



# Hillsborough County Florida

## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 23-0601	
<b>LUHO HEARING DATE:</b> July 31, 2023	<b>CASE REVIEWER:</b> Isis Brown

**REQUEST:** The applicant is requesting a variance to the Lutz Rural Area standards for a proposed single family residential subdivision on property zoned ASC-1 and RSC-6.

### VARIANCE(S):

- 1) Per LDC Section 3.09.05.2, Subdivisions of property zoned AM, A, AR, AS-0.4, AS-1 or ASC-1 totaling 20 acres or more in size shall utilize a variety of access measures for individual lots, including direct frontage on roadways, easements and/or private driveway extensions (flag lots). At least 30 percent of the lots accessed by internal project roadways shall not front roadways and shall be accessed by easements and/or private driveway extensions. The applicant requests:
  - a. A 100 percent reduction to the required 30 percent of lots accessed by internal project roadways be accessed by easements and/or private driveway extensions to allow for zero percent of the lots be accessed by easements and/or private driveway extensions.

### FINDINGS:

- The preliminary plat for the proposed subdivision is currently in review under Project ID 6600 for a total of 17 single family residential lots.

### 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.

### ADMINISTRATOR'S SIGN-OFF

Colleen Marshall  
Wed Jul 19 2023 11:14:35

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# 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.

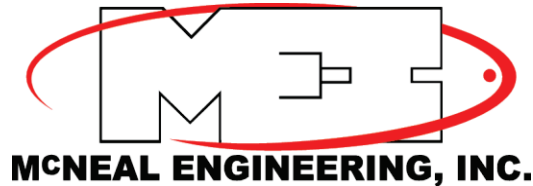
Variance of 30% from the required "30% of the lots accessed by internal project roadways shall not front roadways and shall be accessed by easements and/or private driveway extensions in a manner consistent with the requirements of this Code", resulting in 0% flag lots.

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

LDC 3.09.05(2)

## 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): Final Plat #6579, Preliminary Plat #6600, ROW Vacation #V23-0007
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



Hillsborough County  
Development Services  
601 E Kennedy Blvd 20th Floor  
Tampa, FL 33602

Re: **SUNSET NATURE VILLAGE**  
Sunset Road, Hillsborough County  
PI #6600  
Portion of Folio #013693.0200

Attn: Zoning Department

MEI File #20-070  
June 6, 2023

### VARIANCE REQUEST

To Whom It May Concern:

We are submitting the Variance Application supporting the Sunset Nature Village Preliminary Plat (PI #6600), currently in the permitting process with Development Services. This Preliminary Plat is Parcel 2 of the Minor Plat, Sunset Lane Lands Replat (PI #6579), which is also currently in the review process with Development Services.

The following items are being electronically submitted for your review and records:

- **Variance Application Package,**
- **Variance Project Narrative,**
- **Variance Critical Response Narrative,**
- **Adjacent Property Owners Map (300 feet),**
- **Adjacent Property Owners List (300 feet),**
- **Legal Description,**
- **Deeds (2),**
- **Sunbiz,**
- **Minor Plat Exhibit (PI #6600),**
- **Variance Exhibit (PI #6579),** and
- **Payment** to be made online.

If you have questions, or need additional information, please feel free to contact our office at the phone number listed below. Thank you very much for your assistance.

Sincerely,

Christopher S. McNeal, PE  
**MCNEAL ENGINEERING, INC.**

c: Sreg Sunset Land LLC c/o Sebring Sierra *via* email



## 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?

See attached.

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.

See attached.

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.

See attached.

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*).

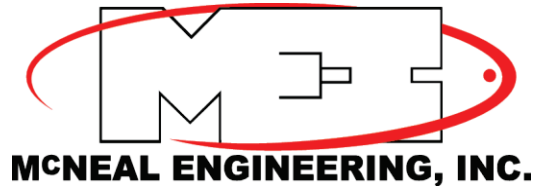
See attached.

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.

See attached.

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.

See attached.



Hillsborough County  
Development Services  
601 E Kennedy Blvd 20th Floor  
Tampa, FL 33602

Re: **SUNSET NATURE VILLAGE**  
Sunset Lane, Hillsborough County  
PI #6600  
A portion of Folio #013693.0200

MEI File #20-070  
June 6, 2023

## VARIANCE CRITERIA RESPONSE NARRATIVE

Please accept the following responses for your consideration during review of our Variance Request.

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 property is unique and singular due to the scattered location of the wetlands and configuration of the developable area of the parcel. Additionally, the site is required to provide one full acre of upland for each lot due to the Wellhead Resource Protection Zone which further constrains design and clustering. The access to Sunset lane also includes wetland areas that largely moves the developable area to the north of the parcel. The location of the wetlands and the atypical configuration of the parcel constrain the design flexibility needed to provide the additional lot depth (twice the lot depth of a single lot with road frontage) for flag lots. The developable area is further constrained by wetlands in all directions. The double stacking design of the Flag Lot would require approximately 750 in depth to sustain the "stacked" lot design that significantly limits design flexibility needed to achieve this lot pattern. When the Flag Lot design is combined with the full acre requirement, the configuration of the parcel and the location of the scattered wetlands, this is a significant hardship.

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 application of the lot access requirements would deprive the applicant from the flexibility needed to provide a superior design that exceeds the development requirements for open space buffering and screening for this subdivision. The proposed design includes greater open space than required and retention of natural areas along Sunset Lane which totally screen the site from view from the roadway in addition to protection of wetland conservation areas.

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

The property is unique in the sense that the site cannot be seen due to existing vegetation from Sunset Lane. Additionally, there is significant open space proposed to the south, east and west that will provide a significant amount of buffering from adjacent uses. The property abuts traditional subdivision to the west and south (zoned RSC-4). The subject project is proposed for a rural density and is compatible with the surrounding suburban development pattern of the



## SUNSET NATURE VILLAGE

MEI File #20-070

June 6, 2023

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immediate area and the semi-rural pattern intended for Lutz. It will include significantly lower density than existing surrounding development and or the onsite-platted areas.

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 variance is in harmony with the R-2 and R-6 Comprehensive Plan categories as it is well under the density anticipated by the Plan. Moreover, the proposed subdivision design will preserve the semi-rural development pattern sought by the Lutz Plan. It is consistent with the rural design in that the project will include full one-acre lots, rural road design and large areas of open space. As noted, the Strategies of the Lutz Plan Strategies (noted on Page 6 of Lutz Plan) and related development standards were created with the goal of retaining the semi-rural residential character of Lutz.

The strategy notes one of the goals is to “improve design aesthetics to make physical development of the community more attractive and provide for individual expression.” The Flag Lot and easement access design produce a lot pattern where lots are “stacked” behind a lot with road frontage. Accordingly, the frontage lots will have vehicles using the flag access adjacent to their side lot line for rear lot access and the rear lot will have the front of their home facing the rear of a lot. The proposed lot pattern will provide an improved design both aesthetically and functionally in a manner consistent with the Lutz Plan, as it will avoid these design issues. The Flag Lot and easement design are better suited for unplanned subdivisions where road frontage is not available and for parcels which are not included as part of a master plan development.

The Strategy also calls for:

- Achieve compatibility between new and existing uses
- Protect the area from suburban and urban sprawl
- Maintain ecological balance
- Protect natural resources by leaving useable open spaces
- Retain natural areas

With the provided Flag Lot relief, the project will be designed in a superior manner to what would be required to use additional open space (that could otherwise be developed) and existing vegetation to achieve compatibility, maintain an ecological balance protect natural resources, protect natural resources and retain natural areas.

Additionally, due to the one acre upland required by the Wellhead Resource Protection Zone, the full upland one acre lots will protect the area from suburban and urban sprawl and will further the intent of the semi-rural goals of the Lutz Plan. It should be noted the subdivision will include one full acre per lot and the Comprehensive Plan recognizes a gross density of one unit per acre as consistent for Rural-Residential Development Area (although the Comp Plan in this area allows a much higher density). The R-2 category allows a maximum of two dwelling units per gross acres and R-6 category allows a maximum of six dwelling units per gross acre.

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 applicant is proceeding in good faith to seek relief from the requirements noted herein. Accordingly, there is no illegal act or action on part of the applicant.

**SUNSET NATURE VILLAGE**

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- 6. Explain how allowing the variances 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 failure to grant variance.*

Approving the variance will allow the applicant to design a subdivision which furthers the goals of the Lutz Plan to a greater degree than what would be achieved with the Flag Lot design when applied to this parcel. The regulations of 3.09.05.2 intend to implement design regulations, which maintain the semi-rural character for this part of Lutz. The proposed variance will provide the relief needed to develop a rural style subdivision that will utilize rural roads, buffer adjacent development and conservation areas with significant open spaces preserving vegetation to the point where the subdivision will not be viewable from Sunset Lane all while utilizing a superior aesthetic and functional design.

This instrument was prepared  
by and should be returned to:  
Jonathan P. Jennewein, Esq.  
Hill Ward Henderson  
Bank of America Plaza, Suite 3700  
101 East Kennedy Boulevard  
Tampa, Florida 33602

*Consideration:* \$1,450,000.00  
*Documentary Stamp Tax:* \$10,150.00  
*Folio No.:* 013693-0200

### **SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED is made and entered into on January 13, 2021, by **PAUL M. WEEKLEY and AUGUSTINE S. WEEKLEY, III, individually** (collectively, the “**Grantor**”), whose address is 6914 East Fowler Avenue, Suite J, Tampa, Florida 33617, to and in favor of **SREG SUNSET LAND LLC**, a Florida limited liability company (the “**Grantee**”), whose address is 509 Guisando De Avila, Suite 200, Tampa, Florida 33613.

### **W I T N E S S E T H:**

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all that certain land situated in Hillsborough County, Florida, to-wit:

See **Exhibit A** attached hereto and incorporated by reference herein

Subject, however, to taxes and assessments for the year of closing and all covenants, conditions, easements, encumbrances and restrictions of record and all matters which an accurate survey or a physical inspection of the property would disclose.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on or in any ways appertaining.

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

The Grantor does hereby covenant that (i) it is lawfully seized of the above-described land in fee simple; (ii) that it has good, right and lawful authority to sell and convey said land; (iii) that it hereby fully warrants the title to said land, except for taxes and assessments for the year of closing and all covenants, conditions, easements, encumbrances and restrictions of record and all matters which an accurate survey or a physical inspection of the property would disclose; and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but against none other.

The Grantor hereby represents and warrants that the above-referenced property **IS NOT** the homestead property of the Grantor.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

WITNESSES:

Ryan A. Lossius  
Name: Ryan A. Lossius  
(Print or Type Name)

PAUL M. WEEKLEY  
PAUL M. WEEKLEY, individually

Matthew Koval  
Name: Matthew Koval  
(Print or Type Name)

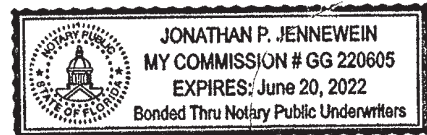
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on January 13, 2021, by PAUL M. WEEKLEY, individually. He is  personally known to me or has  produced a valid driver's license as identification.

Jonathan P. Jennewein  
Notary Public  
Jonathan P. Jennewein  
(Print, Type or Stamp Name)

My Commission Expires:



[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

WITNESSES:

Ryan A. Lossius  
Name: Ryan A. Lossius  
(Print or Type Name)

Augustine S. Weekley, III  
AUGUSTINE S. WEEKLEY, III,  
individually

Jonathan P. Jennewein  
Name: Jonathan P. Jennewein  
(Print or Type Name)

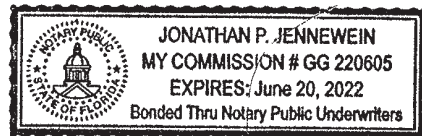
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on January 13, 2021, by AUGUSTINE S. WEEKLEY, III, individually. He is  personally known to me or has  produced a valid driver's license as identification.

Jonathan P. Jennewein  
Notary Public  
Jonathan P. Jennewein  
(Print, Type or Stamp Name)

My Commission Expires:



**EXHIBIT A**

**LEGAL DESCRIPTION**

Lots 9 through 16, Block 40; Lots 1 through 8, Block 41; EAST NORTH TAMPA SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 128, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH: Street lying between Blocks 40 and 41; Portion of said street lying East of Blocks 40 and 41; and the South half (1/2) of the alley lying in Block 40, according to the plat thereof as recorded in Plat Book 1, Page 128, of the Public Records of Hillsborough County, Florida.

ALSO TOGETHER WITH:

A parcel of land lying and being in the Southwest 1/4, and the Southeast 1/4, of Section 12, Township 27 South, Range 18 East, Hillsborough County, Florida;

All being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4, also being the Southwest corner of the Southeast 1/4, of Section 12, Township 27 South, Range 18 East, Hillsborough County, Florida; thence departing said Southeast corner coincident with the East boundary of said Southwest 1/4, N 00° 48' 13" W a distance of 25.01 feet to a point coincident with the intersection of the Northerly right-of-way boundary of Sunset Lane (State Road S-583-A) per FDOT (Florida Department of Transportation) right-of-way maps, Section No. 10040-2527 and said East boundary, said point also being the POINT OF BEGINNING; thence departing said East boundary coincident with said Northerly right-of-way boundary, S 89° 57' 23" W a distance of 247.82 feet to the East boundary of "Sunset Plaza" parcel as described in Official Records Book 19750, Page 1355 of the Public Records of Hillsborough County, Florida; thence departing said Northerly right-of-way boundary coincident with said East boundary, N 00° 25' 59" W a distance of 464.89 feet to the Northeast corner of said "Sunset Plaza" parcel; thence departing said "Sunset Plaza" boundary, but continuing coincident with the Northerly extension of said East boundary, N 00° 25' 59" W a distance of 539.25 feet to a point coincident with the South boundary of the North 1/2 of the Northeast 1/4, of the Southeast 1/4 of the Southwest 1/4, of said Section 12; thence departing said extension coincident with said South boundary of said North 1/2, N 89° 54' 33" E a distance of 244.45 feet to a point coincident with the South boundary of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 said Section 12, said point also being the Southeast corner of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, also being the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 12; thence departing said South boundary of the North 1/2 of said Northeast 1/4 coincident with the South boundary of the North 1/2 of said Northwest 1/4, S 89° 46' 30" E a distance of 199.95 feet; thence departing said South boundary, S 23° 51' 35" E a distance of 373.98 feet to a point coincident with the South boundary of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 12; thence coincident with said South boundary, N 89° 56' 50" E a distance of 114.98 feet; thence departing said South boundary, N 00° 39' 54" W a distance of 682.62 feet to a point coincident with the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 12; thence coincident with said North boundary, S 89° 37' 38" E a distance of 859.88 feet to a point coincident with the West boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 12, said point also being the Northeast corner of the Southwest 1/4 of the Southeast 1/4 and also being the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence departing said Southwest corner coincident with said West boundary, N 00° 34' 41" W a distance of 10.00 feet to a point coincident with the Easterly extension of the South boundary of Block 41, EAST NORTH TAMPA SUBDIVISION, as recorded in Plat Book 1, Page 128 of the Official Records of Hillsborough County, Florida; thence departing said West boundary, coincident with said Easterly extension and said South boundary of Block 41, N 89° 37' 38" W a distance of 428.70 feet to the West boundary of said Block 41; thence departing said South boundary, coincident with said West boundary and coincident with the Northerly extension thereof, N 02° 02' 11" E a distance of 322.66 feet to a point coincident with the centerline of a 15.00 foot vacated alley, vacated per resolution recorded in Deed Book 1929, Page 505 of the Public Records of Hillsborough County, Florida; thence departing said West boundary, coincident with said centerline, S 87° 58' 53" E a distance of 414.35

feet to a point coincident with aforesaid West boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence coincident with said West boundary, N 00° 34' 41" W a distance of 18.25 feet to a point coincident with the North boundary of the South 1/2 , of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence departing said West boundary coincident with said North boundary, S 89° 25' 06" E a distance of 660.75 feet to a point coincident with the East boundary of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence departing said North boundary coincident with said East boundary, S 00° 48' 25" E a distance of 336.56 feet to a point coincident with the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence departing said East boundary coincident with said South boundary, S 89° 35' 38" E a distance of 635.75 feet to a point coincident with the West right-of-way boundary of Yocam Avenue, said right-of-way boundary being 25.00 feet West of and parallel with the East boundary of the Southeast 1/4 of said Section 12; thence departing said South boundary coincident with said West right-of-way boundary, S 00° 25' 19" E a distance of 669.26 feet to a point coincident with the North boundary of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 12; thence departing said West right-of-way boundary coincident with said North boundary, N 89° 59' 14" W a distance of 635.43 feet to a point coincident with the West boundary of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 12, said point also being the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 12; thence departing said North boundary coincident with said West boundary, S 00° 33' 57" E a distance of 409.47 feet; thence departing said West boundary, S 89° 39' 12" W a distance of 90.00 feet; thence S 00° 33' 57" E a distance of 239.20 feet to a point coincident with the North right-of-way boundary of said Sunset Lane; thence coincident with said North right-of-way boundary, said right-of-way boundary being 25.00 feet North of and parallel with the South boundary of the Southeast 1/4 of said Section 12, S 89° 39' 08" W a distance of 570.26 feet to a point coincident with the East boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 12; thence departing said North right-of-way boundary coincident with said East boundary, N 00° 34' 41" W a distance of 428.00 feet to a point coincident with the South boundary of Lot 6 of said SUNSET MANOR SUBDIVISION, also being the North boundary of said parcel described by Official Records Book 13751, Page 1554; thence departing said East boundary coincident with said South boundary, S 86° 56' 31" E a distance of 3.11 feet to a point coincident with the aforementioned East boundary of said SUNSET MANOR SUBDIVISION; thence departing said South boundary coincident with said East boundary, N 00° 11' 38" W a distance of 496.06 feet to a point coincident with the North boundary of said Sunset Manor Subdivision, also being the Northeast corner of said SUNSET MANOR SUBDIVISION; thence departing said East boundary coincident with said North boundary, S 89° 39' 37" W a distance of 525.05 feet to a point coincident with the West boundary of said SUNSET MANOR SUBDIVISION, said point also being the Northwest corner of said SUNSET MANOR SUBDIVISION; thence departing said North boundary coincident with said West boundary, S 00° 10' 53" E a distance of 923.95 feet to a point coincident with the aforementioned North right-of-way boundary Sunset Lane; thence departing said West boundary coincident with said North right-of-way boundary, S 89° 39' 12" W a distance of 795.60 feet to THE POINT OF BEGINNING.

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Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0601

Intake Date: 06/06/2023

Hearing(s) and type: Date: 07/31/2023

Type: LUHO

Receipt Number: 275313

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: Sunset Lane City/State/Zip: Lutz, FL 33549

TWN-RN-SEC: 27-18-12 Folio(s): Ptn 013693.0200 Zoning: ASC-1 & RSC-6 Future Land Use: R-2 & R-6 Property Size: 44.33

Property Owner Information

Name: Sreg Sunset Land LLC c/o Stuart S. Sierra, Jr Daytime Phone (813) 442-5492

Address: 509 Guisando de Avila Suite 200 City/State/Zip: Tampa, FL 33613

Email: SSierra@SierraInvestmentGroup.com Fax Number

Applicant Information

Name: McNeal Engineering Inc c/o Christopher S. McNeal Daytime Phone (813) 968-1081

Address: 15957 N Florida Ave City/State/Zip: Lutz, FL 33549

Email: permitting@mcnealengineering.com Fax Number (813) 563-4256

Applicant's Representative (if different than above)

Name: Same as above 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.

Digitally signed by Christopher S. McNeal DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou, email=cmcneal@mcnealengineering.com, c=US Date: 2023.06.06 12:50:26 -04'00'

Signature of the Applicant

Christopher S. McNeal

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.

Digitally signed by Christopher S. McNeal DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou, email=cmcneal@mcnealengineering.com, c=US Date: 2023.06.06 12:50:35 -04'00'

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

Christopher S. McNeal

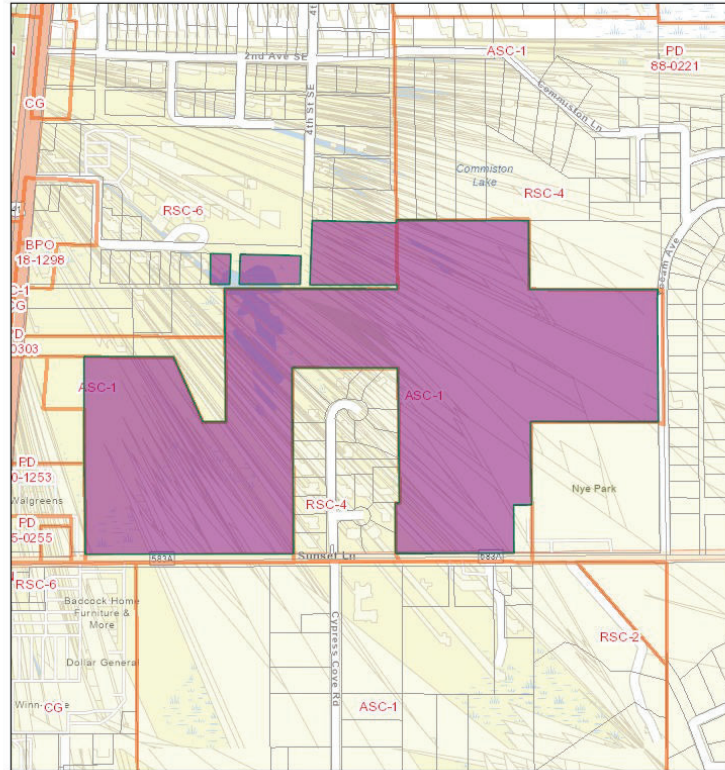
Type or print name



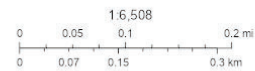
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Residential
FLX	f
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 62.0 ft
Flood Zone:AE	BFE = 62.8 ft
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0064H
FIRM Panel	12057C0064H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011005 Block: 2000
Future Landuse	R-2
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-2
Future Landuse	R-2
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 13693.0200



June 7, 2023



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Hillsborough County Florida

**Folio: 13693.0200**  
**PIN: U-12-27-18-ZZZ-000000-54010.2**  
**Sreg Sunset Land Llc**  
**Mailing Address:**  
 509 Guisando De Avila Ste 200  
 null  
 Tampa, Fl 33613-5235  
**Site Address:**  
 0 Sunset Ln  
 Lutz, Fl 33549  
**SEC-TWN-RNG: 12-27-18**  
**Acreege: 67.9272995**  
**Market Value: \$1,416,812.00**  
**Landuse Code: 5900 Agricultural**

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