Title: 2566 CONANT LANE STEEP
 Scale: 3/32"=1'-0"

A101

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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 29.5' feet from the wetland setback encroachment of 30 feet resulting in a rear yard setback of 0.5' feet. The existing pool and paver decking are existing and no changes are proposed. The pool was built in the 1970s and updated in 2005. It was not moved, original shell was not moved. No variance was issued per pool permit #NPO14988. Total square footage of encroachment is 1,595 sf. Height of the pool wall is around 6' tall. The type of decking is semipervious sand set pavers and wood decking. No screen enclosure is proposed.

- A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
Section 4.01.07.B.4.

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): HC-BLD-22-0028926, NEW CONSTRUCTION OF AN ACCESSORY BUILDING ON A SINGLE FAMILY RESIDENCE LOT. THE BUILDING WILL SERVE AS A CABANA. Seeking approval of pre-existing pool and deck.
- 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 Re-claimed 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?

Our backyard is not deep and does not allow for a covered structure in any other area.

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.

Single family use residential property. We would like to build an open air, covered space. The area we live in has many permanent structures ie. pools, pool houses, large screened & unscreened covered entertainment areas, kitchens, and bars.

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 structure would not block the views or interfere with the value of their own backyards.

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).

We believe our variance request is in harmony and serves the general intent and purposed of the LCD and Comprehensive Plan because we are respectful of the rights of other property owners and are also respectful of our right to maximize the usage of our property.

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 proposed cabana has not been previously built. The existing pool was only remodeled in 2000 with new Pebbletec and a new deck installed over old deck.

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

We would like to gain full use of our backyard.

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Prepared by:
Michele Rosa
Star Title Partners of Tampa, LLC
5020 West Linebaugh Ave, Suite 140
Tampa, Florida 33624

File Number: TP16428

General Warranty Deed

Made this September 22, 2016 A.D. By **Bradford Rampt and Patricia Rampt, husband and wife**, whose address is: 8870 N. Himes Avenue #203, Tampa, Florida 33614, hereinafter called the grantor, to **Michael Redhead and Lori Redhead, husband and wife**, whose post office address is: 6304 Nikki Lane, Tampa, Florida 33625, 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 **Seven Hundred Forty Thousand dollars & no cents (\$740,000.00)** 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:

Lot 22, Echols Lake Carroll Estates, according to the Plat thereof, recorded in Plat Book 36, Page(s) 63, of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **U-15-28-18-11Y-000000-00022.0**

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 December 31, 2015.


PAGE 1 OF 2

Prepared by:
Michele Rosa
Star Title Partners of Tampa, LLC
5020 West Linebaugh Ave, Suite 140
Tampa, Florida 33624

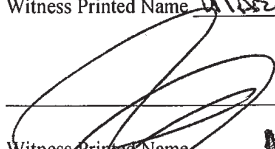
File Number: TP16428

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

Signed, sealed and delivered in our presence:

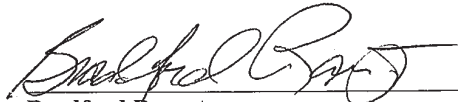


Witness Printed Name Mario Polo

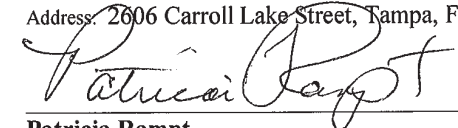


Witness Printed Name Michele Rosa

State of Florida
County of Hillsborough

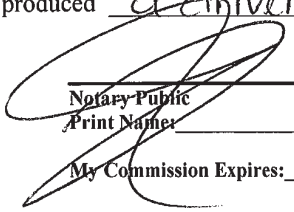


Bradford Rampt
Address: 2606 Carroll Lake Street, Tampa, Florida 33618

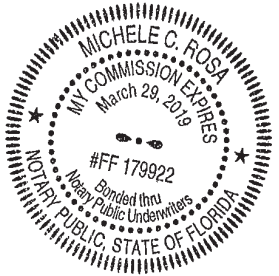


Patricia Rampt
Address: 2606 Carroll Lake Street, Tampa, Florida 33618

The foregoing instrument was acknowledged before me this 22nd day of September, 2016, by Bradford Rampt and Patricia Rampt, husband and wife, who is/are personally known to me or who has produced a drivers license as identification.



Notary Public
Print Name: Michele Rosa
My Commission Expires: 3/29/19



AMBER MACBETH
Missouri Public State of Missouri
Commissioner & HR 13234
My Comm. Expires May 30, 2023
Bonded through National Indemnity Assn

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Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 23-0920

Intake Date: 08/14/2023

Hearing(s) and type: Date: 10/23/2023

Type: LUHO

Receipt Number: 295621

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 2606 Carroll Lake Street City/State/Zip: Tampa, FL 33618

TWN-RN-SEC: 15-28-18 Folio(s): 023386-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.288

Property Owner Information

Name: Michael and Lori Redhead Daytime Phone 813.508.4295

Address: 2606 Carroll Lake Street City/State/Zip: Tampa, FL 33618

Email: credhead@sequoia-financial.com Fax Number 813-282-9347

Applicant Information

Name: Michael Redhead Daytime Phone 813.508.4295

Address: 2606 Carroll Lake Street City/State/Zip: Tampa, FL 33618

Email: credhead@sequoia-financial.com Fax Number 813-282-9347

Applicant's Representative (if different than above)

Name: Jansel Irragorry Daytime Phone 813-727-2536

Address: 7904 Woodvine Circle City/State/Zip: Tampa, FL 33615

Email: ji@skillarchitecture.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.

Mich C. Redhead

Signature of the Applicant

Michael C. Redhead

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.

Mich C. Redhead Lori S. Redhead

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

Michael C. Redhead Lori S. Redhead

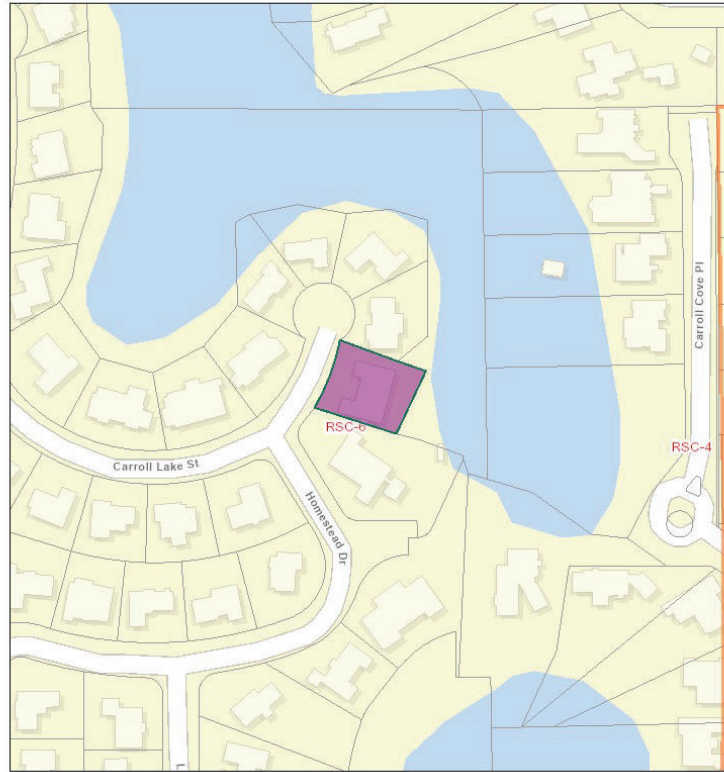
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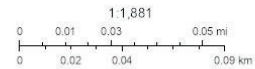
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0211H
FIRM Panel	12057C0211H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120211D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011304 Block: 1021
Future Landuse	R-4
Future Landuse	R-4
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
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 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 23386.0000



August 14, 2023



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Hillsborough County Florida

Folio: 23386.0000
PIN: U-15-28-18-11Y-000000-00022.0
Michael And Lori Redhead
Mailing Address:
 2606 Carroll Lake St
 null
 Tampa, Fl 33618-4002
Site Address:
 2606 Carroll Lake St
 Tampa, Fl 33618
SEC-TWN-RNG: 15-28-18
Acreage: 0.28899401
Market Value: \$878,830.00
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.