



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1271	
LUHO HEARING DATE: January 23, 2023	CASE REVIEWER: Carla Shelton and Isis Brown

REQUEST: The applicant is requesting variances to accommodate a proposed addition to an existing single-family home and a proposed fence on property zoned PD 78-0017.

VARIANCE(S):

House Addition (Wetland Setback)

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 a portion of a proposed home addition to be constructed within the 30-foot wetland conservation area setback. The applicant requests a 10.15-foot encroachment into the setback to allow for a remaining setback of 19.85 feet.

Fence Height

Per LDC Section 6.07.02.C.1, a maximum fence height of 4 feet is permitted within required front yards in residential zoning districts, except under certain circumstances that do not apply to this case, and a maximum fence height of 6 feet is allowed on the remainder of a parcel. The applicant requests:

- A 4-foot increase to the permitted fence height in a required front yard to allow a height of 8 feet for a proposed fence with metal pickets and masonry columns in the required front yard on the west side of the property; and,
- A 2-foot increase to the permitted fence height outside of the required front yard to allow a height of 8 feet for the proposed fence on a portion of the north and south side property lines as shown on the submitted site plan.

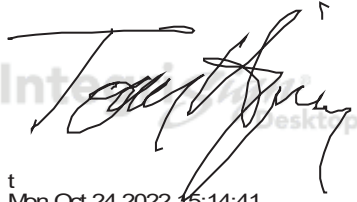
FINDINGS:

The conditions of approval for PD 78-0017 do not include setback requirements for the subject parcel. However, staff has determined the required front yard setback is 25 feet.

DISCLAIMER:

The variance(s) listed above are 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



The image shows a handwritten signature in black ink. The signature is cursive and appears to read 'T. H. Gray'. There is a small arrow pointing to the top of the signature. A faint watermark 'Int... desktop' is visible in the background.

t
Mon Oct 24 2022 15:14:41

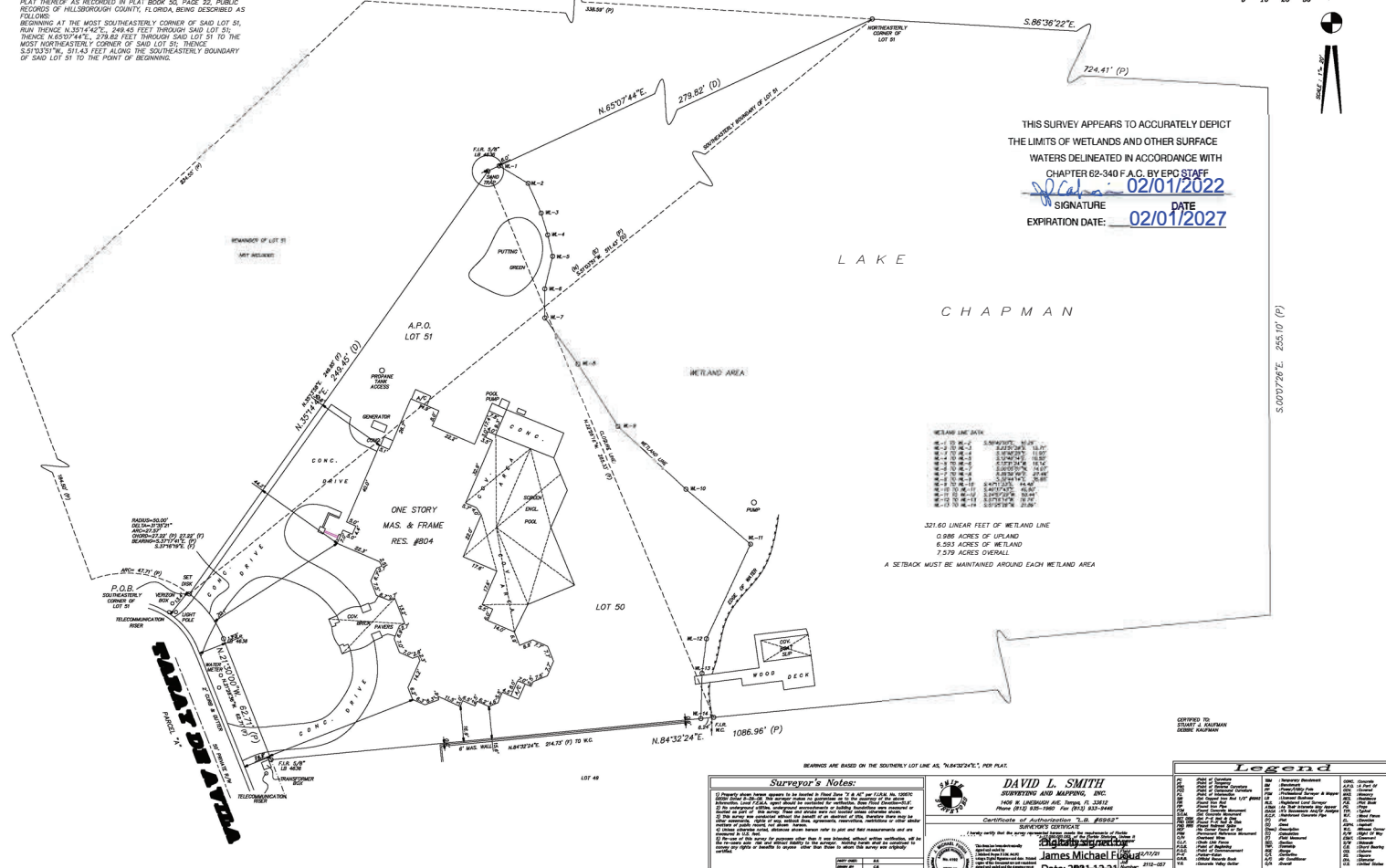
Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed

BOUNDARY SURVEY & WETLAND LINE LOCATION

SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

SCALE 1" = 20'
0' 10' 20' 30'

LEGAL DESCRIPTION:
LOT 51, BLOCK 5, AVILA UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 22, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THAT PART OF LOT 51, BLOCK 5, AVILA UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 22, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHEASTLY CORNER OF SAID LOT 51, RUN THENCE N.85°14'44"E, 249.45 FEET THROUGH SAID LOT 51; THENCE N.85°14'44"E, 279.82 FEET THROUGH SAID LOT 51 TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 51; THENCE S.51°13'11"W, 511.43 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 51 TO THE POINT OF BEGINNING.



THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C. BY EPC STAFF
 Signature: *[Signature]* DATE: 02/01/2022
 SIGNATURE DATE
 EXPIRATION DATE: 02/01/2027

WETLAND LINE DATA	
M-10 TO M-11	5.86136' 222° E
M-11 TO M-12	724.41' (P)
M-12 TO M-13	1086.96' (P)
M-13 TO M-14	1086.96' (P)
M-14 TO M-15	1086.96' (P)
M-15 TO M-16	1086.96' (P)
M-16 TO M-17	1086.96' (P)
M-17 TO M-18	1086.96' (P)
M-18 TO M-19	1086.96' (P)
M-19 TO M-20	1086.96' (P)
M-20 TO M-21	1086.96' (P)
M-21 TO M-22	1086.96' (P)
M-22 TO M-23	1086.96' (P)
M-23 TO M-24	1086.96' (P)
M-24 TO M-25	1086.96' (P)
M-25 TO M-26	1086.96' (P)
M-26 TO M-27	1086.96' (P)
M-27 TO M-28	1086.96' (P)
M-28 TO M-29	1086.96' (P)
M-29 TO M-30	1086.96' (P)
M-30 TO M-31	1086.96' (P)
M-31 TO M-32	1086.96' (P)
M-32 TO M-33	1086.96' (P)
M-33 TO M-34	1086.96' (P)
M-34 TO M-35	1086.96' (P)
M-35 TO M-36	1086.96' (P)
M-36 TO M-37	1086.96' (P)
M-37 TO M-38	1086.96' (P)
M-38 TO M-39	1086.96' (P)
M-39 TO M-40	1086.96' (P)
M-40 TO M-41	1086.96' (P)
M-41 TO M-42	1086.96' (P)
M-42 TO M-43	1086.96' (P)
M-43 TO M-44	1086.96' (P)
M-44 TO M-45	1086.96' (P)
M-45 TO M-46	1086.96' (P)
M-46 TO M-47	1086.96' (P)
M-47 TO M-48	1086.96' (P)
M-48 TO M-49	1086.96' (P)
M-49 TO M-50	1086.96' (P)
M-50 TO M-51	1086.96' (P)
M-51 TO M-52	1086.96' (P)
M-52 TO M-53	1086.96' (P)
M-53 TO M-54	1086.96' (P)
M-54 TO M-55	1086.96' (P)
M-55 TO M-56	1086.96' (P)
M-56 TO M-57	1086.96' (P)
M-57 TO M-58	1086.96' (P)
M-58 TO M-59	1086.96' (P)
M-59 TO M-60	1086.96' (P)
M-60 TO M-61	1086.96' (P)
M-61 TO M-62	1086.96' (P)
M-62 TO M-63	1086.96' (P)
M-63 TO M-64	1086.96' (P)
M-64 TO M-65	1086.96' (P)
M-65 TO M-66	1086.96' (P)
M-66 TO M-67	1086.96' (P)
M-67 TO M-68	1086.96' (P)
M-68 TO M-69	1086.96' (P)
M-69 TO M-70	1086.96' (P)
M-70 TO M-71	1086.96' (P)
M-71 TO M-72	1086.96' (P)
M-72 TO M-73	1086.96' (P)
M-73 TO M-74	1086.96' (P)
M-74 TO M-75	1086.96' (P)
M-75 TO M-76	1086.96' (P)
M-76 TO M-77	1086.96' (P)
M-77 TO M-78	1086.96' (P)
M-78 TO M-79	1086.96' (P)
M-79 TO M-80	1086.96' (P)
M-80 TO M-81	1086.96' (P)
M-81 TO M-82	1086.96' (P)
M-82 TO M-83	1086.96' (P)
M-83 TO M-84	1086.96' (P)
M-84 TO M-85	1086.96' (P)
M-85 TO M-86	1086.96' (P)
M-86 TO M-87	1086.96' (P)
M-87 TO M-88	1086.96' (P)
M-88 TO M-89	1086.96' (P)
M-89 TO M-90	1086.96' (P)
M-90 TO M-91	1086.96' (P)
M-91 TO M-92	1086.96' (P)
M-92 TO M-93	1086.96' (P)
M-93 TO M-94	1086.96' (P)
M-94 TO M-95	1086.96' (P)
M-95 TO M-96	1086.96' (P)
M-96 TO M-97	1086.96' (P)
M-97 TO M-98	1086.96' (P)
M-98 TO M-99	1086.96' (P)
M-99 TO M-100	1086.96' (P)

321.60 LINEAR FEET OF WETLAND LINE
 0.986 ACRES OF UPLAND
 6.593 ACRES OF WETLAND
 7.579 ACRES OVERALL
 A SETBACK MUST BE MAINTAINED AROUND EACH WETLAND AREA

Surveyor's Notes:
 1) This survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 2) The survey was conducted on the date(s) indicated on the survey plat.
 3) The survey was conducted by the undersigned surveyor, David L. Smith, and James Michael Fugate.
 4) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 5) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 6) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 7) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 8) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 9) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.
 10) The survey was conducted in accordance with the Florida Statutes, Chapter 461, Part 1, and the Florida Board of Professional Engineers and Surveyors, Chapter 61, Part 1.

DAVID L. SMITH
 SURVEYING AND MAPPING, INC.
 1408 N. HIGHLAND AVE. SUITE 100
 TAMPA, FL 33610
 PHONE (813) 833-1980 FAX (813) 833-8448

DATE: 2021-12-21
 10:28:25 - 05:00'

Legend	
1	Boundary
2	Wetland Line
3	Upland
4	Wetland
5	Structure
6	Pool
7	Wood Deck
8	Driveway
9	Property Line
10	Survey Point
11	Survey Line
12	Survey Boundary
13	Survey Corner
14	Survey Station
15	Survey Monument
16	Survey Marker
17	Survey Bench Mark
18	Survey Control Point
19	Survey Control Station
20	Survey Control Monument
21	Survey Control Marker
22	Survey Control Bench Mark
23	Survey Control Station
24	Survey Control Monument
25	Survey Control Marker
26	Survey Control Bench Mark
27	Survey Control Station
28	Survey Control Monument
29	Survey Control Marker
30	Survey Control Bench Mark
31	Survey Control Station
32	Survey Control Monument
33	Survey Control Marker
34	Survey Control Bench Mark
35	Survey Control Station
36	Survey Control Monument
37	Survey Control Marker
38	Survey Control Bench Mark
39	Survey Control Station
40	Survey Control Monument
41	Survey Control Marker
42	Survey Control Bench Mark
43	Survey Control Station
44	Survey Control Monument
45	Survey Control Marker
46	Survey Control Bench Mark
47	Survey Control Station
48	Survey Control Monument
49	Survey Control Marker
50	Survey Control Bench Mark

PROPOSED SITE PLAN OVERLAY



**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-22-1271 Applicant's Name: Kristoffer Caldwell

Reviewing Planner's Name: Isis Brown Date: 8/18/2022

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): 9/26/2022

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

08/19/2022

Date

FOR OFFICE USE ONLY

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

In-Take Completed by: _____

Variance to Encroach on Wetland Setback Narrative:

Mr. Stuart and Debbie Kauffmann are planning to add an extension to their residence at 804 Taray de Avila in Tampa, FL 33613. The couple hired architect Charles Kitzmiller and had plans drafted to add a one story 2,180-sf addition to the northwestern corner of the residence. This location of the addition was identified as the only feasible area for the following reasons;

1. Driveway location and side yard setbacks from the western adjacent property
2. Side yard setbacks from the southern adjacent property
3. Furthest distance from the wetland setback line and side yard setbacks possible
4. Current pool and pool cage inhibit additions to the eastern (rear) portion of the residence
5. Location of existing air conditioning handler and pool pump

The property is located on the southwestern shore of Lake Chapman and a cypress-dominant wetland which extends into the northern portion of the property. As plans for the addition were being drafted, it became evident that an established wetland delineation line was needed. Environmental Engineering Consultants, Inc. was hired to establish the wetland line and submit the determination request to EPC. The application was submitted on November 3, 2021 and a confirmation site visit with EPC was conducted on December 7, 2021. Based on the established line and the proposed addition, it is calculated that 140-sf of the proposed additional would encroach on the required 30-ft Wetland Conservation buffer. The proposed area of encroachment, nor the 30-ft perimeter from this area, features no trees or shrubs and is characterized by a typical St. Augustine grass area. St. Augustine grass is a non-native turf which provides limited upland protection from the wetland. The area of encroachment is a triangular shape; the maximum distance of encroachment is 19.85-ft and the minimum distance is 10.15-ft

EPC's Wetland Setback Encroachment Vegetation Compensation Guidelines states that for residential lots a Compensation Planting Plan must be submitted if the impervious/pervious encroachment square footage area is more than 500 square feet or 10% of the total buffer area. The proposed 140-sf of encroachment therefore is exempt from the Compensation Planting Requirement.

The location of the proposed addition is the only feasible area which would conform to side yard setbacks and existing structures. The 140-sf area of encroachment does not feature any native plants and is characterized by St. Augustine grass. The area should be considered the least desirable portion of the setback.

Variance to Fence Requirements Narrative:

In addition, Mr. and Mrs. Kaufman are proposing to build a fence with the height of 8-feet, in the front yard of the property. Per LDC Section 6.07.02.C.1.A, a maximum fence height of 4 feet is permitted within the required front yard in residential zoning districts. Therefore we are requesting a variance to construct the proposed 8-foot fence along the front property line.

**ADMINISTRATIVE WETLAND SETBACK ENCROACHMENT
DETERMINATION APPLICATION**

PROPERTY LEGAL DESCRIPTION

EPC REVIEW APPROVAL LETTER

SITE PLAN

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.

Please see attached document for responses

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?

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.

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.

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*).

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.

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.

VARIANCE CRITERIA RESPONSE FORM

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 Subject Property features 6.593-acres of wetlands and surface water and 0.986-acres of upland. The owners, Stuart J and Debbie Kaufman, of the Property would like to add a 2,180-sf one-story addition to the northwestern corner of the current residential building. The one-story addition is planned to be utilized primarily as a hurricane shelter which is of great concern and necessity to the aging (respectively aged 72 and 73 years old) couple. The location of the addition was chosen as the only feasible area due to current layout of the Property. As plans for the addition were being drafted, it became evident that an established wetland delineation line was needed. Environmental Engineering Consultants, Inc. was hired to establish the wetland line and submit the determination request to EPC. The application was submitted on November 3, 2021 and a confirmation site visit with EPC was conducted on December 7, 2021. Based on the established line and the proposed addition, it is calculated that 140-sf of the proposed additional would encroach on the required 30-ft Wetland Conservation buffer. The location of the proposed addition is the only feasible area which would conform to side yard setbacks and existing structures. The 140-sf area of encroachment does not feature any native plants and is characterized by St. Augustine grass.

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.

Because of the irregular lot shape, current structures and driveway, there are no other viable locations for the proposed addition.

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.

We do not foresee any interference or injury of rights to adjacent properties nor other neighborhood owners. The owners are not requesting variances for side yard buffer encroachments which would affect the adjacent neighbors. The current area of the proposed encroachment is characterized by St. Augustine grass and features no native plants.

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 that the variance aligns with Section 1.02.02 as the request process and submittal is comprehensive and does not interfere with the goals and objectives of the Future of Hillsborough Comprehensive Plan. The variance is in harmony with Section 1.02.03 “in order to foster comfort and welfare, and to aid in the...orderly and progressive development of the unincorporated areas...” This variance would not conflict cause detrimental effects to the overall purpose and intent of 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.

There have been no documented illegal acts nor self-imposed hardships in regards to this variance request. The owners are acting in good faith with direction from Hillsborough County Development Services and Natural Resources.

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.

This variance will not inhibit the purpose or intent of the LDC. If the variance is not granted, the owners will suffer the costs and expense necessary to reach this point in the building process.

This Warranty Deed Made and executed the 2ND day of AUGUST A. D. 1988 by

SICO, INC.
a corporation existing under the laws of State of Florida, and having its principal place of business at
hereinafter called the grantor, to
STUART J. KAUFMAN and DEBBIE KAUFMAN, husband and wife

RETURN TO: postoffice address is 320 S. RIVERHILLS DRIVE, TEMPLE TERRACE, FL. 33617
hereinafter called the grantees:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in HILLSBOROUGH County, Florida, viz:

Lot 50 in Block 5 of AVILA UNIT NO. 2, according to map or plat thereof as recorded in Plat Book 50 Page 22 of the Public Records of Hillsborough County, Florida.

Purchaser(s) acknowledge that the 'Declaration of Restrictive Covenants for Avila Golf Course' dated February 5, 1981 recorded in Official Record Book 3775 Page 1639 of the Public Records of Hillsborough County, Florida, is not applicable to purchaser(s)' property, and that Sico, Inc. and Avila Golf and Country Club, Inc. have full right and authority to make modification to the existing golf course at any time hereafter, without any consent whatsoever from the above purchaser(s).

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 grantees 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 whomsoever; and that said land is free of all encumbrances except for 1988 taxes and subsequent years, restrictions, reservations, easements and assessments of record, if any.

Documentary Tax Pd. \$ 2068.50
Intangible Tax Pd. \$
Richard Ake, Clerk, Hillsborough County



RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

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 above written.

ATTEST: _____ Secretary

SICO, INC. _____

Signed, sealed and delivered in the presence of:

By: Thomas H. Gray, Vice-President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Thomas H. Gray

well known to me to be the Vice-President of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2ND day of AUGUST, A. D. 1988

ST#88060118-02

This Instrument prepared by: Norma Love
STEWART TITLE OF TAMPA
Address: 12981 Telecom Parkway North
Tampa, Florida 33637

NOTARY PUBLIC
MY COMMISSION EXPIRES: 22-127
State of Florida
My Comm. Exp. March 9, 1992

1988 AUG -9 PM 3:05
88169799

This Warranty Deed Made and executed the 26th day of April A.D. 19 90 by

SICO INC., a Florida Corporation, TAX ID# 59-2877378

a corporation existing under the laws of FLORIDA, and having its principal place of business at 15436 N. Florida Ave., Suite 101, Tampa, FL 33613 hereinafter called the grantor, to

STUART J. KAUFMAN and D----- KAUFMAN His wife
SS# [redacted] SS# [redacted]

whose post office address is

320 S. Riverhills Drive, Temple Terrace, FL 33617

hereinafter called the grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in HILLSBOROUGH County, Florida, viz:

Part of Lot 51, Block 5, AVILA UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 50, Page 22, Public Records of Hillsborough County, Florida, being described as follows:

BEGINNING at the most Southeasterly corner of said Lot 51, run thence N.35°14'42"E., 249.45 feet through said Lot 51; thence N.65°07'44"E., 279.82 feet through said Lot 51 to the most Northeasterly corner of said Lot 51; thence S.51°03'51"W., 511.43 feet along the Southeasterly boundary of said Lot 51 to the POINT OF BEGINNING. Containing 0.3992 acres, more or less.

PURCHASERS ACKNOWLEDGE THAT THE "DECLARATION OF RESTRICTIVE COVENANTS FOR AVILA GOLF COURSE" DATED FEBRUARY 5, 1981 AND RECORDED IN O.R. BOOK 3775, PAGE 1639, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IS NOT APPLICABLE TO PURCHASER FOR PURCHASER'S PROPERTY, AND THAT SICO INC., f/k/a AVILA GOLF AND COUNTRY CLUB, INC. HAVE FULL RIGHT AND AUTHORITY TO MAKE MODIFICATIONS TO THE EXISTING GOLF COURSE AT ANY TIME HEREAFTER, WITHOUT ANY CONSENT WHATSOEVER FROM THE PURCHASER/GRANTEE.

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 whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 19 89, easements, reservations and restrictions of public record, if any.

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 above written.



SECRET
Catherine D. Vooys
Secretary

WITNESS:
WITNESS:
WITNESS:

.....SICO INC.....
By THOMAS GRAY, Vice President

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26 day of April, 19 90 by THOMAS GRAY, Vice Pres. of SICO INC. a Florida corporation, on behalf of the corporation.

Pamela J. Braun
Notary Public
Notary Public, State of Florida at Large
My Commission Expires June 7, 1991

Documentary Tax Pd. \$ 275.00
Intangible Tax Pd. \$
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

This instrument prepared by and for the use of:
TITLETRUST INC.
320 W. Fletcher Ave., Suite 110
Tampa, FL 33613

RETURN TO GRANTEE
"MR. & MRS. KAUFMAN"
AS ABOVE ADDRESSED

1990 MAY -3 PM 3:43
90095888

22-1271



Received
08/02/2022
Development Services

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: 804 Taray De AVILA City/State/Zip: Tampa, FL 33617 TOWN-RN-SEC: 25-27-18
Folio(s): 158933280 Zoning: PD Future Land Use: R-2 Property Size: 7.18-acres

Property Owner Information

Name: Stuart J. Kaufman & Debra L. Kaufman Daytime Phone: 813 732-1171
Address: 804 Taray De AVILA City/State/Zip: Tampa, FL 33613
Email: Stuart.J.Kaufman@gmail.com FAX Number: _____

Applicant Information

Name: Stuart Kaufman Daytime Phone: 813 732-1171
Address: 804 Taray De AVILA City/State/Zip: Tampa, FL 33613
Email: Stuart.J.Kaufman@gmail.com FAX Number: _____

Applicant's Representative (if different than above)

Name: Kristoffer Caldwell of Environmental Engineering Consultants (EEC) Daytime Phone: 813-237-3781
Address: 5114 N. Florida Ave City / State/Zip: Tampa, FL 33604
Email: Kcaldwell@eec-tampabay.com FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Stuart J. Kaufman

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 of Property Owner

STUART J. KAUFMAN

Type or Print Name

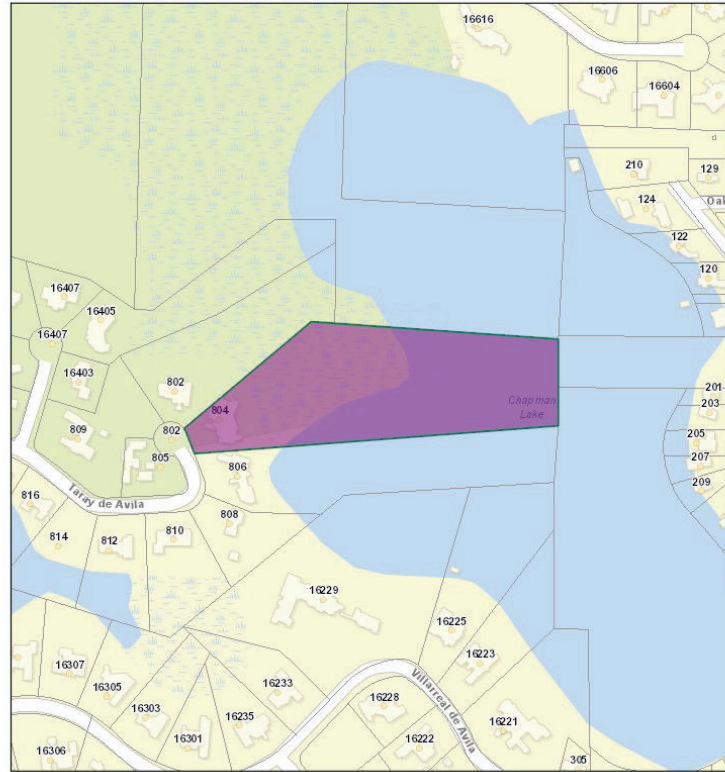
Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 08/02/22
Case Number: 22-1271 Public Hearing Date: 09/26/2022
Receipt Number: _____



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	78-0017
Flood Zone:AE	BFE = 51.9 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Census Data	Tract: 011107 Block: 2000
Census Data	Tract: 011107 Block: 2002
Future Landuse	R-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 15893.3280



August 2, 2022

© Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 15893.3280
 PIN: U-25-27-18-0N8-000005-00050.0
 STUART J AND DEBBIE KAUFMAN
Mailing Address:
 804 TARAY DE AVILA
 TAMPA, FL 33613-1024
Site Address:
 804 TARAY DE AVILA
 LUTZ, FL 33548
 SEC-TWN-RNG: 25-27-18
 Acreage: 7.17963982
 Market Value: \$2,173,109.00
 Landuse Code: 0100 SINGLE FAMILY

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.

Or

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

22-1271

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >