



Hillsborough County Florida

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0714	
LUHO HEARING DATE: July 26, 2021	CASE REVIEWER: Chris Grandlienard

REQUEST: The applicant is requesting a setback variance to accommodate a proposed garage addition to an existing single-family dwelling zoned RSC-6.

VARIANCE(S):

Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-6 district. The applicant requests a 10-foot reduction to the required front setback to allow a 15-foot setback from the eastern property line along Flamingo Drive.

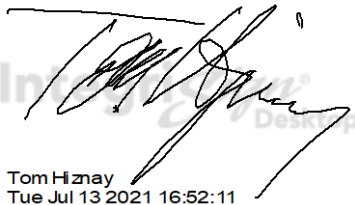
FINDINGS:

- The applicant's survey indicates that an existing swimming pool in the rear yard is encroaching on a required wetland setback area. However, the applicant has elected to not include a wetland setback variance for that encroachment in this application.

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



Tom Hinzay
Tue Jul 13 2021 16:52:11

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

MAP OF SURVEY

BASIS OF BEARINGS:
FLORIDA STATE PLANE
COORDINATE SYSTEM,
WEST ZONE ('11 ADJ.)

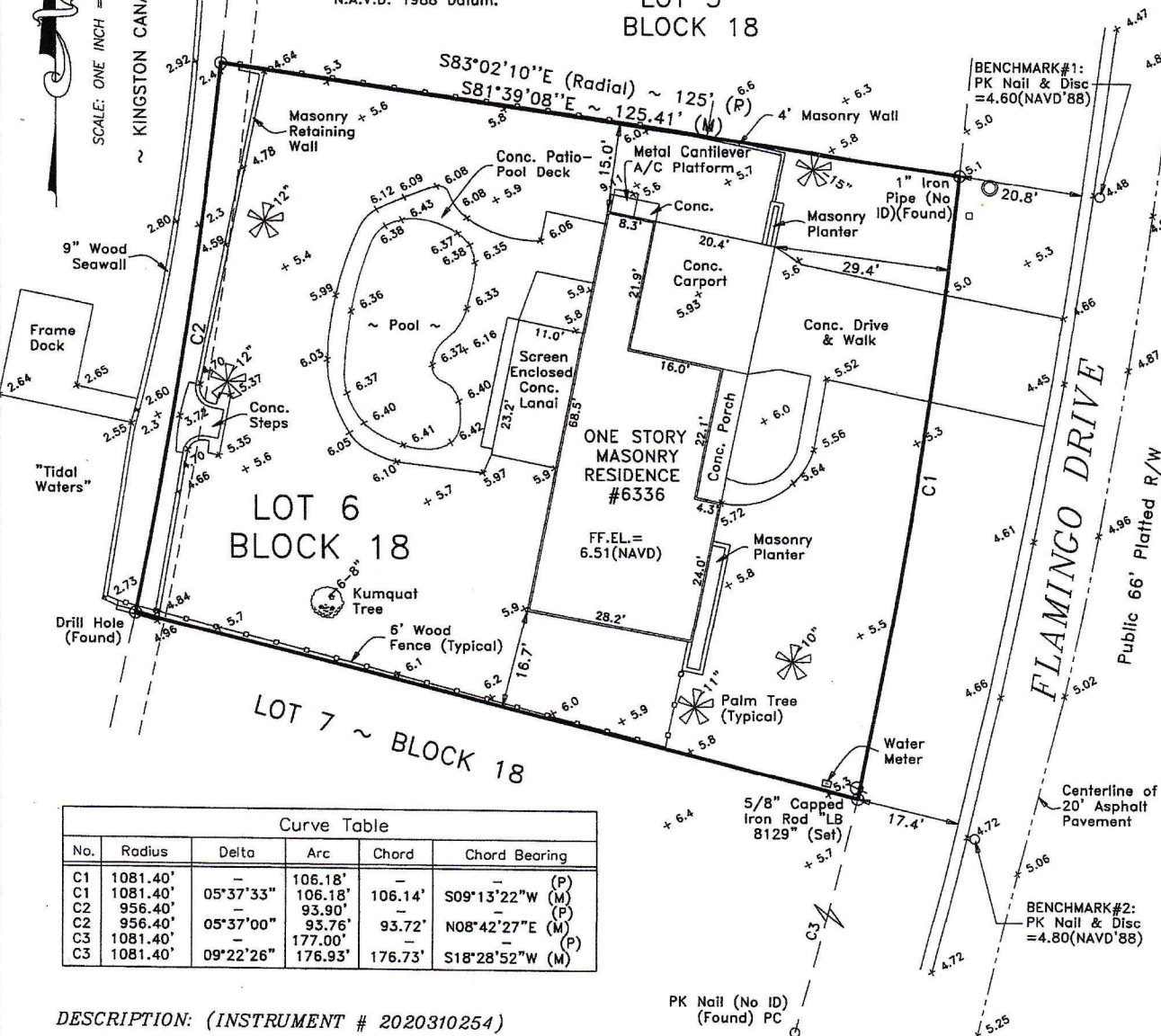
NOTE:

Elevations shown hereon are
in feet and refer to
N.A.V.D. 1988 Datum.

LOT 5
BLOCK 18

SCALE: ONE INCH = 20 FEET

KINGSTON CANAL



LOT 6
BLOCK 18

LOT 7 ~ BLOCK 18

Curve Table					
No.	Radius	Delta	Arc	Chord	Chord Bearing
C1	1081.40'	—	106.18'	—	S09°13'22"W (P)
C1	1081.40'	05°37'33"	106.18'	106.14'	S09°13'22"W (M)
C2	956.40'	—	93.90'	—	— (P)
C2	956.40'	05°37'00"	93.90'	93.72'	N08°42'27"E (M)
C3	1081.40'	—	177.00'	—	— (P)
C3	1081.40'	09°22'26"	176.93'	176.73'	S18°28'52"W (M)

DESCRIPTION: (INSTRUMENT # 2020310254)

Lot 6, Block 18, APOLLO BEACH UNIT TWO, according
to the Plat thereof, as recorded in Plat Book 35, Page
41, of the Public Records of Hillsborough County,
Florida.

According to Flood Insurance Rate Map Community Panel
Number 12057C 0493H, Dated 8-28-08 issued by the
Federal Emergency Management Agency, the property
shown and described hereon appears to lie within Zone X.
BASE FLOOD ELEVATION = 10.0' (N.A.V.D. 1988 DATUM)

NOTES: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any dedications, restrictions, easements and/or other such items of record that a commitment or search may reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted. To determine setback requirements, inquiries need to be made by the certified holders to the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed as such by the certificate holder(s). Structures, topography items and appurtenances shown are in approximate locations; their configurations are also approximated and could vary. Other utilities/items may be prevalent on this parcel, but might not be shown on this map.

Legend

PC - Point of Curvature
PCP - Permanent Control Point
PRM - Permanent Reference Monument
O.R. - Official Records
R/W - Right of Way
C.C. - Concrete
C. - Calculated
L.B. - Licensed Business
P.R. - Per Plot
P.K. - Parker Kalon Nail
P.S.M. - Professional Surveyor and Mapper
F.M. - Field Measured
(M) - Per Deed of Record
(HCPAR) - Information Obtained from the Hillsborough County Property Appraiser's Web Site (hspall.org)

Note:

The signing surveyor or Gateway Land Surveying, LLC cannot be responsible for any omissions, deletions or alterations to the subject property, to the improvements thereon, or to the survey monuments that may occur after he/she leaves the site. This survey map or report is the property of Gateway Land Surveying, LLC and any additions, deletions or alterations by any other than the signing surveyor is strictly prohibited. The re-use of this survey by any third party for purposes other than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re-user will be at sole risk and without any liability to the signing surveyor or their representing firm.

Surveyor's Report and Additional Notes

1. No underground installations or improvements have been located except as shown hereon.
 2. Recovered Historical Monumentation was used by this surveyor to establish deed or plot lines and corners.
 3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
 4. This survey does not reflect nor determine ownership.
 5. Structures, driveways, slabs, appurtenances and other related items shown on this map were located to the best of the ability of Gateway Land Surveying, LLC. We do not guarantee the exactness of their location or their dimensions. Other features not shown on this map that are related to items noted above may also exist.
 6. Fences shown hereon may or may not meander along property lines; specific fence ties, as shown, are from specific locations. This survey makes no guarantee of the fence meander.
- This Survey does not represent a determination of whether this land will or will not flood or be subject to flooding.

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 20' FIELD DATE: 12/21/2020 DWG. NO. 20-0850 PARTY CHIEF: BK DRAWN BY: ARB

BOUNDARY SURVEY FOR AND CERTIFIED TO:
MICHELLE ANDERSEN



GATEWAY LAND SURVEYING, LLC

1081 East Brandon Boulevard
Brandon, Florida 33511 Phone: (813)643-2292 Fax: (813)643-2293

License: Business No. 8129

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid.

Signature: *[Signature]* Florida Registration No. 6753
Date: 12/23/2020

21-0714

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.

In July, we purchased our home from out of state. We were not aware of the large 66ft setback and FEMA regulations. We did ask our realtor, home inspector and paid an independent home builder from the area. We thought we had adequate guidance to make an informed purchase decision. Most of our plans going into our home purchase are now dashed. We would at least feel safe and secure if we are granted this 10-foot variance, to keep our autos and other property secure from the random break-ins and thefts that are happening in Apollo Beach. On April 17, 2021 the Apollo Beach Police came to our house to take a statement regarding a stolen car at 6341 Flamingo Dr., our across the street neighbor

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

UNKNOWN

ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No ☒ Yes _____
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
No ☒ Yes _____ If yes, please indicate the nature of the application and the case numbers assigned to the application(s): _____
3. Is this a request for a wetland setback variance? No ☒ Yes _____
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
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 and/or septic 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from 19th floor County Center).

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Prepared by:
Hillsborough Title, LLC
Melinda Taylor
833 Cypress Village Blvd.
Sun City Center, FL 33573
File No.: SSI20-79197
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this July 21, 2020. A.D. by John Joseph Costa, a single man, whose address is: 2020 SE Oxtan Drive, Port ST. Lucie, FL 34952 hereinafter called the grantor, to Michelle Lykke Andersen, a single woman, whose post office address is: 5854 Main St Apt 305, Williamsville, NY 14221, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 6, Block 18, APOLLO BEACH UNIT TWO, according to the Plat thereof, as recorded in Plat Book 35, Page 41, of the Public Records of Hillsborough County, Florida.

Parcel ID No.: 052877-0000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

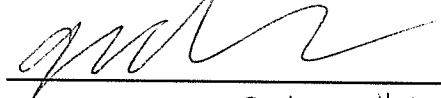
To Have and to Hold, the same in fee simple forever.

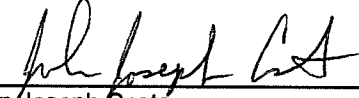
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.


Prepared by:
Hillsborough Title, LLC
Melinda Taylor
833 Cypress Village Blvd.
Sun City Center, FL 33573
incidental to the issuance of a title insurance policy
File No.: SSI20-79197

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:


Witness Printed Name: Gabrielle Colin


John Joseph Costa


Witness Printed Name: Derrick Gibson

Address:
2020 SE Oxtan Drive
Port St. Lucie, FL 34952

State of Florida
County of _____

The foregoing instrument was executed and acknowledged before me this ^{16 MB} ~~17th~~ of July, 2020, by means of ✓ Physical Presence or _____ Online Notarization, by John Joseph Costa, who is/are personally known to me or who has produced a valid driver's license as identification.

Notary Public

My Commission Expires: _____

(SEAL)

SEE ATTACHED NOTARY CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kings

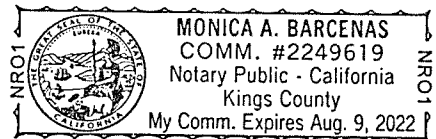
On July 16, 2020 before me, Monica A Barcenas, Notary Public
(insert name and title of the officer)

personally appeared John Joseph Costa
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Monica A Barcenas (Seal)





Received
04/21/2021
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: 6336 Flamingo Dr City/State/Zip: Apollo Beach TWN-RN-SEC: Apollo Beach Unit Two Lot 6 Block 18
Folio(s): 052877-0000 Zoning: RSC-6 Future Land Use: Attached Garage Property Size: .28 acre
Plat Book 35/41 page

Property Owner Information

Name: Michelle Andersen Daytime Phone: 716-907-2396
Address: 6336 Flamingo Dr. City/State/Zip: Apollo Beach, FL 33572
Email: Lykke1@aol.com FAX Number: _____

Applicant Information

Name: Michelle Andersen Daytime Phone: 716 907-2396
Address: 6336 Flamingo Dr City/State/Zip: Apollo Beach, FL 33572
Email: Lykke1@aol.com FAX Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City / State/Zip: _____
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN 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.

Michelle L. Andersen
Signature of Applicant

Michelle L. Andersen
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.

Michelle L. Andersen
Signature of Property Owner

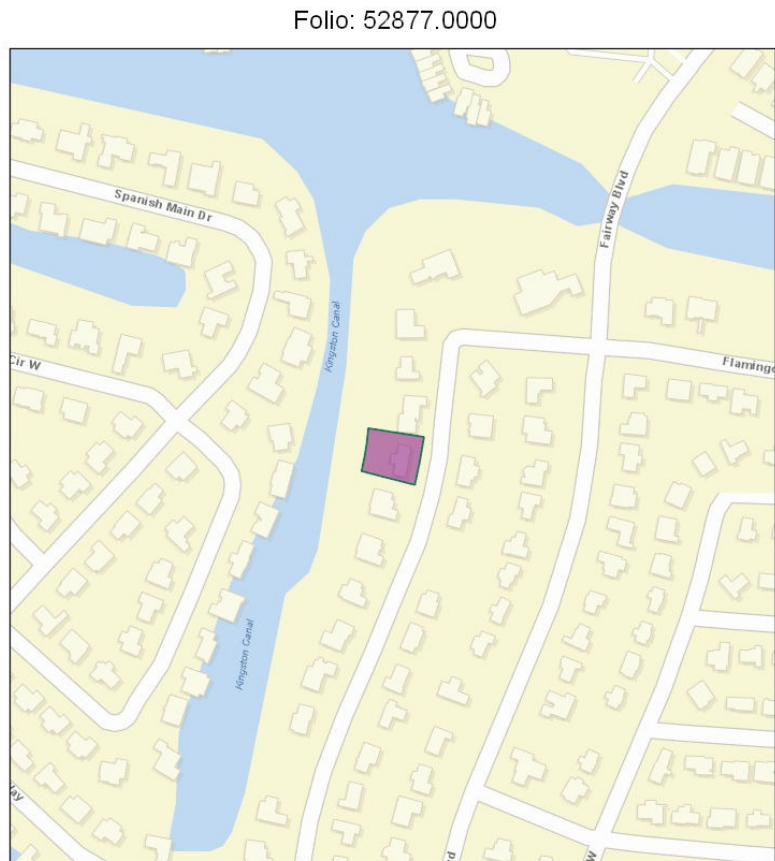
Michelle L. Andersen
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 04/21/21
Case Number: 21-0714 Public Hearing Date: 06/21/21
Receipt Number: 21-0714



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 10.0 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
Census Data	Tract: 014117 Block: 2007
Census Data	Tract: 014118 Block: 1000
Future Landuse	R-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



April 22, 2021

1:2665
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Hillsborough County Florida

Folio: 52877.0000
PIN: U-21-31-19-1TJ-000018-00006.0
MICHELLE LYKKE ANDERSEN
Mailing Address:
 6336 FLAMINGO DR
 APOLLO BEACH, FL 33572-2415
Site Address:
 6336 FLAMINGO DR
 APOLLO BEACH, FL 33572
SEC-TWN-RNG: 21-31-19
Acreage: 0.27622801
Market Value: \$305,500.00
Landuse Code: 0100 SINGLE FAMILY

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

21-0714

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