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**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

April 16, 2024

REFERENCE: FW 24-0684

John Keener
600 S. Magnolia Ave. Ste. 275
Tampa, FL 33606

Dear Applicant:

This letter is in response to your fee waiver application, FW 24-0684, which seeks to waive the application fee for a variance request and fast track fee for property located at 7720 N Mobley Road, Odessa, with folio# 2183.0625, on the basis of staff error.

Please be advised that pursuant to Section 9.7 of the Development Review Procedures Manual, staff may not approve any fee waivers requested on the basis of staff error. Additionally, such requests are automatically scheduled for review by a Land Use Hearing Officer at a public hearing.

Accordingly, your fee waiver application has been scheduled for review by a hearing officer on **May 20, 2024**. The meeting will begin at 9:00 am in the 2nd Floor Boardroom at County Center, 601 E. Kennedy Blvd., in downtown Tampa. At that time, you may present testimony and evidence to the hearing officer on the matter. Please note that failure to appear at the hearing, unless you request a continuance in advance, will result in denial of your fee waiver request.

Please contact our office if you have any questions.

Sincerely,

J. Brian Grady, Director
Community Development Division
Development Services Department

CC: Israel Monsanto, Executive Planner, Development Services
Colleen Marshall, Executive Planner, Development Services
Maricela Medrano, Executive Planner, Development Services
Carmen Mason, Planning and Zoning Technician II, Development Services

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7720 N Mobley Road

Zoning: ASC-1

Folio #: 002183-0625

Fee Waiver Written Statement:

We are requesting a waiver in fees for both the Variance application and the Fast Track Variance request.

The request for a Fee Waiver is the result of staff error and is to no fault of the Homeowner, Architect, or Builder.



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 24-0682	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 24-0682 Applicant's Name: Keener Architecture

Reviewing Planner's Name: Colleen Marshall Date: 05/16/2024

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): 06/24/2024

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@hcfllgov.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@hcfllgov.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

5/16/24
Date



Additional / Revised Information Sheet

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

Included	Submittal Item
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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):

Added - Drawings for proposed fence.

*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.



**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 24-0682

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: _____



Keener Architecture
John L. Keener
600 S. Magnolia Ave.
Suite 275
Tampa, FL 33602
November 20, 2023

To: Hillsborough County Building Department
601 E Kennedy Blvd.
Tampa, FL 33602

Reason: Ocana Residence
7720 North Mobley Road
Odessa, FL
Zoning: ASC-1
Folio #: 002183-0625
Permit No.: HC-BLD-21-0020891
Variance Application #VAR 24-0682

Cover Letter – Additional/ Revised Information

We are submitting a revision to Variance application VAR 24-0682 to include along with the Accessory structure height increase request, a variance request for an increase in height for the front gate/fence.

The following submittal items have been revised/added:

1. Added - Additional / Revised information sheets.
2. Revised – Identification of Sensitive/protected information and acknowledgement of public records.
3. Revised – Property/Applicant/Owner Information Sheet.
4. Revised - Affidavit to authorize Agent – Variance.
5. Revised - Affidavit to authorize agent – Fee Waiver.
6. Revised - Site plan – Sheet A-002.
7. Revised - Project Description/Written Statement.
8. Revised - Variance Criteria Response for Accessory Structure.
9. Added - Variance Criteria Response for Gate and Fence
10. Added - Drawing sheet for proposed Front Fence/Gate.

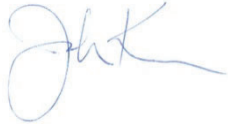
Previously submitted items that did not require revision:

1. Deed
2. Buffer map
3. Neighborhood List
4. Approved - Cabana Permit Drawings
5. Letter Submitted addressing comments

6. Survey
7. Building Department Acknowledging Error
8. Documentation of Correspondence.

If you have any questions, please do not hesitate to call.

Thank You,

A handwritten signature in blue ink, appearing to read 'JLK', with a stylized flourish extending to the right.

John L. Keener
Architect, LEED AP, AIA



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0682 Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 7720 N. Mobely Road City/State/Zip: Odessa, FL
TWN-RN-SEC: 27-17E-26 Folio(s): 002183-0625 Zoning: ASC-1 Future Land Use: 0100 Property Size: 7.7 ACRES

Property Owner Information

Name: Antonio & Gipsy Ocana Daytime Phone 813-389-1821
Address: 8605 Dolce Vita Lane City/State/Zip: Odessa, FL 33556
Email: ocanamobely7720@gmail.com Fax Number _____

Applicant Information

Name: Keener Architecture Daytime Phone 813-495-1400
Address: 600 S. Magnolia Ave. City/State/Zip: Tampa, FL 33606
Email: john@keenerarchitecture.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
JOHN KEENER
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)
Antonio Ocana Gipsy Ocana
Type or print name