

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

Development Services

PROPERTY ADDRESS:
2407 SOUTH 46TH STREET TAMPA, FLORIDA 33619
(FOLIO NO. 046774-0000)

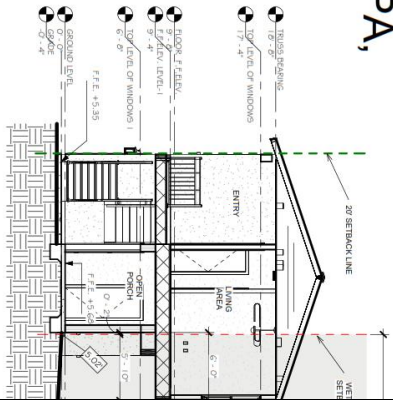
LEGAL DESCRIPTION:
LOT 17, TRICAVALE ESTATES UNIT 1, ACCORDING TO THE
PLAN THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE
99, OF THE PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

LOT 20

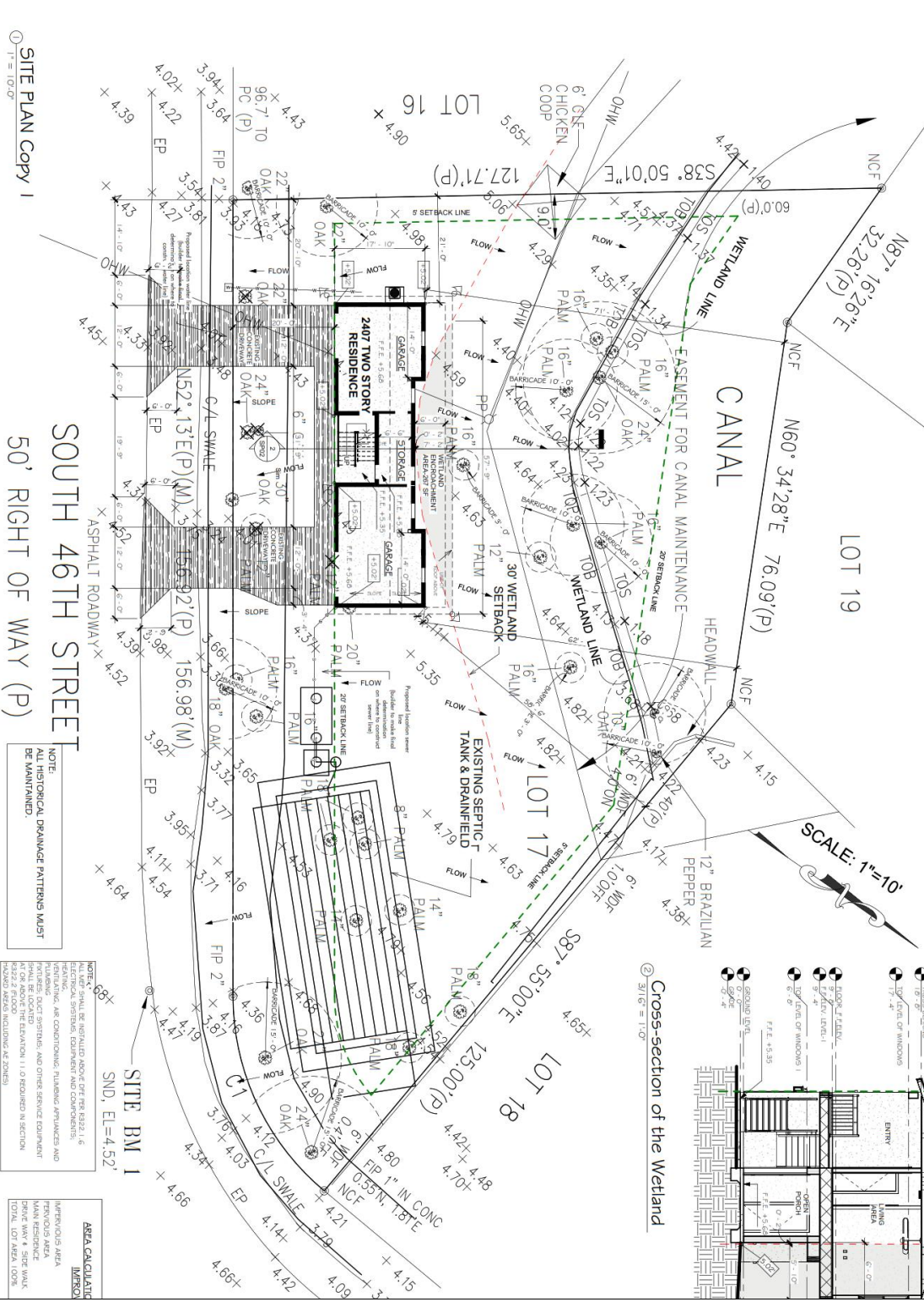
LOT 19

SCALE: 1"=10'

EDUNYNS PEREZ NEW RESIDENCE 2407 SOUTH 46TH STREET TAMPA, FLORIDA 33619



② Cross-section of the Wetland
3/16" = 1'-0"



① SITE PLAN Copy 1
1" = 10'-0"

SOUTH 46TH STREET
50' RIGHT OF WAY (P)

NOTE:
ALL HISTORICAL DRAINAGE PATTERNS MUST
BE MAINTAINED.

NOTE:
ALL SETS SHALL BE INSTALLED ABOVE THE PERMISSIBLE
MINIMUM FINISH FLOOR ELEVATION (FFE) AND SHALL
BE MAINTAINED.
REQUIREMENTS FOR SEWER, WATER, AND GAS SERVICE
AND ALL OTHER UTILITIES SHALL BE MAINTAINED.
SEE 22.05.000 (INCLUDING 22.05.001)

AREA CALCULATED
IMPROVED
WETLANDS AREA
TOTAL WETLANDS AREA
TOTAL LOT AREA (100%)

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



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.

This variance is requested in order to encroach on the rear wetland setback of my property by 138 SQ FT. This setback is there because of the tri canal. Please see the siteplan.

The wetland setback is 138 sq ft inside the 2nd floor portion of the new house proposal.

Although thata the portion of the new houose that may be encroaching on the wetland setback is on the 2nd floor of the property. The first floor of the property would not be encroaching on the wetland setback at all.

There would be no construction at all encroaching on the wetland setback. Only the 2nd floor.

Please see attached contruction plans.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code: **4.01.07.B.4 section of the Land Development Code regarding wetland setbacks**

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? 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 Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
- 3. 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.
- 4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 5. 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



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 wetland setback is 138 sq ft inside the 2nd floor portion of the new house.

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.

Whih out this variance I can not encriach on the wetland setback in order to build the 2nd floor of my property

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

This variance would not affect anyone nor any other properies.

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).

Not related not aplicable.

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.

Not related not aplicable.

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.

Not related not aplicable.

Prepared by and return to:

Sheralyn Rodriguez
Americas Title Corporation
14001 North Dale Mabry Highway
Tampa, FL 33618
(877) 446-1476
File No 03-231091

Parcel Identification No U-28-29-19-1Q1-000000-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **31st day of May, 2023** between **Interest Holdings, Inc., a Florida Corporation**, whose post office address is **3101 North Nebraska Avenue, Tampa, FL 33603**, of the County of Hillsborough, State of Florida, Grantor, to **Eduyns Perez**, whose post office address is **4016 McLane Drive, Tampa, FL 33610**, of the County of Hillsborough, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, Florida, to-wit:

LOT 17, TRI-CANAL ESTATES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, AT PAGES 99, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Nicholas Guerra

Interest Holdings, Inc., a Florida Corporation
By: [Signature]
William M. Crescenzo, President

[Signature]
WITNESS
PRINT NAME: Bartholomew Godinez

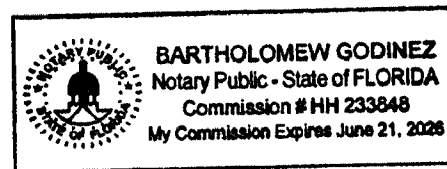
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 30th day of May, 2023 by William M. Crescenzo, President of Interest Holdings, Inc., a Florida Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____





Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR-WS 24-0079	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 24-0079 Applicant's Name: EDUNYS PEREZ SARMIENTO

Reviewing Planner's Name: Mr. Wayne Doyon Date: 10/23/2023

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): 12/19/2023

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.

Edunys Perez
Digitally signed by Edunys Perez
 DN: C=US, CN=Edunys Perez, E=edunys@hotmail.com
 Reason: I agree of this information.
 Location: Tampa, FL
 Date: 2023.11.01 19:34:36-04'00'
 Foxit Reader Version: 10.1.0

Signature

11/01/2023

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. 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

VAR-WS 24-0079

I hereby confirm that the material submitted with application _____

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: **Edunys Perez**

Digitally signed by Edunys Perez
DN: C=US, CN=Edunys Perez, E=edunys@hotmail.com
Reason: I agree of this information.
Location: Tampa, FL
Date: 2023.11.01 19:35:07-04'00'
Foxit Reader Version: 10.1.0

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1 **Cover Letter****+ If adding or removing land from the project site, the final list of folios must be included
- 2 **Revised Application Form****+
- 3 **Copy of Current Deed*** Must be provided for any new folio(s) being added
- 4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
- 5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
- 6 **Property Information Sheet****
- 7 **Legal Description of the Subject Site****
- 8 **Close Proximity Property Owners List****
- 9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.
- 10 **Survey**
- 11 **Wet Zone Survey**
- 12 **General Development Plan**
- 13 **Project Description/Written Statement**
- 14 **Design Exception and Administrative Variance requests/approvals**
- 15 **Variance Criteria Response**
- 16 **Copy of Code Enforcement or Building Violation**
- 17 **Transportation Analysis**
- 18 **Sign-off form**
- 19 **Other Documents** (please describe):

*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.

10-23-23

Development
Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 24-0079 Intake Date: 10/23/2023
 Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 2407 S 46th St City/State/Zip: Tampa, FL, 33610
28-29-19 TWN-RN-SEC: _____ Folio(s): 046774-0000 Zoning: RSC-9 Future Land Use: R-9 Property Size: .37 Acres

Property Owner Information

Name: Edunys Perez Sarmiento Daytime Phone 813-580-9067
 Address: 2407 S 46th St City/State/Zip: Tampa, FL, 33610
 Email: edunys@hotmail.com Fax Number N/A

Applicant Information

Name: Edunys Perez Sarmiento Daytime Phone 813-580-9067
 Address: 2407 S 46th St City/State/Zip: Tampa, FL, 33610
 Email: edunys@hotmail.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.

Edunys Perez Sarmiento
Signature of the Applicant

Edunys Perez Sarmiento
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.

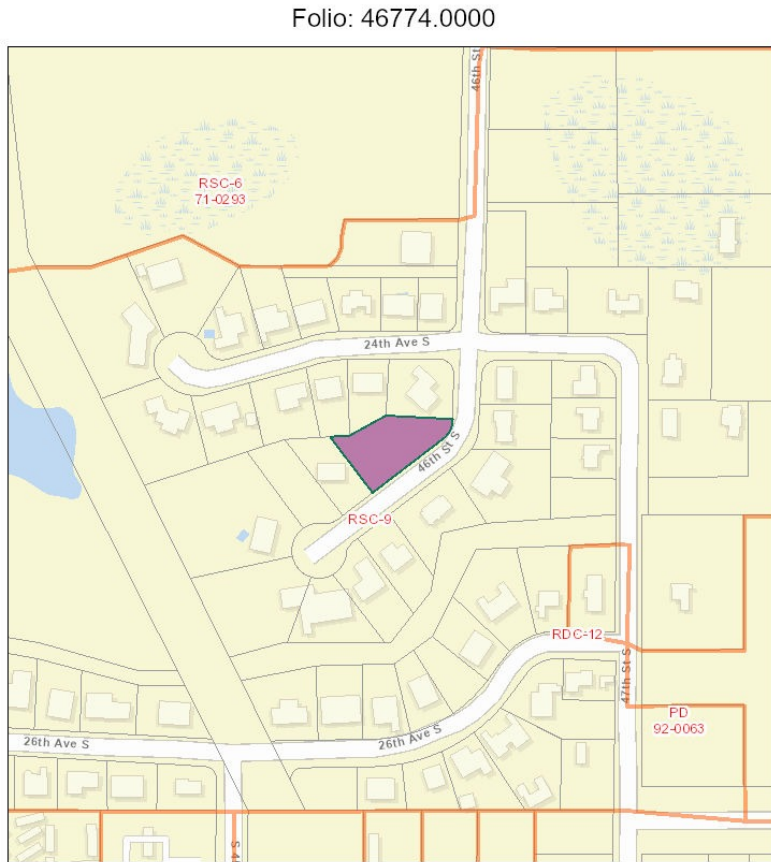
Edunys Perez Sarmiento
Signature of the Owner(s) (All parties on the deed must sign)

Edunys Perez Sarmiento
Type or print name

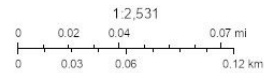


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0366H
FIRM Panel	12057C0366H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120366C
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Census Data	Tract: 013501 Block: 1008
Future Landuse	R-9
Future Landuse	R-9
Future Landuse	R-9
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	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO



October 23, 2023



RD, Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Hillsborough County Florida

Folio: 46774.0000
PIN: U-28-29-19-1Q1-000000-00017.0
Edunys Perez
Mailing Address:
 4016 Mclane Dr
 null
 Tampa, Fl 33610-7441
Site Address:
 0
 Tampa, Fl 33619
SEC-TWN-RNG: 28-29-19
Acreage: 0.37533501
Market Value: \$59,653.00
Landuse Code: 0000 Vacant Resident

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.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >