LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0275	
LUHO HEARING DATE: April 26, 2021	**CASE REVIEWER:** Carla Shelton Knight

REQUEST: **The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant's specific request, as shown on the site plan submitted on January 13, 2021, is to allow for after-the-fact construction of a garage and a portion of the home and swimming pool area within the 30-foot Wetland Conservation Area setback.**

SUMMARY OF VARIANCE(S):

Wetland Setback

1) Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests after-the-fact approval for construction of a detached garage, a portion of the residence and a portion of the pool area within the 30-foot wetland conservation area setback. The applicant requests a 23.82-foot reduction of the setback to allow for a setback of 6.17 feet.

Findings

1) A portion of the wetland area was created as wetland mitigation for the adjacent commercial shopping area by the owner of this property in the mid-1990's. In May of 2000, the Environmental Protection Commission (EPC) released the mitigation site as a successful wetland, which resulted in a required 30-foot setback from the wetland line. The owner constructed the detached garage and pool and expanded the home in or after 2004, after the 30-foot wetland setback requirement took effect.

2) The applicant has proposed a Wetland Setback Compensation Planting Plan with planting square footage in excess of the square footage of encroachment into the wetland setback.

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.

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.

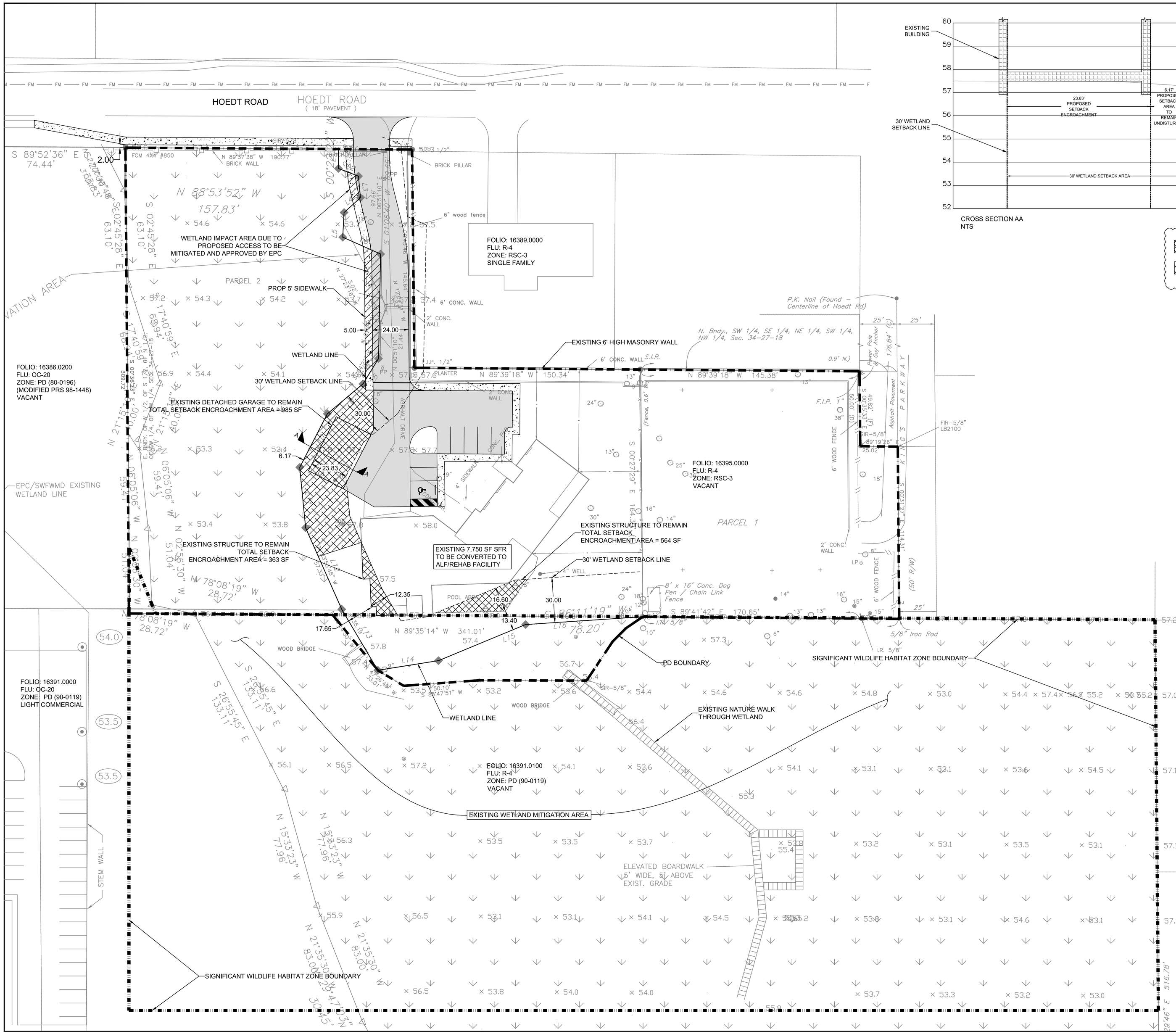
APPLICATION NUMBER: VAR 21-0275	
LUHO HEARING DATE: April 26, 2021	**CASE REVIEWER:** Carla Shelton Knight

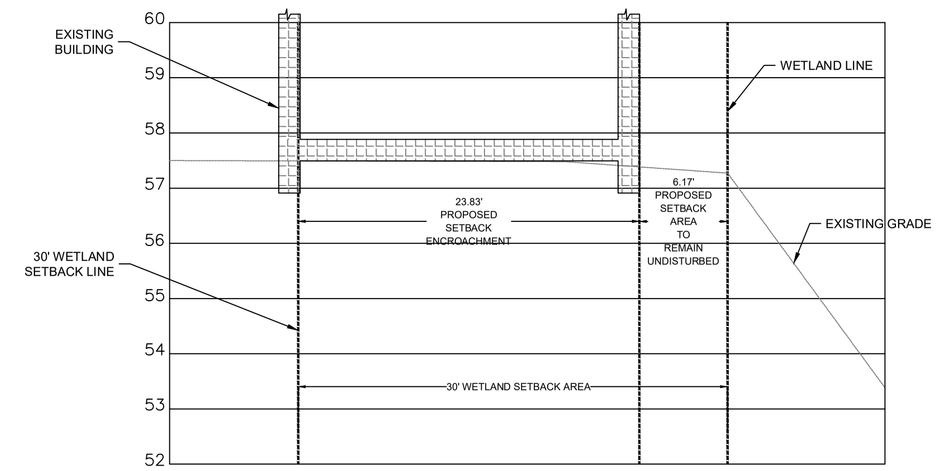
The Development Services Natural Resources Section has no objections with the result contingent upon the Land Use Hearing Officer's acceptance and referral to the submitted site plan.

Attachments: Site Plan

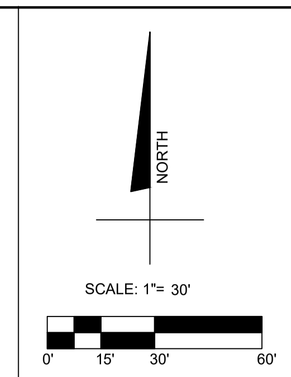
ADMINISTRATOR'S SIGN-OFF

Received
01/12/2021
Development Services





CROSS SECTION AA
NTS



	TOTAL SF OF ENHANCEMENT:	2,275 SF
	TOTAL SF OF SETBACK ENCROACHMENT:	1,912 SF

SITE DATA:

FOLIO NUMBERS:	16388.0000, 16391.0100, 016395-0000
TOTAL AREA:	582,397 SF
WETLAND SETBACK AREA:	22,007 SF
TOTAL IMPACT AREA IN WETLAND SETBACK:	1,912 SF
10% OF WETLAND SETBACK AREA:	2,201 SF
2,275 > 2,201 = COMPENSATION PLANTING REQUIRED	
2,275 > 1,912 = COMPENSATION PLANTING PROVIDED	

TABLE 1: RECOMMENDED SHRUBS

AMERICAN BEAUTY BERRY	CALLICARPA AMERICANA
BUTTONWOOD	CONOCARPUS ERECTRUS
COMMON BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS
FIREBRUSH	HAMELIA PATENS
FLATWOODS PLUM	PRUNUS UMBELLATA
GALLBERRY	ILES GLABRA
HOG PLUM	XIMENIA AMERICANA
RUSTY LYONIA	LYONIA FERRUGINEA
SAW PALMETTO	SERENOA REPENS
SHINEY COFFEE	PSYCHOTRIA NERVOSA
SHINY LYONIA	LYONIA LUCIDA
SIMPSONS STOPPER	MYRICANTHES FRANGANS
ST. ANDREWS CROSS	HYPERICUM HYPERICOIDES
SWAMP DOGWOOD	CORNUS FOEMINA
VIRGINIA WILLOW	ITEA VIRGINICA
WALTER'S VIBERNUM	VIBURNUM OBOVATUM
WAX MYRTLE	MYRICA CERIFERN

TABLE 2: RECOMMENDED GROUNDCOVER

EASTERN GAMAGRASS	TRIPSACUM DACTYLOIDES
SAND CORDGRASS	SPARTINA BAKERI
MULY GRASS	MUHLENBERGIA CAPILLARIS
NARROWLEAF SUNFLOWER	HELIANTHUS ANGUSTIFOLIUS
HOTTENTOT FERN	THELYPTERIS INTERRUPTA
SWAMP FERN	BLECHNUM SERRULATUM

WETLAND SETBACK ENCROACHMENT COMPENSATION PLANTING REQUIREMENTS:

1. THE AREA OF REQUIRED PLANTING WILL BE A MINIMUM 1:1 RATIO FOR THE AREA OF ENCROACHMENT WHICH IS NOT EXEMPT. NO MORE THAN A 1:1 RATIO SHALL BE REQUIRED. ADDITIONAL COMPENSATION MAY BE PROPOSED.
2. COMPENSATION PLANTINGS WILL CONSIST OF NATIVE SHRUBS WITH NO LESS THAN TWO SPECIES AND EACH SPECIES WILL COMPRISE NO LESS THAN 30% OF THE TOTAL NUMBER OF REQUIRED SHRUB PLANTINGS. SEE TABLE 1 FOR SUGGESTED SPECIES.
3. ALL SHRUB PLANTINGS WILL BE EVENLY SPACED ON 5 FOOT CENTERS WITH A MINIMUM SIZE OF 3 GALLON OR #3 SIZE MATERIAL.
4. PLANTINGS WILL BE LOCATED WITHIN ANY SUITABLE, OPEN AREAS OF THE REMAINING SETBACK ABUTTING THE AREA OF ENCROACHMENT OR IF THESE AREAS DO NOT EXIST, THE PLANTINGS MAY BE LOCATED WITHIN OR ADJACENT TO ANOTHER PORTION OF THE SITE'S WETLAND SETBACK. IF NO SUITABLE PLANTING AREAS EXIST ON SITE, A WETLAND AND/OR WETLAND SETBACK ENHANCEMENT PLAN, NUISANCE SPECIES CONTROL PROGRAM OR OTHER SUITABLE COMPENSATION ALTERNATIVE MAY BE PROPOSED.
5. THE INSTALLATION OF A SUITABLE IRRIGATION SYSTEM IS RECOMMENDED TO ENSURE PLANT ESTABLISHMENT AND FULFILLMENT OF THE REQUIRED SURVIVAL CRITERIA.

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.84

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
COA: 28971

PROJECT:

DIBBS ALF/REHAB FACILITY
FOLIO: 016388.0000
3408 HOEDT RD.
TAMPA, FL 33618

CLIENT:

OWNER/APPLICANT:
STEPHEN DIBBS
3408 HOEDT RD.
TAMPA, FL 33618

PLANNER
MICHAEL D. HORNER, AICP
14502 NORTH DALE MABRY HIGHWAY
SUITE 200
TAMPA, FL 33618

REVISION	DATE
ALF CONCEPT	5-22-19
PD PLAN	11-20-19
RZ-PD 20-0286 COMMENTS	03-10-20
RZ-PD 20-0286 COMMENTS	07-08-20
RZ-PD 20-0286 COMMENTS	12-10-20
RZ-PD 20-0286 COMMENTS	12-10-20
WETLAND SB VARIANCE	12-22-20

DES: J.C.
DRFT: K.G.

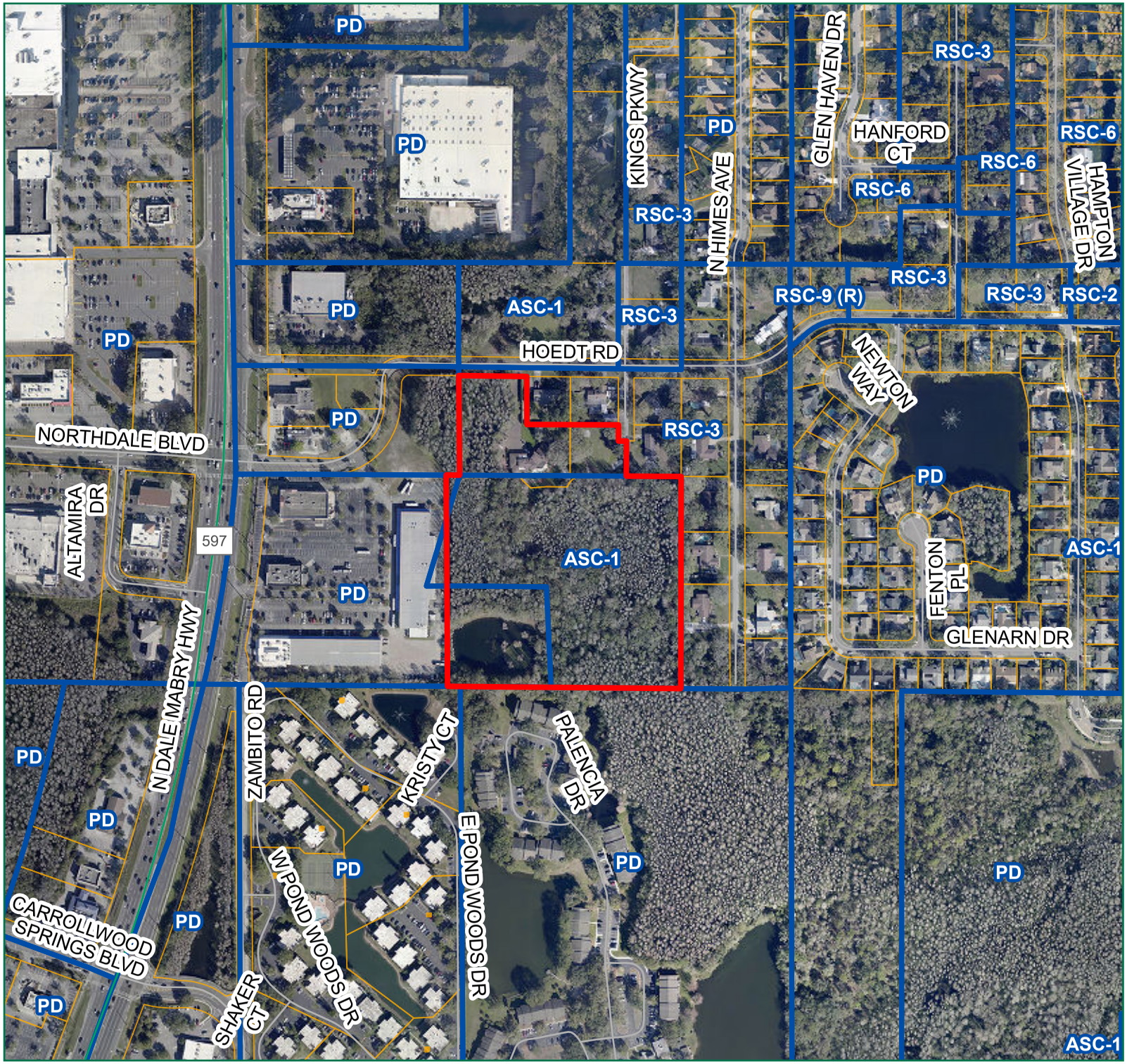
JEREMY COUCH, P.E.
PROFESSIONAL ENGINEER # 70658

WETLAND SETBACK VARIANCE PLAN

SHEET NO:

X-2

21-0275



Hillsborough County Florida

Immediate Aerial Zoning Map

VAR-WS 21-0275

Folio: 16388.0000, 16391.0100, 16395.0000

Application Site

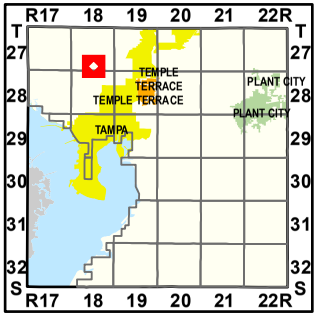
Zoning Boundary

Parcels

N

0 330 660 Feet

STR: 34-27-18



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 01/13/2021 Path: G:\ZONING\GIS\Data\Zoning- Site.aprx

Application Number: _____

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.

Wetland Setback encroachments of varying widths and locations due to existing buildings being built within wetland mitigation areas after being established wetlands with setbacks.

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

30 Foot Wetland Setback.

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 _____Yes ___X___ If yes, please indicate the nature of the application and the case numbers assigned to the application(s): RZ-PD 20-0286

3. Is this a request for a wetland setback variance? No _____ Yes ___X____
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 _____ Public Wastewater _____ Private Well _X_____ Septic Tank_X_____

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 **19th floor County Center**).

Attachment to Variance Application
Dibbs Residence

PROJECT NARRATIVE

The proposed request for variance is to allow structures that were constructed in 2004 to remain within the wetland setbacks that were established in 2000. The owner of this property constructed large wetland mitigation areas in the late 90's and were completed and established by EPC to be wetlands with setbacks in May 2000. The applicant currently owns the 13.37-acre single family parcel and adjacent vacant parcels as defined by folios numbers 16388.0000, 16391.0100, & 016395-0000. The parcels are zoned RSC-3 & ASC-1 and is currently in a rezoning PD (20-0286) process to allow the uses of assisted living facility and rehabilitation facility.

The request before the LUHO is to allow a variance to keep existing structure that were built over 15 years ago to remain within the 30ft wetland setback.

VARIANCE CRITERIA RESPONSES

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 owner of this property constructed large wetland mitigation areas in the late 90's and were completed and established by EPC to be wetlands with setbacks in May 2000. Due to these mitigation areas having no setbacks structures were built adjacent to the new mitigation, but over time the mitigation plantings established and became fully functioning wetlands thus requiring setbacks after the structures were built.**

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 LDC Section 4.01.07 would apply to this encroachment had these structures been proposed at this present time. However, because these were built prior to the mitigation area becoming full-fledged wetlands and there are no new improvements proposed within these setbacks, the applicant is being deprived rights commonly enjoyed by other properties in the same area.**

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.

> **Approval of the variance would not hinder, injure, or interfere with rights of others. The applicant owns the wetland and buffer in this area. A structure built on uplands adjacent to a wetland will not adversely affect anyone else.**

Attachment to Variance Application
Dibbs Residence

PROJECT NARRATIVE

The proposed request for variance is to allow structures that were constructed in 2004 to remain within the wetland setbacks that were established in 2000. The owner of this property constructed large wetland mitigation areas in the late 90's and were completed and established by EPC to be wetlands with setbacks in May 2000. The applicant currently owns the 13.37-acre single family parcel and adjacent vacant parcels as defined by folios numbers 16388.0000, 16391.0100, & 016395-0000. The parcels are zoned RSC-3 & ASC-1 and is currently in a rezoning PD (20-0286) process to allow the uses of assisted living facility and rehabilitation facility.

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> **The LDC Section 4.01.07 would apply to this encroachment had these structures been proposed at this present time. However, because these were built prior to the mitigation area becoming full-fledged wetlands and there are no new improvements proposed within these setbacks, the applicant is being deprived rights commonly enjoyed by other properties in the same area.**

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.

> **Approval of the variance would not hinder, injure, or interfere with rights of others. The applicant owns the wetland and buffer in this area. A structure built on uplands adjacent to a wetland will not adversely affect anyone else.**

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 intent of the LDC and Comprehensive Plan. There are no new improvements proposed withing these wetland setbacks.

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 has not performed any construction that has created a variance, or self-imposed hardship.

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 result in justice for the applicant. As discussed with the encroachment allowance, the LDC intention is met and the encroachment is necessary. Allowing the development of the property as proposed will ensure that thoughtful planning has occurred, that the applicant's investment in the Hillsborough County is ensured, and that consideration for impacts to adjacent properties is non-existent.

Application Number: _____

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?
   Please see attached narrative. The attached narrative is to become part of this application.

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.
   Please see attached narrative. The attached narrative is to become part of this application.

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.
   Please see attached narrative. The attached narrative is to become part of this application.

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).*
   Please see attached narrative. The attached narrative is to become part of this application.

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.
   Please see attached narrative. The attached narrative is to become part of this application.

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.
   Please see attached narrative. The attached narrative is to become part of this application.

INSTR # 2003015025
O BK 12267 PG 0612
RECORDED 01/13/2003 11:31:16 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S.201.02) 1,155.00
DEPUTY CLERK S Williams

This document prepared by
and after recording return to:
Christina M. Johnson-Boyce
Fowler White Boggs Banker P.A.
501 E. Kennedy Blvd., Suite 1700
Tampa, Florida 33602

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made the 31st day of December, 2002, by SNO-WASH SAND, INC., a Florida corporation (hereinafter called "Grantor"), to STEPHEN J. DIBBS, a single person (hereinafter called "Grantee"), whose post office address is 3408 Hoedt Road, Tampa, Florida 33618.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee and Grantee's heirs, successors and assigns, the following described land in Hillsborough County, Florida:

> See Exhibit A attached hereto and incorporated herein by reference for the description of the land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for 2003 and subsequent years.

And the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of said premises in fee simple; that the Grantor has good right and lawful authority to sell and convey the premises; that the title to the premises is free from all

encumbrances except as noted above; that the Grantee will have quiet possession; and that the Grantor hereby fully warrants the title to the premises and will defend the same against the lawful claims of all persons whomsoever except as noted above.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above-written.

Signed, sealed and delivered in the presence of:

Name: Jeffrey C. Shannon

Name: Christina M. Johnson-Boyce

SNO-WASH SAND, INC.,
A Florida corporation

By: Louise S. Dibbs
Louise S. Dibbs
President
2550 Lake Ellen Drive
Tampa, Florida 33618

(AFFIX CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Louise S. Dibbs as President of Sno-Wash Sand, Inc., a Florida corporation, on behalf of the corporation. They are personally known to ~~be~~ or have produced _____ drivers licenses as identification.

Print Name: _____
(Notary Public)

My Commission Expires:

(AFFIX NOTARY SEAL)

JEFFREY C. SHANNON
MY COMMISSION # DD 016343
EXPIRES: August 8, 2005
Bonded Thru Notary Public Underwriters

21-0275

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4, Less the North 19 feet thereof, and the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4, all lying and being in Section 34, Township 27 South, Range 19 East, Hillsborough County, Florida; and

The West 20 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4, Less the North 19 feet thereof for Hoedt Road, all lying and being in Section 34, Township 27 South, Range 18 East, Hillsborough County, Florida.

INSTR # 2003440164
O BK 13212 PG 0775
Pgs 0775- 777; (3pgs)
RECORDED 10/15/2003 10:52:35 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S.201.02) 0.70
DEPUTY CLERK G Thompson

This document prepared by
and after recording return to:
Christina M. Johnson-Boyce
Fowler White Boggs Banker P.A.
501 E. Kennedy Blvd., Suite 1700
Tampa, Florida 33602

FEE SIMPLE DEED

THIS FEE SIMPLE DEED, made the 8th day of October, 2003, by North Dale Development, Ltd., a Florida limited partnership (hereinafter called **"Grantor"**), to Stephen J. Dibbs (hereinafter called **"Grantee"**), whose post office address is 3408 Hoedt Road, Tampa, Florida 33618.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee and Grantee's heirs, successors and assigns, the following described land in Hillsborough County, Florida:

> See Exhibit "A" attached hereto and incorporated by reference for the description of the land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors, and assigns in fee simple forever.

This conveyance is made subject to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year.

BEST IMAGES AVAILABLE

21-0275

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

NORTH DALE DEVELOPMENT, LTD., a Florida limited partnership

By: North Dale Development, Inc., a Florida corporation, its General Partner

By: _____
Stephen J. Dibbs
President
3408 Hoedt Road
Tampa, Florida 33618

_____
Name: _____

_____
Name: Christina M. Johnson-Boyce

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8th day of October, 2003, by Stephen J. Dibbs, as President of North Dale Development, Inc., a Florida corporation, as General Partner of North Dale Development, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Christina M. Johnson-Boyce
Commission # CC 918084
Expires March 13, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

_____
Print Name: _____
(Notary Public)

My Commission Expires:

_____

(AFFIX NOTARY SEAL)

EXHIBIT "A"

Commence at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ Section 34, Township 27 South, Range 18 East, Hillsborough County, Florida, thence run South 89° 37' 01" East along the North boundary of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 34, a distance of 185.67 feet to the Point of Beginning, thence continue along the same line South 89° 37' 01" East a distance of 183.66 feet, thence run South 62° 24' 06" West a distance of 22.87 feet; thence run South 45° 00' 00" West a distance of 12.54 feet; thence run South 29° 24' 11" West a distance of 17.30 feet; thence run North 89° 00' 32" West a distance of 62.42 feet; thence run South 85° 47' 52" West a distance of 50.11 feet; thence run North 47° 26' 45" West a distance of 33.01 feet; thence run North 30° 14' 30" West a distance of 18.55 feet to the Point of Beginning.

INSTR # 2004270416
O BK 14027 PG 1251
Pgs 1251 -1252; (2pgs)
RECORDED 07/14/2004 03:56:43 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S. 201.02) 0.70
DEPUTY CLERK S Sanders

This document prepared by
and after recording return to:
Jeffrey C. Shannon, Esq.
Fowler White Boggs Banker P.A.
501 E. Kennedy Blvd., Suite 1700
Tampa, Florida 33602

WJC

FEE SIMPLE DEED

THIS FEE SIMPLE DEED, made the 28 day of June, 2004, by Dibbs Family Partnership, Ltd., a Florida limited partnership (hereinafter called **"Grantor"**); to Stephen J. Dibbs, a single man (hereinafter called **"Grantee"**), whose post office address is 5277 Ehrlich Road, Tampa, Florida 33624.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee and Grantee's heirs, successors and assigns, the following described land in Hillsborough County, Florida:

> The Southwest ¼ of the Southeast ¼ of the Northeast¼ of the Southwest¼ of the Northwest ¼ in SECTION 34, TOWNSHIP 27 SOUTH, RANGE 18 EAST, public Records of Hillsborough County, Florida, LESS Right of Way for Public Road.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors, and assigns in fee simple forever.

This conveyance is made subject to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current and subsequent years.

21-0275

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Amber Rodriguez
Name: Amber Rodriguez

Lynn Odo
Name: LYNN A. ODO

DIBBS FAMILY PARTNERSHIP, LTD., a Florida limited partnership

By: Steve Dibbs
Name: Steve Dibbs
Its: General Partner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28 day of June 2004, by Stephen J. Dibbs, as general partner of Dibbs Family Partnership, Ltd., a Florida limited partnership. He is personally known to me or has produced _____ as identification.

Elizabeth J. Blick
Print Name: Elizabeth J. Blick
(Notary Public)

My Commission Expires:
December 2, 2006

(AFFIX NOTARY SEAL)

Elizabeth J Blick
My Commission DD168790
Expires December 02, 2006

21-0275

INSTR # 2004270414
O BK 14027 PG 1246
Pgs 1246 - 1248; (3pgs)
RECORDED 07/14/2004 03:56:43 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S.201.02) 0.70
DEPUTY CLERK S Sanders

This document prepared by
and after recording return to:
Jeffrey C. Shannon, Esq.
Fowler White Boggs Banker P.A.
501 E. Kennedy Blvd., Suite 1700
Tampa, Florida 33602

WC

FEE SIMPLE DEED

THIS FEE SIMPLE DEED, made the 28 day of June, 2004, by North Dale Development, Ltd., a Florida limited partnership (hereinafter called **"Grantor"**), to Stephen J. Dibbs, a single man(hereinafter called **"Grantee"**), whose post office address is 5277 Ehrlich Road, Tampa, Florida 33624.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee and Grantee's heirs, successors and assigns, the following described land in Hillsborough County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors, and assigns in fee simple forever.

This conveyance is made subject to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current and subsequent years.

21-0275

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Amber Rodriguez
Name: Amber Rodriguez

Lynn A. Odo
Name: LYNN A. ODO

NORTH DALE DEVELOPMENT, LTD.,
a Florida limited partnership

By: Steve Dibbs
Name: Steve Dibbs
Its: General Partner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of June, 2004, by Stephen J. Dibbs as general partner of North Dale Development, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Elizabeth J Blick
Print Name: Elizabeth J. Blick
(Notary Public)

My Commission Expires:
December 2, 2006

(AFFIX NOTARY SEAL)

Elizabeth J Blick
My Commission DD168790
Expires December 02, 2006

Exhibit "A"

Commence at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of SECTION 34, TOWNSHIP 27 SOUTH, RANGE 18 EAST, Hillsborough County, Florida, thence run South 89° 37' 01" East along the North boundary of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 34, a distance of 681.30 feet to the East boundary of the Southwest ¼ of the Northwest ¼ of Section 34, thence run South 00° 25' 08" East a distance of 658.20 feet to the Southeast corner of the Southwest ¼ of the Northwest ¼ Section 34, thence run North 89° 32' 57" West along the South boundary of the Southwest ¼ of the Northwest ¼ of Section 34, a distance of 719.26 feet; thence run North 00° 22 40" West a distance of 655.67 feet, thence run South 89° 37' 01" East a distance of 28.81 feet to the Point of Beginning, less that portion described as follows:

Commence at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ SECTION 34, TOWNSHIP 27 SOUTH, RANGE 18 EAST, Hillsborough County, Florida, thence run South 89° 37' 01" East along the North boundary of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 34, a distance of 185.67 feet to the Point of Beginning, thence continue along the same line South 89° 37' 01" East a distance of 183.66 feet, thence run South 62° 24' 06" West a distance of 22.87 feet; thence run South 45°00' 00" West a distance of 12.54 feet; thence run South 29° 24' 11" West a distance of 17.30 feet; thence run North 89° 00' 32" West a distance of 62.42 feet; thence run South 85° 47' 52" West a distance of 50.11 feet; thence run North 47° 26' 45" West a distance of 33.01 feet; thence run North 30° 14' 30" West a distance of 18.55 feet to the Point of Beginning.

LESS that portion of Parcel C lying within Cross Easement described as follows:

Commence at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ SECTION 34, TOWNSHIP 27 SOUTH, RANGE 18 EAST thence run North 89° 37' 01" West a distance of 28.81 feet; thence run South 00° 22' 40" West, a distance of 456.66 feet to the Point of Beginning, thence run North 73° 12' 24" East a distance of 76.30 feet; thence run North 67° 41' 00" East, a distance of 62.03 feet; thence run South 77° 08' 58" East, a distance of 119.63 feet; thence run South 75° 11' 53" East a distance of 52.43 feet; thence run South 01° 39' 08" West a distance of 73.00 feet; thence run South 88° 20' 52" East a distance of 15.00 feet; thence run South 01° 39' 08" West, a distance of 15.00 feet; thence run South 88° 20' 52" West, a distance of 14.81 feet; thence run South 11° 40' 09" West a distance of 122.94 feet; thence run North 89° 32' 57" West a distance of 272.05 feet, thence run North 00° 22' 40" East a distance of 200.62 feet to the Point of Beginning.

FAST TRACK

Hillsborough County Florida

Received
01/12/2021
Development Services

VARIANCE APPLICATION

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: 3408 & 0 Hoedt Rd City/State/Zip: Tampa, FL 33618 TWN-RN-SEC: 34-27-18

Folio(s): 16388.0000 & 16391.0100 & 016395.0000 Zoning: RSC-3 & ASC-1 Future Land Use: R-4 Property Size: 13.37 AC

Property Owner Information

Name: Stephen J. Dibbs Daytime Phone: 813-908-9754

Address: 5277 EHRLICH RD City/State/Zip: TAMPA, FL 33624

Email: StephenDibbs@northdaledevelopment.com FAX Number:

Applicant Information

Name: Same As Property Owner Daytime Phone:

Address: City/State/Zip:

Email: FAX Number:

Applicant's Representative (if different than above)

Name: Michael D. Horner, AICP Daytime Phone: (813) 962-2395

Address: 14502 North Dale Mabry Highway - Suite 200 City / State/Zip: Tampa, FL 33618

Email: mdhorner.aicp@gmail.com FAX Number: (813) 265-4559

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.

Michael D. Horner Digitally signed by Michael D. Horner DN: C=US, E=mdhorner.aicp@gmail.com, CN=Michael D. Horner Reason: I am approving this document Date: 2021.01.08 12:34:24-05'00'

Signature of Applicant

Michael D. Horner

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.

See Affidavit

Signature of Property Owner

Stephen J. Dibbs

Type or Print Name

Office Use Only

Intake Staff Signature: *Joseph Reinbold* Intake Date: 01/12/2021

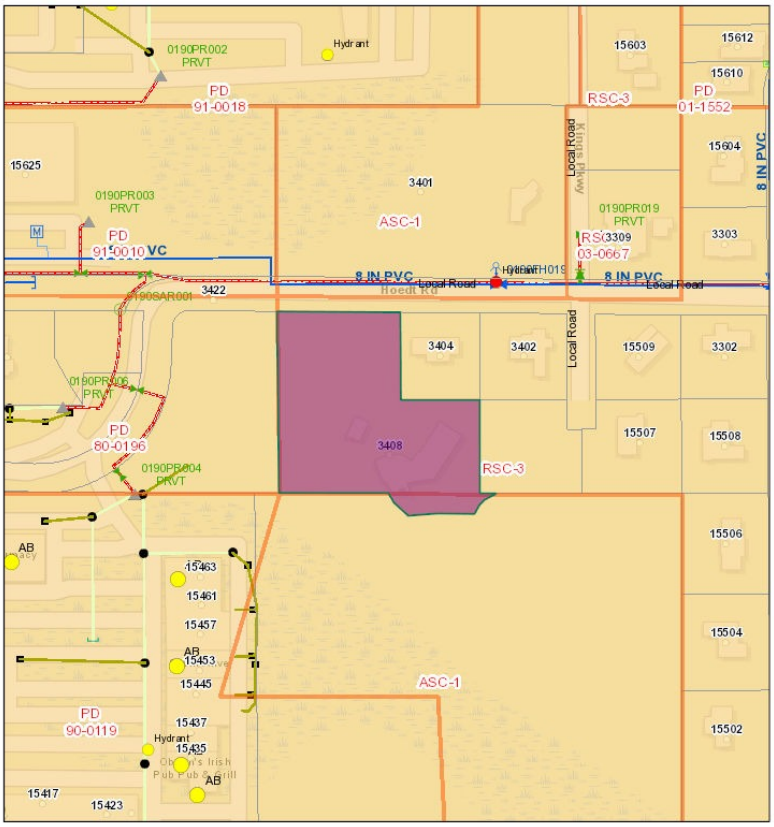
Case Number: 21-0275 Public Hearing Date: 02/22/2021

Receipt Number: R002110896

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011107 Block: 3009
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 16388.0000



January 11, 2021

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RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses, EIS

Hillsborough County Florida

Folio: 16388.0000
PIN: U-34-27-18-ZZZ-000000-72570.0
STEPHEN J DIBBS
Mailing Address:
5277 EHRLICH RD
TAMPA, FL 33624-2042
Site Address:
3408 HOEDT RD
TAMPA, Fl 33618
SEC-TWN-RNG: 34-27-18
Acreage: 2.06830001
Market Value: $917,466.00
Landuse Code: 0100 SINGLE FAMILY

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
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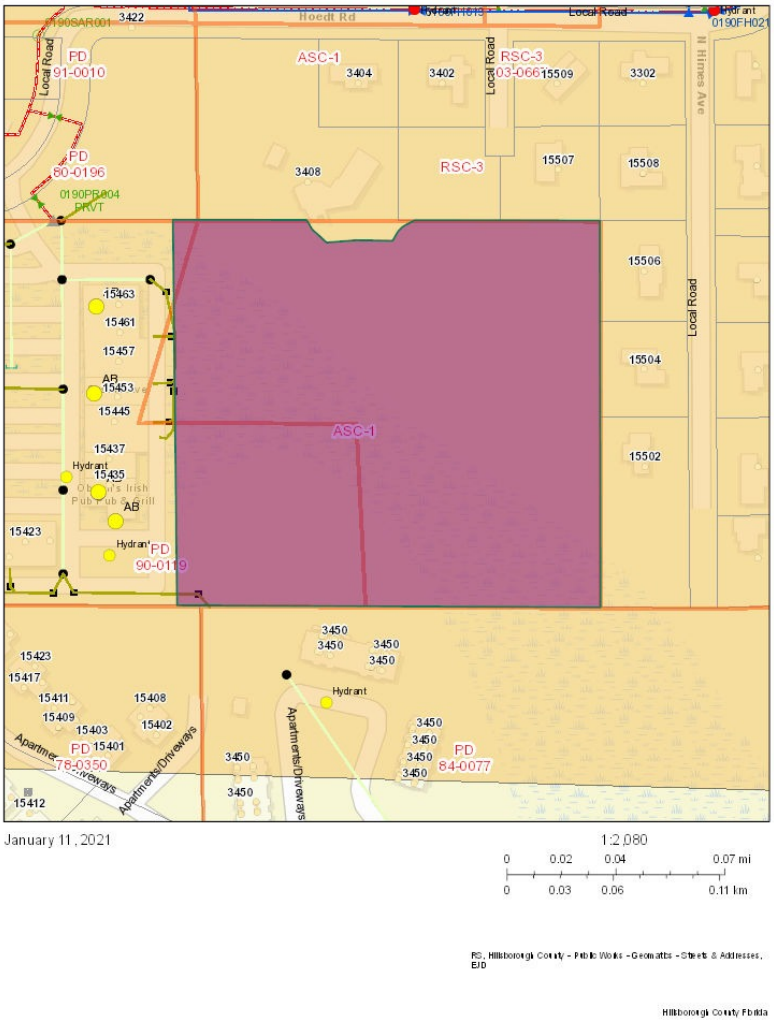
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0275

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	90-0119
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Personal Appearances	98-0968,92-0401
Census Data	Tract: 011107 Block: 3009
Future Landuse	R-4
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 16391.0100



Folio: 16391.0100
PIN: U-34-27-18-ZZZ-000000-72600.1
STEPHEN J DIBBS
Mailing Address:
5277 EHRLICH RD
TAMPA, FL 33624-2042
Site Address:
0 HOEDT RD
TAMPA, Fl 33618
SEC-TWN-RNG: 34-27-18
Acreage: 10.70119953
Market Value: $36,821.00
Landuse Code: 0000 VACANT RESIDENT

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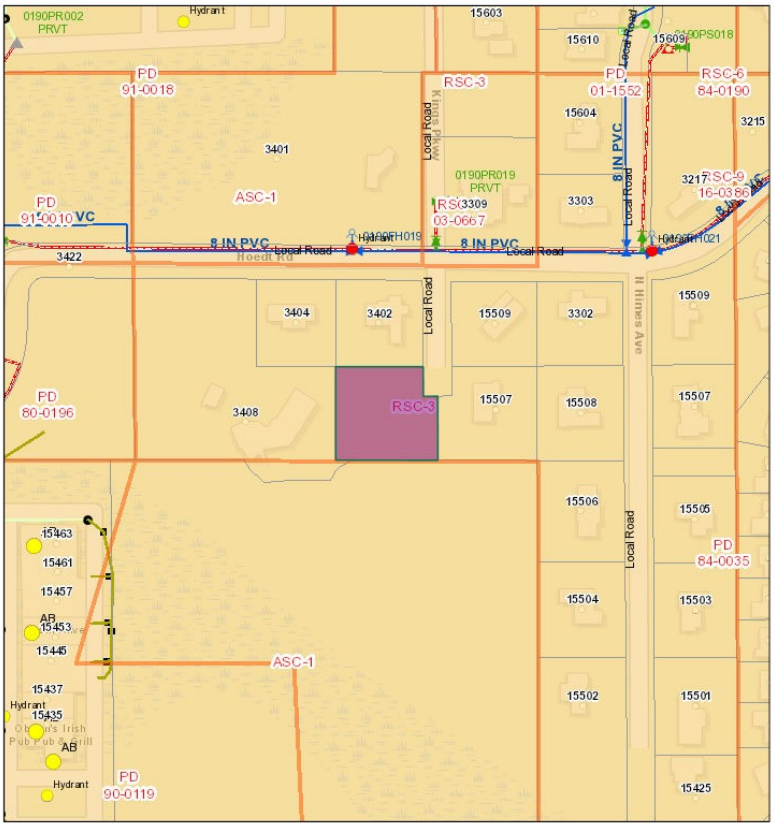
21-0275

PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011107 Block: 3009
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 16395.0000



January 11, 2021

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0 0.03 0.06 0.11 km

RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses, EIS

Hillsborough County Florida

Folio: 16395.0000
PIN: U-34-27-18-ZZZ-000000-72640.0
STEPHEN J DIBBS
Mailing Address:
5277 EHRLICH RD
TAMPA, FL 33624-2042
Site Address:
15508 KINGS PKWY
TAMPA, Fl 33618
SEC-TWN-RNG: 34-27-18
Acreage: 0.60050201
Market Value: $68,399.00
Landuse Code: 0000 VACANT RESIDENT

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