



**Hillsborough  
County Florida**

**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 23-0378	
<b>LUHO HEARING DATE:</b> July 31, 2023	<b>CASE REVIEWER:</b> Tania C. Chapela

**REQUEST:**

The applicant is requesting a variance to lot width requirements. This variance is related to a parcel subdivision for an existing parcel zoned AS-0.4.

**VARIANCE:**


Per LDC Section 6.01.01, the required minimum lot width for property zoned AS-0.4 is 150 feet. The applicant requests a 33.89-foot reduction to the required front yard setback to allow a lot width of 116.11 feet.

**FINDINGS:**

According to the Hillsborough County Property Appraiser records the lot was created in 1996, after the zoning conformance date; and cannot be deemed as legally nonconforming. There is no record of a subdivision approval for the subject property. Subdivision review and approval through the Development Services Department shall be required following any variance approval.

**DISCLAIMER:**

The variance 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.

<b>ADMINISTRATOR'S SIGN-OFF</b>
 Colleen Marshall Thu Jul 20 2023 12:23:25
Attachments: Application Site Plan Petitioner's Written Statement Current Deed





# Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0378	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 23-0378 Applicant's Name: Jose H Ramirez

Reviewing Planner's Name: Tania Chapela Date: 07/18/2023

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): \_\_\_\_\_

### Important Project Size Change Information

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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.

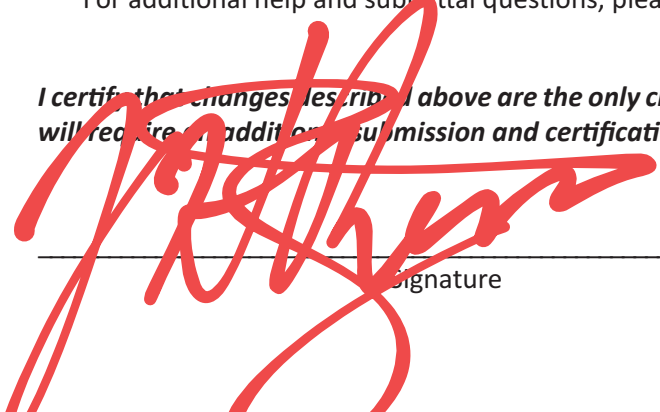
**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.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@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.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

  
\_\_\_\_\_  
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

I hereby confirm that the material submitted with application VAR 23-0378

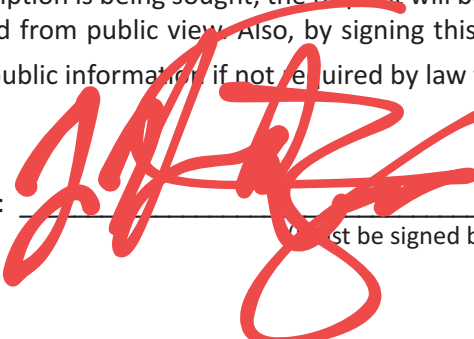
Includes sensitive and/or protected information.

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: 



# 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
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- 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.



**Hillsborough  
County Florida**  
Development Services

Application No: \_\_\_\_\_

## 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.

A section of the land is 117 ft wide and doesn't meet the 150 ft width requirement. This section of land leads to a 2.47 acre portion of land that does meet the required lot, but both sections need to be counted towards the minimum lot size or the minimum lot width.

The split of folio 80527.0000 and 80527.0020 around 1996 should be helpful in understanding the request.

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

Lot Development Code Section 601.01 - Lot Development Standards.

### 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?

This situation is unique because the property was divided in a unique way that left an area too narrow to meet building requirements. This property needs an allowance of both sections of the property to meet the minimum lot width.

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.

The literal requirements would prevent us from being able to build a home on land that meets the requirements in the larger section of the land, because of a too narrow section of land that will just be used as a drive way.

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 section of land that is too narrow to build on is just going to be a driveway and is wider than the majority of driveways.

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*).

The property is a combined 4 acres and AS-04 of the LDC requires 2.5 acres.

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 situation existed prior to the owner purchasing the land and is the result of a previous division of the property.

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.

Allowing the variance will allow the purchaser to build a house on the land as intended, otherwise the land will end up being sold to someone else who will have to go through this same process.

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THIS INSTRUMENT PREPARED BY AND RETURN TO:

ALL REAL ESTATE TITLE SOLUTIONS, INC.  
1430 W. BUSCH BLVD, SUITE D  
TAMPA, FLORIDA 33612

Property Appraisers Parcel Identification (Folio) Numbers: **080527-0020**

\$ 50,000 -00 SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 12th day of April, 2017 by **VELASQUEZ FAMILY TRUST INC., A FLORIDA CORPORATION**, herein called the grantor, to **JOSE H RAMIREZ and ELIDIA RAMIREZ, husband and wife**, whose post office address is **3001 S 76TH ST, TAMPA FL 33619**, 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)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**The West 1/2 of the South 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS the North 30 feet for road, in Section 33, Township 27 South, Range 21 East, Hillsborough County, Florida, and LESS AND EXCEPT the North 649.00 feet of the East 212.65 feet of the West 1/2 of the South 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, in Section 33, Township 27 South, Range 21 East, Hillsborough County, Florida.**

**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 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, and hereby 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, 2016.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature  
Gabriella Germino  
Witness #1 Printed Name  
[Signature]  
Witness #2 Signature  
Galaxie Polci  
Witness #2 Printed Name

**VELASQUEZ FAMILY TRUST INC., A FLORIDA CORPORATION**

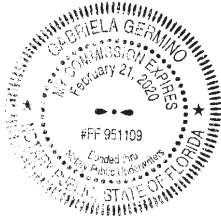
[Signature]  
ROSA VELASQUEZ, DP  
2620 DURHAM ST, TAMPA, FL 33605

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 12th day of April, 2017 by ROSA VELASQUEZ, DP of VELASQUEZ FAMILY TRUST INC., A FLORIDA CORPORATION on behalf of the corporation. He/She is personally known to me or has produced [Signature] as identification.

**SEAL**

My Commission Expires:



[Signature]  
Notary Signature  
Gabriella Germino  
Printed Notary Signature

Prepared by:  
Alicia M. Largel  
America's Title Corp.  
19508 Shumard Oak Drive  
Suite 101  
Land O' Lakes, FL 34638

Folio#080527.0020

Return to:  
Jose H. Ramirez & Elidia Ramirez  
3001 S. 76th Street  
Tampa, Florida 33619

**SATISFACTION OF MORTGAGE**

*RaV* KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner and holder of a certain mortgage deed executed by Jose H. Ramirez and Elidia Ramirez, Husband and Wife to Velasquez Family Trust, Inc., A Florida Corporation bearing the date of April 12, 2017 , recorded in Official Records Book 24892 , Page 1515-1519, in the office of the Clerk of the Circuit Court of Hillsborough County, State of Florida; securing ceratin note in the principal sum of Fifty Thousand dollars and no cents(\$50,000000.)

And certain promises and obligations set forth in said mortgage deed, upon the following described property, situate, lying and being in Hillsborough County, State of Florida, to wit:

The West 1/2 of the South 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS the North 30 feet for road in Section 33, Township 27 South, Range 21 East, Hillsborough County, Florida, and LESS AND EXCEPT the North 649.00 feet of the East 212.65 feet of the West 1/2 of the South 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, in Section 33, Township 27 South, Range 21 East, Hillsborough County, Florida

THIS SATISACTION IS GIVEN AS TO THE WINDING UP AFFAIRS FOR VELASQUEZ FAMILY TRUST INC. WHICH IS A DISSOLVED CORPORATION.

Hereby acknowledges full payment and satisfaction of said note and mortgage deed, and surrenders the same as canceled, and hereby directs the Clerk of said Circuit Court to cancel the same of record.

WITNESS my hand(s) and seal(s),

Signed, sealed and delivered in the presence of:

VELASQUEZ FAMILY TRUST, INC., A FLORIDA  
DISSOLVED CORPORATION

BY: *Rosa Velasquez*  
ROSA VELASQUEZ, DP

STATE OF Florida, Hillsborough County ss:

The foregoing instrument was acknowledged before me by means of X physical presence or [ ] online notarization, this 22 day of February, 2022, by Rosa Velasquez, DP of Velasquez Family Trust, Inc., a Florida Dissolved Corporation who is personally known to me or who has produced driver's license as identification.

*Alicia M. Largel* (Sea)  
Notary Public





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Office Use Only		
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Application Number: VAR 23-0378 Applicant's Name: Jose H Ramirez

Reviewing Planner's Name: Tania Chapela Date: 06/08/2023

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- Minor Modification/Personal Appearance (PRS)
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County Florida**  
Development Services

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Signature:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: 6-8-23



# Additional / Revised Information Sheet

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

Included	Submittal Item
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**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
 Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

### Property Information

Address: 6265 West Dormany Rd City/State/Zip: Plant City/FL/33565  
 TWN-RN-SEC: 27S-21E-33 Folio(s): 080527-0020 Zoning: \_\_\_\_\_ Future Land Use: \_\_\_\_\_ New Home \_\_\_\_\_ Property Size: 4.07

### Property Owner Information

Name: Jose H Ramirez Daytime Phone (813)285-9062  
 Address: 3001 S 76th St City/State/Zip: Tampa/FL/33619  
 Email: Josehramirez76@gmail.com Fax Number \_\_\_\_\_

### Applicant Information

Name: Jose H Ramirez Daytime Phone (813)285-9062  
 Address: 3001 S 76th St City/State/Zip: Tampa/FL/33619  
 Email: Josehramirez76@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 to act on my behalf on this application.

Signature of the Applicant

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)

Type or print name