



**APPLICATION NUMBER: VAR 22-0724**

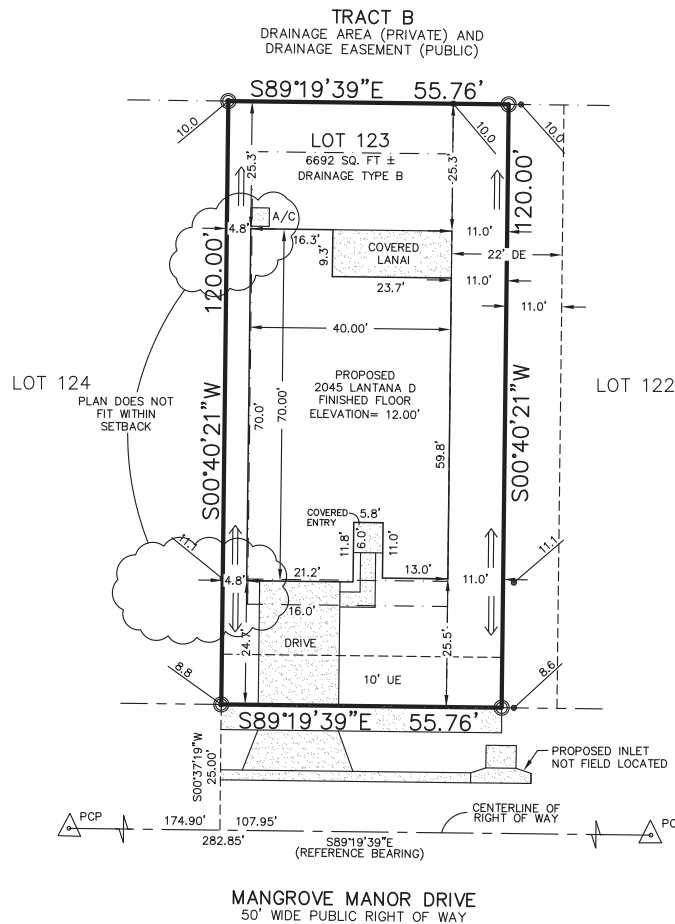
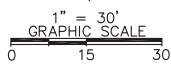
**CASE REVIEWER:** Colleen Marshall, AICP, CFM

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

# PLOT PLAN

DESCRIPTION:(AS FURNISHED)

LOT 123, MANGROVE MANOR PH 1  
AS RECORDED IN PLAT BOOK 141, PAGE(S) 40-48,  
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



## PREPARED FOR:



## BUILDING SETBACKS

FRONT: 25'  
GARAGE: 20'  
REAR: 15' (LOTS 65-98)  
REAR: 10' (ALL OTHER LOTS)  
SIDE: 5'

## NOTES:

- PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE APPROVED ENGINEERING PLANS PREPARED BY HALFF.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURE. THE CONTRACTOR AND/OR OWNER ARE REQUIRED TO VERIFY ALL SETBACKS, BUILDING DIMENSIONS, AND LAYOUT SHOWN HEREON PRIOR TO ANY CONSTRUCTION.

**THIS IS NOT A SURVEY  
THIS IS A PLOT PLAN ONLY**

## FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12057C0494H, DATED 8-28-2008, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AE", DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED TO BE 9'. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

## BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MANGROVE MANOR DRIVE BEING N89°19'39"W, PER PLAT.

(FIELD DATE):  
SCALE: 1" = 30 FEET  
APPROVED BY: JB  
JOB NO. 210904 LOT 123  
DRAWN BY: BMW

## REVISED:

PLOT PLAN 10/28/2021 GO

## ON LOT CALCULATIONS

LOT	= 6,692	SQ. FT.
LIVING AREA	= 2,045	SQ. FT.
GARAGE	= 454	SQ. FT.
ENTRY	= 35	SQ. FT.
LANAI	= 221	SQ. FT.
PATIO	= 0	SQ. FT.
DRIVEWAY	= 395	SQ. FT.
A/C PAD	= 12	SQ. FT.
WALKWAY	= 45	SQ. FT.
IMPERVIOUS	= 48%	
SOD	= 3207	SQ. FT.
TOTALS	= 3,485	SQ. FT.

## OFF LOT CALCULATIONS

RIGHT OF WAY	= 707	SQ. FT.
DRIVE APRON	= 152	SQ. FT.
PUBLIC S/W	= 279	SQ. FT.
SOD	= 276	SQ. FT.
TOTALS		
AREA	= 7,399	SQ. FT.
DRIVEWAY	= 547	SQ. FT.
SIDEWALK	= 324	SQ. FT.
SOD	= 3,761	SQ. FT.

## LEGEND:

- BUILDING SETBACK LINE
- CENTERLINE
- RIGHT OF WAY LINE
- PROPOSED ELEVATION
- PROPOSED DRAINAGE FLOW
- CONCRETE
- A/C AIR CONDITIONER
- S/W SIDEWALK
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- PRC POINT OF REVERSE CURVATURE
- PCP PERMANENT CONTROL POINT
- TYP TYPICAL
- CS CONCRETE SLAB
- PER PLAT
- (P) CALCULATED
- PB PLAT BOOK
- PGS PAGES
- SQ. FT. SQUARE FEET
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- NAVD NORTH AMERICAN VERTICAL DATUM
- D&UE DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT (PUBLIC)
- UE UTILITY EASEMENT (PUBLIC)



- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**PRELIMINARY**

JAMES W. BOLEMAN PSM# 6485

22-0724

## **VARIANCE REQUEST**

1. Project Narrative: 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.

The site is located on the west side of US Highway 41 with current tax folio 51616.0538. The site has a PD zoning district (MM 18-1493) approved for 5,000 SF lots. Final conditions of approval #29 requires a minimum 5-foot side yard setback on a minimum 50-foot wide lot. The applicant obtained a preliminary plat approval for Mangrove Manor with 203 lots. During the final plat review, minor changes were required which affected Lot 123. The change is the relocation of a 22-foot-wide drainage easement from the east onto a portion of Lot 123 (see Attachment 1). No structures are permitted within the easement, and with an 11-foot easement onto the 55.76 feet results with 44.76-foot lot to locate a 40-wide residential dwelling. By doing so, the required side yard setback is deficient by 2.88", resulting in a 4.76-foot side yard setback.

A permit has been issued for LOT 124, depicting 7.7-foot east side yard. With the proposed 4.8-foot western side yard for LOT 123, there will be over 10 feet between both structures (at least 12.5 feet) (see Attachment 2).

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code: N/A. Variance is requested from PD final conditions of approval to reduce side yard setback for Lot 123 by 2.88".

## **ADDITIONAL INFORMATION**

1. Have you been cited by Hillsborough County Code Enforcement? No   X   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   X   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   X   Yes \_\_\_\_\_  
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:  
Public Water   X   Public Wastewater   X   Private Well \_\_\_\_\_ Septic Tank \_\_\_\_\_
5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No   X   Yes \_\_\_\_\_ If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from **19<sup>th</sup> floor County Center**).

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During the final plat review, minor changes were required which affected Lot 123. The change is the relocation of a 22-foot-wide drainage easement from the east onto a portion of Lot 123.

The survey map shows three adjacent lots:

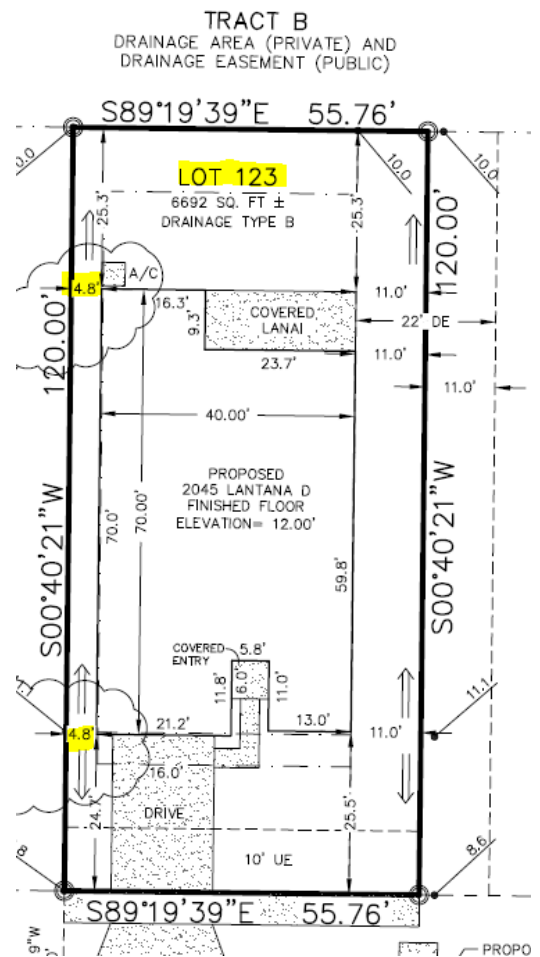
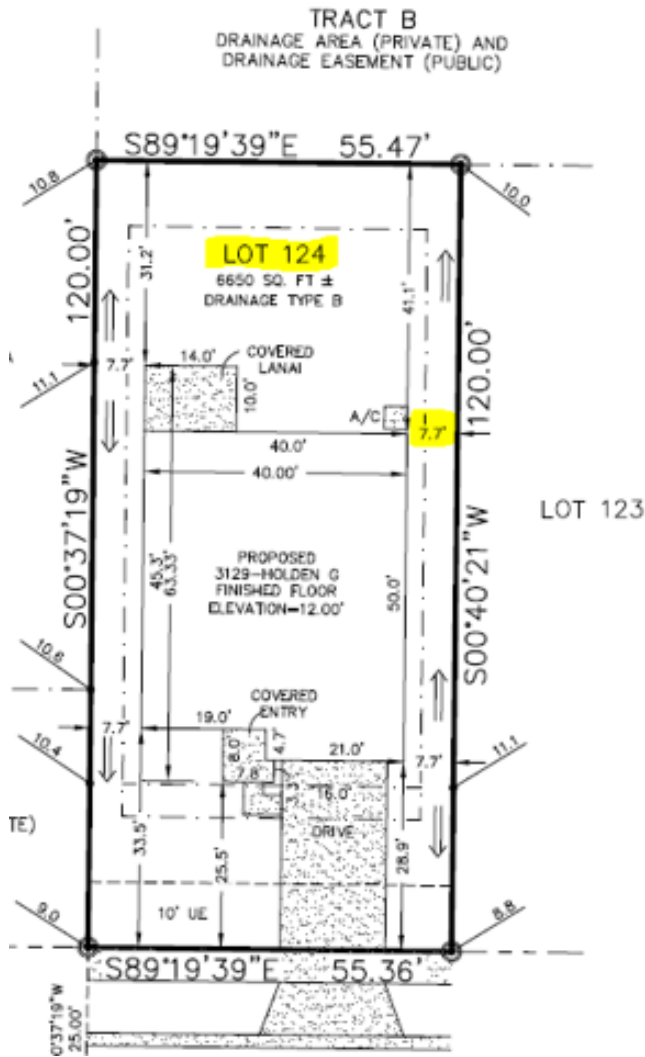
- Lot 124**: Located at the top left. Dimensions include S 00°37'19" W 120.00' on the west boundary, N 89°19'39" W 155.47' on the north boundary, and 55.47' on the east boundary. A 10.00' UTILITY EASEMENT (PUBLIC) is shown along the south boundary.
- Lot 123**: Located in the center. Dimensions include N 00°40'21" E 120.00' on the north boundary, 55.76' on the east boundary, and 55.36' on the south boundary. A 11.00' easement is shown along the east boundary.
- Lot 122**: Located on the right. Dimensions include N 42°46'33" W 120.00' on the north boundary, 55.34' on the east boundary, and 52.21' on the south boundary. A 22.00' DRAINAGE EASEMENT (PUBLIC) is shown along the east boundary.

Other features include a dashed line labeled C15, a solid line labeled C16, and a road labeled MAJOR DRIVE at the bottom. Bearings and distances are provided for all boundaries.

22-0724

# ATTACHMENT 2

Permit has been issued for LOT 124, depicting 7.7-foot east side yard. With the proposed 4.8-foot western side yard for LOT 123, there will be over 10 feet between both structures (at least 12.5 feet).



## **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.*

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?

During the final plat review, minor changes were required which affected Lot 123. The change is the relocation of a 22-foot wide drainage easement from the east onto a portion of Lot 123.

\_\_\_\_\_

\_\_\_\_\_

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.

No structures are permitted within the easement according to LDC Section 6.02.11.B. Due to this requirement, the required side yard setback for Lot 123 by the PD final conditions of approval is deficient by 2.88", resulting in a 4.76-foot side yard setback.

\_\_\_\_\_

\_\_\_\_\_

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 variance is only to allow for a 2.88" reduction in a side setback for one lot in the Planned Development from 5-feet to 4.76-feet.

\_\_\_\_\_

\_\_\_\_\_

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 request for the minor side setback reduction is in order to adhere to the Stormwater Management requirements of Drainage Easements within the LDC Section 6.02.11.B.

\_\_\_\_\_

\_\_\_\_\_

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 drainage easement relocation was a requirement during final plat review.

\_\_\_\_\_

\_\_\_\_\_

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefit intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The approval of this request will allow for the development of these lots as intended by the Planned Development site plan and final plat for this project. The variance request for the 2.88" reduction in one side setback for Lot 123 will not have a great effect on the property or surrounding properties.

\_\_\_\_\_

\_\_\_\_\_

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*Doc# 57,100  
Rec 6/1/20*

**THIS INSTRUMENT PREPARED BY AND  
UPON RECORDING, PLEASE RETURN TO:**

Jarrett D. Bingemann, Esquire  
Akerman LLP  
420 South Orange Avenue, 12th Floor  
Orlando, Florida 32801  
Telephone: 407-423-4000

Account Numbers: A0516250000, A0516260000,  
A05162710000 and A0541910000

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 26<sup>th</sup> day of October, 2020, by and between **LEE TE KIM AND MOO SON KIM**, as Trustees of The Kim Family Living Trust UTD July 17, 2003, whose post office address is 817 Islebay Drive, Apollo Beach, Florida 33572 ("**Grantor**"), to **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, whose post office address is 3330 Cumberland Boulevard, Suite 275, Atlanta, Georgia 30339 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

**WITNESSETH:**

**THAT**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "**Real Property**") in Hillsborough County, Florida, more particularly described as follows:

See **Exhibit "A"** attached hereto  
and made a part hereof by reference.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

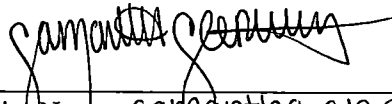
**TO HAVE AND TO HOLD** the same unto Grantee in fee simple, forever.

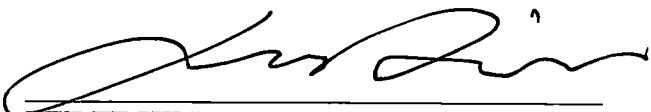
**AND** Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; and (4) that the Real Property is free of all encumbrances, except those matters listed on **Exhibit "B"** attached hereto and made a part hereof by reference, provided, however, reference thereto shall not serve to reimpose the same.

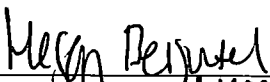
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

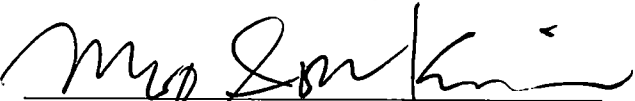
Signed, sealed and delivered in the presence of as to both:

"Grantor"

  
Print Name: Samantha Sterling

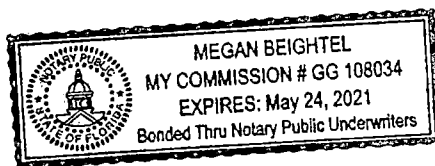
  
LEE TE KIM, as Co-Trustee of The Kim  
Family Living Trust UTD July 17, 2003

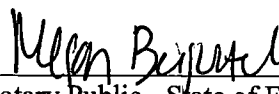
  
Print Name: Megan Beightel

  
MOO SON KIM, as Co-Trustee of The Kim  
Family Living Trust UTD July 17, 2003

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before by means of [☒] physical presence or [ ] online notarization this 23rd day of October, 2020, by LEE TE KIM, as Co-Trustee of The Kim Family Living Trust UTD July 17, 2003, who ( ) is personally known to me or (☒) has produced as identification his/her FL DL.



  
Notary Public - State of Florida  
Printed Name: Megan Beightel  
Commission Number: GG 108034  
Commission Expiration: May 24, 2021

STATE OF FLORIDA )

COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before by means of [☒] physical presence or [ ] online notarization this 23<sup>rd</sup> day of October, 2020, by **MOO SON KIM**, as Co-Trustee of The Kim Family Living Trust UTD July 17, 2003, who ( ) is personally known to me or (☒) has produced as identification his/her FL DL.



Megan Beightel  
Notary Public - State of Florida  
Printed Name: Megan Beightel  
Commission Number: GG 108034  
Commission Expiration: May 24, 2021

**Exhibit "A"**

**East Parcel:**

A TRACT OF LAND BEING PART OF SECTIONS 27 AND 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°28'13" WEST, A DISTANCE OF 869.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 28°37'13" EAST, A DISTANCE OF 1,610.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°59'46" WEST, A DISTANCE OF 768.73 FEET; THENCE SOUTH 00°00'14" WEST, A DISTANCE OF 93.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,582.89 FEET; A CENTRAL ANGLE OF 16°09'31", A CHORD BEARING OF SOUTH 89°12'58" WEST AND A DISTANCE OF 444.93 FEET; THENCE ALONG THE ARC A DISTANCE OF 446.41 FEET; THENCE SOUTH 81°08'12" WEST, A DISTANCE OF 421.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,472.89 FEET; A CENTRAL ANGLE OF 03°25'40", A CHORD BEARING OF SOUTH 82°55'33" WEST AND A DISTANCE OF 88.10 FEET; THENCE ALONG THE ARC A DISTANCE OF 88.11 FEET; THENCE SOUTH 89°23'43" WEST, A DISTANCE OF 249.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,579.74 FEET; A CENTRAL ANGLE OF 06°28'15", A CHORD BEARING OF NORTH 82°13'32" WEST AND A DISTANCE OF 178.32 FEET; THENCE ALONG THE ARC A DISTANCE OF 178.41 FEET; THENCE NORTH 14°49'17" WEST, A DISTANCE OF 89.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE NORTH 47°13'27" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 45.28 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 14°49'17" EAST, A DISTANCE OF 118.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,569.75 FEET; A CENTRAL ANGLE OF 01°37'05", A CHORD BEARING OF SOUTH 81°14'10" EAST AND A DISTANCE OF 44.33 FEET; THENCE ALONG THE ARC A DISTANCE OF 44.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,476.85 FEET; A CENTRAL ANGLE OF 03°36'49", A CHORD BEARING OF SOUTH 83°44'41" EAST A DISTANCE OF 93.13 FEET; THENCE ALONG THE ARC A DISTANCE OF 93.14 FEET; THENCE NORTH 89°23'43" EAST, A DISTANCE OF 248.27 FEET; THENCE NORTH 82°55'04" EAST, A DISTANCE OF 87.08 FEET; THENCE NORTH 81°08'12" EAST, A DISTANCE OF 37.83 FEET; THENCE NORTH 07°21'23" WEST, A DISTANCE OF 8.82 FEET; THENCE NORTH 08°51'48" WEST, A DISTANCE OF 125.20 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 173.00 FEET HAVING A CENTRAL ANGLE OF 33°54'45"; A CHORD BEARING OF NORTH 25°49'10" WEST AND A DISTANCE OF 100.91 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 102.40 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 180.40 FEET; THENCE NORTH 87°46'33" WEST, A DISTANCE OF 84.85 FEET TO A POINT ON

THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 174.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 02°13'27" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 180.40 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 227.00 FEET HAVING A CENTRAL ANGLE OF 10°15'51"; A CHORD BEARING OF SOUTH 37°38'37" EAST AND A DISTANCE OF 40.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 40.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 48°41'35", A CHORD BEARING OF SOUTH 56°51'32" EAST A DISTANCE OF 20.61 FEET; THENCE ALONG THE ARC A DISTANCE OF 21.25 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 295.03 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 300.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 1,096.04 FEET; THENCE SOUTH 89°20'07" EAST, A DISTANCE OF 1,424.19 FEET; THENCE SOUTH 28°37'27" WEST, A DISTANCE OF 1,386.59 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE EASEMENT INTEREST CREATED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22813, PAGE 1654, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;

**and,**

**West Parcel:**

A TRACT OF LAND BEING PART OF LOTS 60-62 OF RUSKIN TOMATO FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SOUTHSORE FALLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 171-188, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE SOUTH 47°13'27" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY A DISTANCE OF 990.63 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°46'33" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 47°13'27" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 47°13'27" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 76.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°46'33" WEST, A DISTANCE OF 10 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 47°13'27" WEST, A

DISTANCE OF 890.31 FEET; THENCE SOUTH 89°19'39" EAST, A DISTANCE OF 399.88 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 26.39 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 47°13'27" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 50.89 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF LEISEY ROAD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°19'39" WEST, ALONG THE NORTHERLY LEISEY ROAD RIGHT-OF-WAY, A DISTANCE OF 1,720.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GOLF AND SEA BOULEVARD; THENCE NORTH 00°53'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1,294.39 FEET TO THE SOUTHWEST CORNER OF SOUTHSORE FALLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 175-187, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY SOUTH 89°22'41" EAST, ALONG THE SOUTHERLY LINE OF SOUTHSORE FALLS PHASE 1 AND SOUTHSORE FALLS PHASE 2, A DISTANCE OF 3,084.70 FEET TO THE POINT OF BEGINNING.

**Exhibit "B"**

1. Real estate taxes and assessments for the year 2020 and thereafter.
2. All matters contained on the Plat of Ruskin Tomato Farms, as recorded in Plat Book 27, Page 110, Public Records of Hillsborough County, Florida. (as to **West Parcel**)
3. Easement Agreement for ingress and egress recorded in Official Records Book 3767, Page 1928, Public Records of Hillsborough County, Florida. (as to **East Parcel**)
4. Easement in favor of Tampa Electric Company contained in instrument recorded in Official Records Book 7635, Page 976, Public Records of Hillsborough County, Florida. (as to **West Parcel**)
5. Easement in favor of Tampa Electric Company contained in instrument recorded in Official Records Book 7745, Page 1422, Public Records of Hillsborough County, Florida. (as to **West Parcel**)
6. Declaration of Restrictive Covenant and Easement Agreement recorded in Official Records Book 22813, Page 1654, Public Records of Hillsborough County, Florida, which contain provisions creating easements. (as to **East Parcel**)
7. Development and Easement Agreement recorded simultaneously herewith.

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# VARIANCE APPLICATION

Received  
03/29/2022  
Development Services

## IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.  
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

### Property Information

Address: 187 Mangrove Manor Dr City/State/Zip: Apollo Beach, FL 33572 TWN-RN-SEC: 28-31-19

Folio(s): 51616.0538 Zoning: PD Future Land Use: SMU-6 Property Size: 5,000  
SF

### Property Owner Information

Name: FORESTAR USA REAL ESTATE GROUP INC Daytime Phone: \_\_\_\_\_

Address: 10700 Pecan Park Blvd City/State/Zip: Austin, TX 78750

Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

### Applicant Information

Name: Same as above Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: Brice Pinson, Halff Associates, Inc. Daytime Phone: 813-497-4903

Address: 1000 N Ashley Drive, Suite 900 City / State/Zip: Tampa, FL 33602

Email: bpinson@halff.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.

Brice Pinson

Signature of Applicant

Brice Pinson

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

Type or Print Name

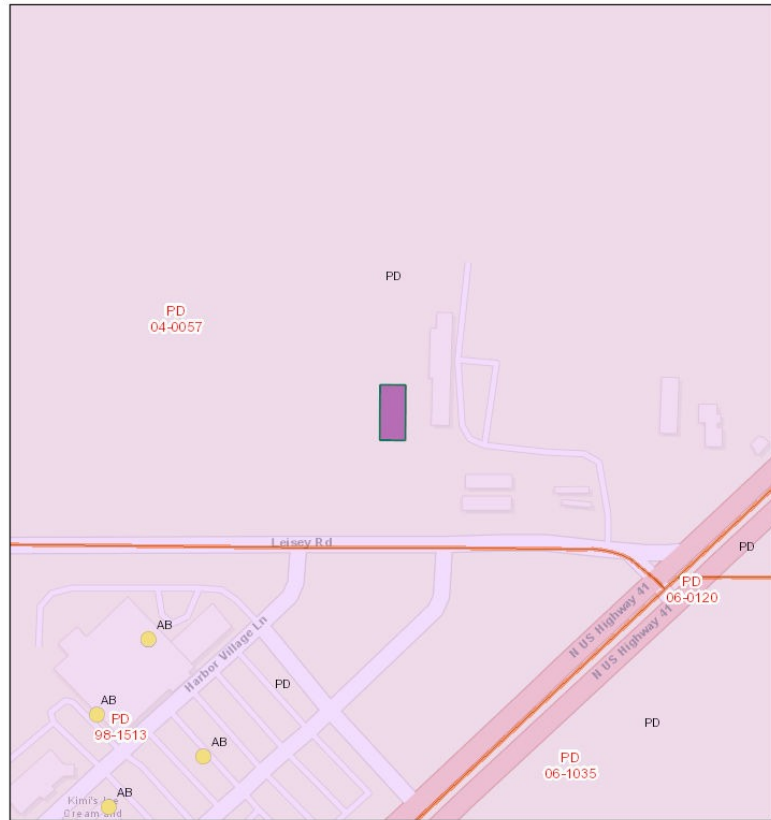
Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 03/29/2022  
Case Number: 22-0724 Public Hearing Date: 05/23/2022  
Receipt Number: 144022



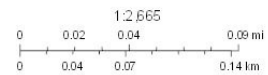
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	04-0057
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0493H
FIRM Panel	12057C0493H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120493D
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	null
Note	OLD RZ 74-0236
Major Modifications	18-1493
Census Data	Tract: 014118 Block: 1027
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 51616.0538



March 31, 2022



Hillsborough County Florida

**Folio: 51616.0538**  
**PIN: U-28-31-19-C6D-000000-00123.0**  
**FORESTAR USA REAL ESTATE GROUP INC**  
**Mailing Address:**  
 2221 E LAMAR BLVD STE 790  
 ARLINGTON, TX 76006-7458  
**Site Address:**  
 187 MANGROVE MANOR DR  
 APOLLO BEACH, FL 33572  
**SEC-TWN-RNG: 28-31-19**  
**Acreage: 0.153623**  
**Market Value: \$5,394.00**  
**Landuse Code: 0000 VACANT RESIDENT**

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