

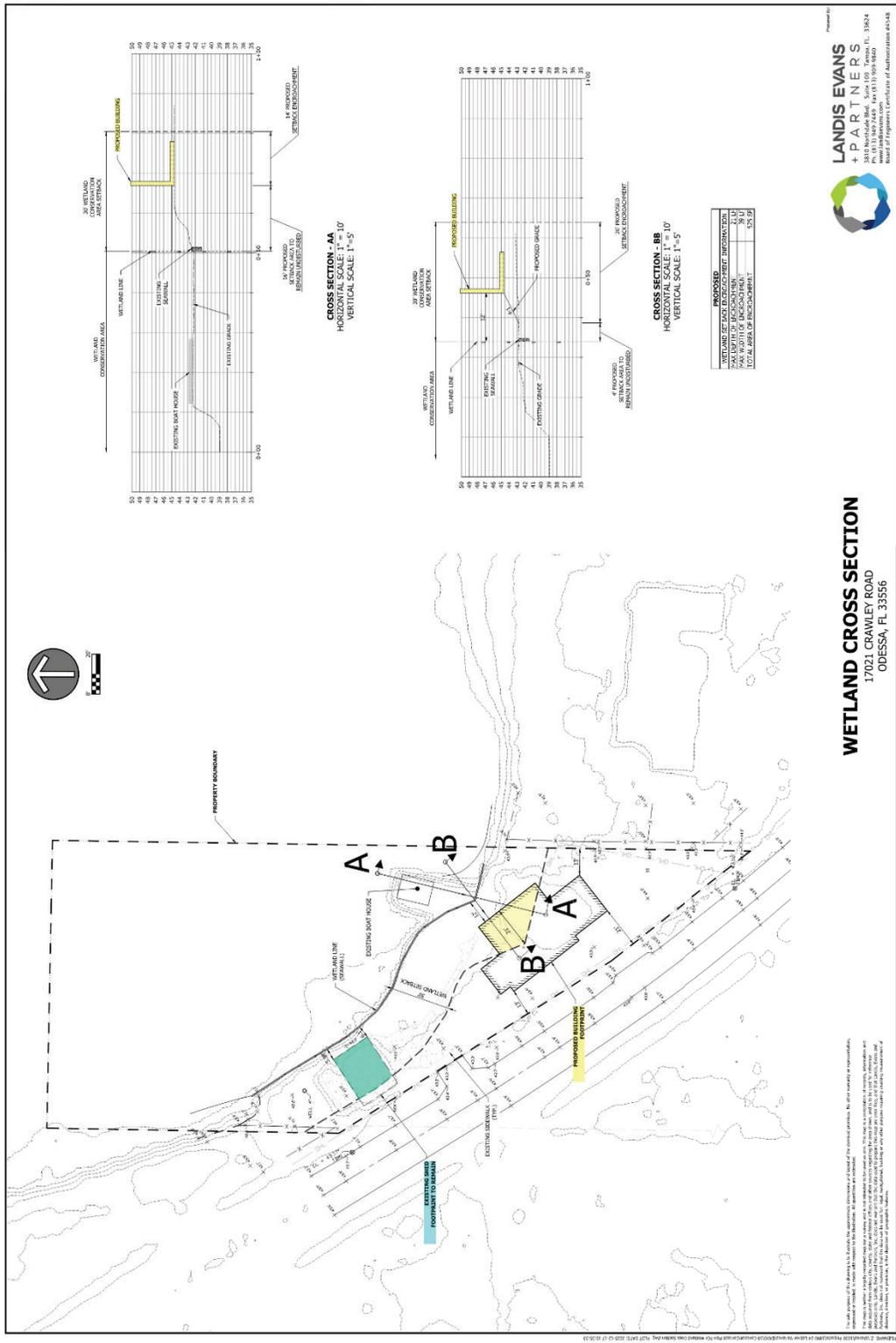
Findings:	<ol style="list-style-type: none">1. Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.2. During the variance review, the property was found to be non-conforming in lot size for the ASC-1 zoning district. The parcel has since been approved as a non-conforming lot under NCL 26-0511.
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Zoning Administrator Sign Off:	 Colleen Marshall Wed Feb 25 2026 12:05:08
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DISCLAIMER:
The variance(s) 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.

SURVEY/SITE PLAN



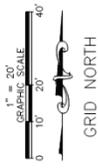
SECTION 22 - TOWNSHIP 27 SOUTH - RANGE 17 EAST
HILLSBOROUGH COUNTY - FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

WITH TREE LOCATION & WETLAND DELINEATION

ADDRESS: 17021 CRAWLEY ROAD ODESSA, FLORIDA 33556

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTHERLY BOUNDARY LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF N35° 35' 32" W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA WEST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2018



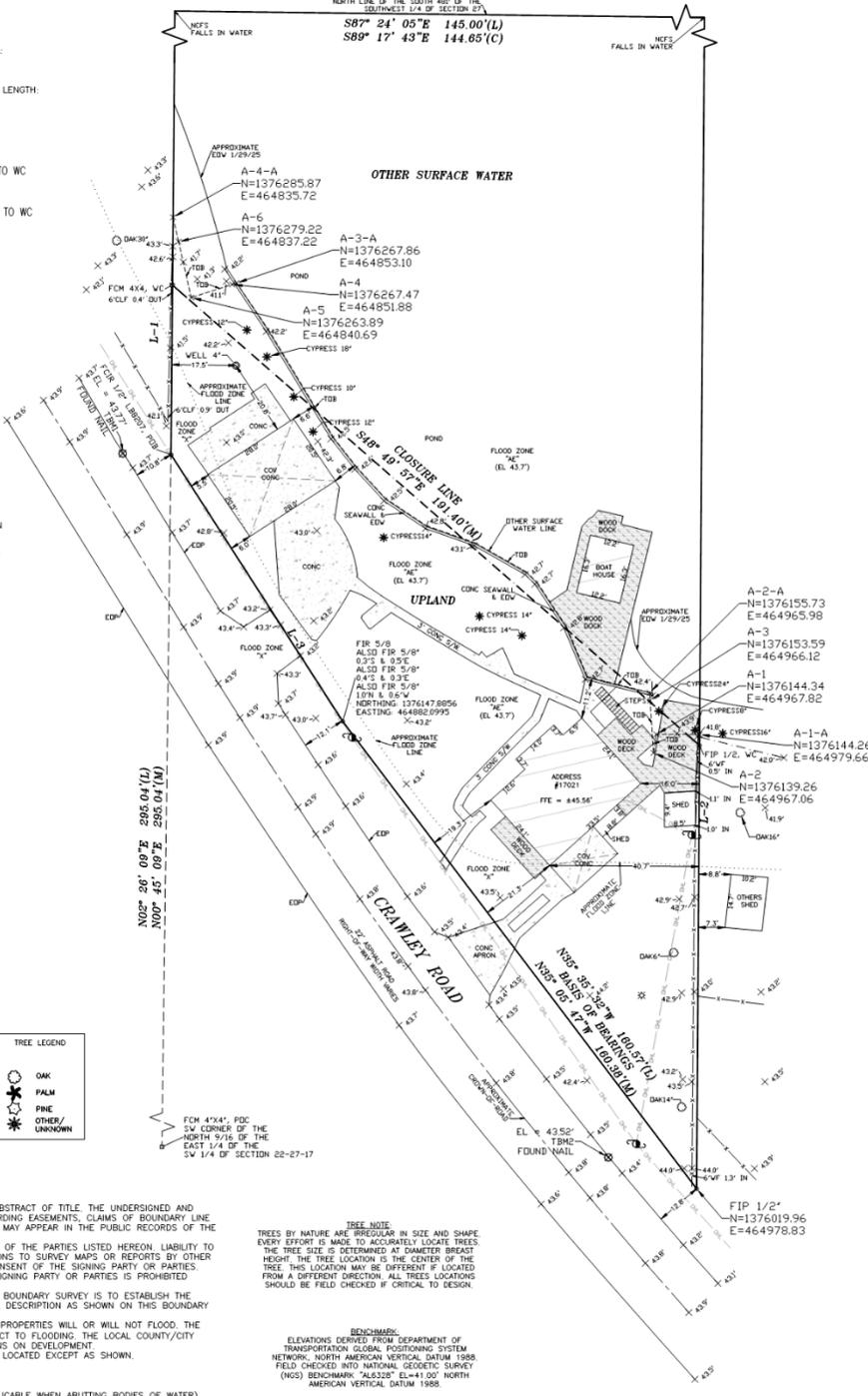
UPLAND AREA: #13644.05 S.F. ±0.313 ACRES
OTHER SURFACE WATER AREA: #28257.43 S.F. ±0.648 ACRES
OTHER SURFACE WATER LINE LENGTH: ±235.61'

LINE DATA:
L-1: N 02°26'09" E 185.96'(L)
N 00°29'33" E 46.40'(M) TO WC
L-2: S 02°19'32" W 385.12'(L)
S 00°22'56" W 121.35'(M) TO WC
L-3: N 30°12'24" W 86.80'(L)
N 32°44'08" W 86.80'(M)

SURVEYOR'S NOTE: EPC REVIEW #11783 WAS PERFORMED BY SARA GONZALEZ ON JANUARY 10, 2025.

LEGAL DESCRIPTION: (INSTRUMENT #2021481379)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE-QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA. THENCE RUN N 02°26'09" E, ALONG THE WEST LINE OF THE SAID NINE SIXTEENTHS LINE, A DISTANCE OF 295.04 FEET TO THE NORTHERLY MAINTENANCE LINE OF CRAWLEY ROAD, AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID LINE, A DISTANCE OF 185.96 FEET TO THE NORTH LINE OF THE SOUTH 481 FEET OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 27. THENCE RUN S 87°24'05" E ALONG SAID NORTH LINE, 145.00 EAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 27. THENCE RUN S 02°19'32" W ALONG SAID EAST LINE, 385.12 FEET TO THE NORTHERLY MAINTENANCE LINE OF CRAWLEY ROAD, THENCE RUN N 35°35'32" W, ALONG SAID LINE, 160.57 FEET, THENCE RUN 30°12'24" W ALONG SAID LINE, 86.80 FEET TO THE POINT OF BEGINNING.



Legend of Symbols & Abbreviations table with columns for symbols and descriptions. Includes categories like AIR CONDITIONER, BACKFLOW PREVENTER, TEMPORARY BENCHMARK, etc.

TREE LEGEND table with symbols for OAK, PALM, PINE, OTHER/LINKWOOD.

- NOTES: 1. THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING, LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.

TREE NOTE: TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT DIAMETER BREST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.

BENCHMARKS: ELEVATIONS DERIVED FROM DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM NETWORK, NORTH AMERICAN VERTICAL DATUM 1988. FIELD CHECKED INTO NATIONAL GEODETIC SURVEY (NGS) BENCHMARK, "AL8228" EL+41.00' NORTH AMERICAN VERTICAL DATUM 1988.

FLOOD ZONE INFORMATION: SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "X" & "AE" (EL+3.7'), ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 120112, PLAN NUMBER 1205700180A, EFFECTIVE 8/29/2009

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 31.17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.027 FLORIDA STATUTES.

Signature of Michael P. Mooney, dated 1/31/2025. Professional Surveyor & Mapper #2930.

CERTIFIED TO: DALIA FIGUEROA LEBRON. TERMINUS SURVEYING, LLC. 2752 JASON STREET TAMPA, FLORIDA 33619. (813) 681-4481. www.terminusurveying.com

JOB INFORMATION table with fields: CREW CHIEF, FIELD DATE, FIELD BOOK, DRAFTER, DRAWING DATE, CHECKED BY, JOB#, REVISIONS.



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR 26-0397

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 26-0397 Applicant's Name: Dalia Figueroa Lebron

Reviewing Planner's Name: Michelle Montalbano Date: 02/19/2026

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): 03/09/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

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

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.


Signature

2-19-26
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application VAR 26-0397

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:  (R. Clay Mathews, Auth. Rep)
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe):
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



February 19, 2026

Hillsborough County Development Services
601 E Kennedy Boulevard, 16th Floor
Tampa, Florida 33602

Re: Narrative for Variance Application - Dalia Figueroa Lebron
17021 Crawley Road, Odessa, FL 33556
Folio Number 001861-0000

To Whom It May Concern,

Pursuant to the County's review of the Submittal Application for the above-referenced project, Landis Evans + Partners submits the below narrative.

Project Description

- 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.**

Dalia Figueroa Lebron owns the real property located at 17021 Crawley Road in Odessa, Florida (the "Property"). The Property is approximately 0.8456 acres, irregularly shaped, zoned ASC-1 (Agricultural, Single-Family Conventional) and has a future land use designation of Residential-1. In pertinent part, the Property contains a single-family structure which was constructed in 1969. The Property abuts Crawley Road to the south and a lake (conservation submerged wetlands area) to the north. The Property uses private well and septic tank and drainfield. There is a small shed on the eastern property boundary that will be removed.

Our client seeks to demolish the existing single-family residence and construct a new single-family residence in essentially the same footprint of the existing residence. Under Sections 6.01.01 (Schedule of District Area, Height, Bulk, and Placement Regulations) and 4.01.07(B)(1) (Environmentally Sensitive Areas-Wetlands and Natural Water Bodies (Setbacks), Hillsborough County Land Development Code ("LDC"), the Property has ASC-1 zoning imposed setbacks of 50 feet in the front, 30 feet in the rear (due to the wetland), and 15 feet on the sides. The setbacks of today's zoning designation exceed those of the time of the original 1969 structure construction. Specifically, the existing residence has the following yard lengths measured at the shortest point:

February 19, 2026
Narrative for Variance Application - Dalia Figueroa Lebron

2

- 19.3-foot front yard, measured from the residence to Crawley Road present day right-of-way;
- 16-foot side yard, measured from the residence to the eastern property boundary; and
- 11.2-foot rear yard, measured from the residence to the back of the existing concrete seawall (wetland limits).

Our client desires to reconstruct a new single-family residence in essentially the same footprint. The new residence will have the following yard lengths measured at the shortest point:

- 13-foot front yard, a slight reduction of the front yard;
- 13-foot side yard, a slight reduction in the side yard; and
- 12-foot rear yard, a slight increase in the rear yard.

Accordingly, our client is seeking a variance from the current ASC-1 front and rear yard setbacks as set forth below. Our client is not seeking a variance from the side yard setback as she will be increasing the side yard and is, and will be, compliant with that setback.

- Variance of 37 feet from the required front yard setback of 50 feet;
- Variance of 2 feet from the required side yard setback of 15 feet; and
- Variance of 18 feet from the required rear yard setback of 30 feet.

Shed on Western Property Boundary (Pre-existing Nonconforming Structure/Variance)

There is a shed on the western boundary of the Property. We have reviewed historical aerials which show that the shed existed in 1987. We also have affidavits from (1) an adjacent property owner testifying to the shed's existence since at least 1987; and (2) the former owner of the subject property testifying that the shed was built before July 26, 1989. We contend that the shed meets the definition of a pre-existing nonconforming structure under Section 11.03.04.B., LDC. Specifically, that section provides that "[s]tructures existing prior to July 26, 1989 shall be deemed pre-existing and may be certified by the Administrator..."

However, at Staff's direction we are also seeking a variance for the shed. The shed appears to exceed 15 feet in height, therefore we are requesting a variance from the principal building setbacks. Specifically, the existing shed has the following yard lengths measured at the shortest point:

- 4-foot front yard, measured from the shed to Crawley Road present day right-of-way;
- 23-foot side yard, measured from the residence to the western property boundary; and
- 5-foot rear yard, measured from the shed to the back of the existing concrete seawall (wetland limits).

Accordingly, our client is seeking a variance from the current ASC-1 front and rear yard setbacks as set forth below. Our client is not seeking a variance from the side yard setback as the shed is compliant with that setback.





- Variance of 46 feet from the required front yard setback of 50 feet; and
- Variance of 25 feet from the required rear yard setback of 30 feet.

The following sets forth why Ms. Lebron's variance application complies with all variance criteria set forth in the Hillsborough County LDC.

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.**

The Property suffers unique and singular hardships and practical difficulties due to its size, irregular shape and location that are not shared by other properties similarly located. Please see the attached Existing Conditions Aerial exhibit of the property attached as Exhibit "A." The Property is 0.854 acres, 0.66 of which is a lake (submerged wetlands). As such, the resultant uplands is a long, skinny parallelogram with little depth between the Crawley Road right-of-way and the lake (submerged wetlands). Specifically, there is only approximately 40 feet of depth on the western end of the Property and only approximately 90 feet of depth on the eastern end of the Property. Given the size, shape and location of the Property, there are very little uplands upon which to construct a single-family residence nor a shed. Moreover, when today's ASC-1 zoning setbacks are applied to the Property, there are effectively no remaining uplands upon which to construct a single-family residence nor a shed. Please see the Setbacks Hardship exhibit attached as Exhibit "B" which illustrates that, if the current ASC-1 zoning setbacks were applied to this particular property configuration, there would only be a triangular 36 square-foot building envelope for a structure. This is obviously inadequate to construct a single-family residence. The same analysis applies to the shed. If the current front and rear ASC-1 zoning setbacks are applied to this portion of the Property, there would be no remaining uplands upon which to construct the shed. Therefore, the Property suffers a substantial hardship and practical difficulties given its unusual size, shape and location.

The Property's hardship and practical difficulties are unique and singular and not suffered in common with other property similarly located. By comparison, the properties adjacent to the Property on the east and west do not suffer the same hardships and practical difficulties. Please see the attached Neighboring Properties exhibit attached as Exhibit "C" which contains aerial photographs of these adjacent properties. For example, the parcel situated immediately east of the Property (17011 Crawley Rd., Folio No. 001864-0000) has approximately 153 feet of frontage on Crawley Road, 250 feet of depth, and a 3,134 square foot single-family residence. The parcel situated immediately east of 17011 Crawley Road (9419 Tillitson Ct., Folio No. 001862-0000) has approximately 134 feet of frontage on Tillitson Court, 222 feet of depth, and a 1,800 square foot single-family residence. On the western side of the Property, the parcel immediately adjacent to the Property (17105 Crawley Rd., Folio No. 001828-0000) has approximately 388 feet of frontage on Crawley Road, 126 feet of depth, are of regular shape, and a 2,176 square



foot single-family residence. The parcel situated immediately west of 17105 Crawley Rd. (17119 Crawley Rd., Folio No. 001828-0000) has approximately 280 feet of frontage on Crawley Road, 155 feet of depth, no submerged wetlands and a 3,044 square foot single-family residence. In sum, these similarly located properties are larger, have more depth, and have a lower percentage of submerged wetlands compared to developable uplands. Unlike the Property, these properties have more developable uplands to construct a single-family residence or shed even with the ASC-1 setbacks applied. Thus, the similarly located properties do not suffer the same hardships and practical difficulties that are suffered by Ms. Lebron's Property.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The literal requirements of the LDC deprive Ms. Lebron of the rights commonly enjoyed by other properties in the same district and area under the terms of the LDC. Specifically, please see the Setbacks Hardship exhibit attached as Exhibit "B" which shows that our client is left with 36 square feet to construct a structure when the ASC-1 setbacks are applied without context to the Property. A total of 36 square feet for a structure is obviously inadequate upon which to construct a single-family residence nor a shed. Moreover, if the current front and rear ASC-1 zoning setbacks are applied to the portion of the Property where the shed is located, there would be no remaining uplands upon which to construct the shed. As such, if the literal requirements of the LDC are applied, our client would be deprived of the ability to construct a single-family residence or shed on the Property, which is a right commonly enjoyed by other properties in the ASC-1 zoning district under the terms of the LDC.

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 will not substantially interfere with or injure the rights of others. The ASC-1 setbacks have encroached into the single-family structure since the setbacks were adopted by the County which occurred after the construction of the residence in 1969. Similarly, the shed has been in existence since prior to 1987. In the 50+ years since the home's original construction and almost 40 years since the shed's original construction, Ms. Lebron is unaware of any injury, damage or negative externalities caused by the home or shed imposed upon the neighboring properties and nearby submerged wetlands and she has never received any complaints of the same. This variance seeks to allow the reconstruction of Ms. Lebron's residence in essentially the same footprint as the existing residence and keep/repair/replace the shed in the same footprint. In other words, it seeks approval for the existing status quo which is not currently interfering with or injuring the rights of others.



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 Sections 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

Section 1.02.02, LDC provides that “[i]t is the purpose of the Board of County Commissioners of Hillsborough County to establish the standards, regulations and procedures for review and approval of all proposed development of property in unincorporated Hillsborough County, and to provide a development review process that will be comprehensive, consistent, and efficient in the implementation of the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan.” The variance is in harmony with this section as it relates to proposed development of property in unincorporated Hillsborough County which will be consistent with the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan.

Section 1.02.03(A), LDC provides that “[i]n order to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County, it is the intent of this Code that the development process in Hillsborough County be efficient, in terms of time and expense; effective, in terms of addressing the natural resource and public facility implications of proposed development; and equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and consideration of the interests of the citizens of Hillsborough County.” The variance application meets each of these criteria as set forth in detail herein. As the request does not add density or impacts to the area’s infrastructure, the variance application is consistent with the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan.

Section 1.02.03(B) provides that “[t]he Board of County Commissioners deems it to be in the best public interest for all development to be conceived, designed, and built in accordance with good planning and design practices and the minimum standards set forth in this Code.” If the variance is granted, Ms. Lebron’s replacement single-family residence will be designed and constructed with good planning and design practices and consistent with the standards set forth in the Code. Ms. Lebron has engaged an architect who has prepared several site plans to determine the optimal position of the residence considering the property limitations and setbacks.

Section 2.01.01, LDC provides that “[t]he County is divided into districts of such number, shape, characteristics, area, common unity of purpose, **adaptability**, or use as will accomplish the objectives of the Comprehensive Plan and this Code.” The Property is zoned ASC-1 which is an agricultural zoning district. Under Section 2.02.01, LDC, agricultural zoning districts “provide for agricultural uses and residential development on lots in accordance with the Comprehensive Plan.” The use of the Property as a single-family residence since 1969 is in harmony with this Code provision, although the setbacks are less than the ASC-1 zoning district requires. Here, Ms. Lebron is merely attempting to continue to use the Property for residential purposes consistent with the intent of the agricultural zoning district.



Section 4.01.02.A, LDC provides that “[t]he purpose of the Natural Resources Regulations is to set forth regulations regarding land alteration, the protection of soil and water, the protection of trees and other vegetation, and the protection of environmentally sensitive areas, in order to maintain the quality of life in Hillsborough County and protect the health, safety, welfare and general well-being of the citizens of Hillsborough County.” The proposed replacement of the existing single-family structure will minimally disturb the land on site, which will be reviewed and permitted through Hillsborough County’s Building Department, thus meeting the purpose of this Code provision. In addition, the proposed site plan will actually increase the rear yard setback which will provide additional setback from the submerged wetland. As such, the project will serve to further protect the soil, water, trees, other vegetation and any environmentally sensitive area in the rear of the Property.

The Property is located in rural Odessa. Objective 4 of the Future Land Use Element of the County’s Comprehensive Plan provide that such rural areas will provide for “long term” and “low density rural residential uses which can exist without the threat of urban or suburban encroachment.” The Keystone-Odessa Community Plan provides strategies to implement the vision of this rural area. The variance seeks to reconstruct our client’s single-family home and keep/repair/replace the shed which will be a long term and low density rural residential use without the threat of urban or suburban encroachment. As such, the variance is consistent with the intent of Objective 4 and the Keystone-Odessa Community Plan.

Comprehensive Plan Property Rights Policy 1.2 provides that the County will consider in its decision-making the right of a property owner to “use, maintain, develop, and **improve**” his or her property for personal use. Here, the variance is consistent with Policy 1.2 of the Property Rights Element as it supports our client’s desire to use, maintain, develop and improve her property for personal use with a new single-family residence.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The situation sought to be relieved by the variance does not result from an illegal act or any self-imposed hardship. Rather, it results from the inherent, unique practical difficulties due to the irregular shape, size and location of the Property. In addition, the Property contains a single-family residence which was constructed in 1969 into which the ASC-1 setbacks encroach. Ms. Lebron purchased the Property with its existing irregular shape, size and location and well after the residence and shed were constructed in a location into which the ASC-1 setbacks encroach. Now, our client desires to reconstruct the old and outdated single-family residence in essentially the same footprint and keep/repair/replace the shed in the same footprint. As shown in the attached Exhibit “B,” a literal application of the County’s setback regulations to the Property renders it incapable of development, depriving our client of the ability to construct a single-family residence on her Property and potentially replace/reconstruct the shed in the same footprint. Our



proposed variance is the sole remedy available to our client to allow her to reconstruct the single-family residence. As such, the situation sought to be relieved by the variance is due to the preexisting dynamics of the Property and residence and not due to any illegal act or self-imposed hardship from our client.

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.

This variance will result in substantial justice being done to our client by relieving her of the unique and singular hardships imposed by the shape, size and location of the Property. Without the variance, our client will not have any alternative remedy to obtain relief from the setbacks and therefore be unable to reconstruct her single-family residence and keep/repair/replace the existing shed. In that case, our client would be forced to maintain a 40+ year old shed and outdated home that is smaller than adjacent properties in an agricultural zoning district in perpetuity. This cannot be the intent of the LDC.

In general, setback requirements are typically intended to provide the public benefit of ensuring that development does not encroach too closely upon other development or uses. Here, the existing single-family residence has been located within the ASC-1 setbacks for over 50 years and the shed has been located within the ASC-1 setbacks for at least 40 years without any complaint, damage, injury or negative externalities to any surrounding development or uses. As such, denying the variance and requiring the setbacks to be applied to future construction would serve no public benefit. Conversely, allowing the variance would serve a public benefit to our client's neighborhood by allowing our client to reconstruct her home and improve the real property in harmony within the surrounding community.

In sum, substantial justice will be done if the variance is granted. As made clear in Exhibit "B," our client cannot reconstruct her home if the ASC-1 setbacks are applied to the Property. The same analysis applies to the shed. Our client meets the above variance criteria and should be granted the variance and allowed to reconstruct the single-family residence on her Property.

Section 4.01.07.B.4

We are requesting approval for a maximum proposed encroachment of 525 square feet. This encroachment area encompasses the portion of the new single-family residence located within the 30-foot wetland setback required by Code.

The features encroaching into the setback include the existing shed, existing concrete sidewalks, existing boathouse, existing well, and the proposed single-family residence.



February 19, 2026
Narrative for Variance Application - Dalia Figueroa Lebron

8

Based on the above, we submit that the Application complies with all variance criteria and, therefore, should be approved. Thank you for your consideration.

Regards,



Bruce W. Landis, P.E., AICP



Margaret R. Tassone, AICP

cc: Client
R. Clay Mathews, Esq.





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?

Please see attachments.

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 attachments.

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 attachments.

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 attachments.

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 attachments.

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 attachments.

- 19.3-foot front yard, measured from the residence to Crawley Road present day right-of-way;
- 16-foot side yard, measured from the residence to the eastern property boundary; and
- 11.2-foot rear yard, measured from the residence to the back of the existing concrete seawall (wetland limits).

Our client desires to reconstruct a new single-family residence in essentially the same footprint. The new residence will have the following yard lengths measured at the shortest point:

- 13-foot front yard, a slight reduction of the front yard;
- 13-foot side yard, a slight reduction in the side yard; and
- 12-foot rear yard, a slight increase in the rear yard.

Accordingly, our client is seeking a variance from the current ASC-1 front and rear yard setbacks as set forth below. Our client is not seeking a variance from the side yard setback as she will be increasing the side yard and is, and will be, compliant with that setback.

- Variance of 37 feet from the required front yard setback of 50 feet;
- Variance of 2 feet from the required side yard setback of 15 feet; and
- Variance of 18 feet from the required rear yard setback of 30 feet.

The following sets forth why Ms. Lebron's variance application complies with all variance criteria set forth in the Hillsborough County LDC.

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.**

The Property suffers unique and singular hardships and practical difficulties due to its size, irregular shape and location that are not shared by other properties similarly located. Please see the attached Existing Conditions Aerial exhibit of the property attached as Exhibit "A." The Property is 0.854 acres, 0.66 of which is a lake (submerged wetlands). As such, the resultant uplands is a long, skinny parallelogram with little depth between the Crawley Road right-of-way and the lake (submerged wetlands). Specifically, there is only approximately 40 feet of depth on the western end of the Property and only approximately 90 feet of depth on the eastern end of the Property. Given the size, shape and location of the Property, there are very little uplands upon which to construct a single-family residence. Moreover, when today's ASC-1 zoning setbacks are applied to the Property, there are effectively no remaining uplands upon which to construct a single-family residence. Please see the Setbacks Hardship exhibit attached as Exhibit "B" which illustrates that, if the current ASC-1 zoning setbacks were applied to this particular



property configuration, there would only be a triangular 36 square-foot building envelope for a structure. This is obviously inadequate to construct a single-family residence. Therefore, the Property suffers a substantial hardship and practical difficulties given its unusual size, shape and location.

The Property's hardship and practical difficulties are unique and singular and not suffered in common with other property similarly located. By comparison, the properties adjacent to the Property on the east and west do not suffer the same hardships and practical difficulties. Please see the attached Neighboring Properties exhibit attached as Exhibit "C" which contains aerial photographs of these adjacent properties. For example, the parcel situated immediately east of the Property (17011 Crawley Rd., Folio No. 001864-0000) has approximately 153 feet of frontage on Crawley Road, 250 feet of depth, and a 3,134 square foot single-family residence. The parcel situated immediately east of 17011 Crawley Road (9419 Tillitson Ct., Folio No. 001862-0000) has approximately 134 feet of frontage on Tillitson Court, 222 feet of depth, and a 1,800 square foot single-family residence. On the western side of the Property, the parcel immediately adjacent to the Property (17105 Crawley Rd., Folio No. 001828-0000) has approximately 388 feet of frontage on Crawley Road, 126 feet of depth, are of regular shape, and a 2,176 square foot single-family residence. The parcel situated immediately west of 17105 Crawley Rd. (17119 Crawley Rd., Folio No. 001828-0000) has approximately 280 feet of frontage on Crawley Road, 155 feet of depth, no submerged wetlands and a 3,044 square foot single-family residence. In sum, these similarly located properties are larger, have more depth, and have a lower percentage of submerged wetlands compared to developable uplands. Unlike the Property, these properties have more developable uplands to construct a single-family residence even with the ASC-1 setbacks applied. Thus, the similarly located properties do not suffer the same hardships and practical difficulties that are suffered by Ms. Lebron's Property.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The literal requirements of the LDC deprive Ms. Lebron of the rights commonly enjoyed by other properties in the same district and area under the terms of the LDC. Specifically, please see the Setbacks Hardship exhibit attached as Exhibit "B" which shows that our client is left with 36 square feet to construct a structure when the ASC-1 setbacks are applied without context to the Property. A total of 36 square feet for a structure is obviously inadequate upon which to construct a single-family residence. As such, if the literal requirements of the LDC are applied, our client would be deprived of the ability to construct a single-family residence on the Property, which is a right commonly enjoyed by other properties in the ASC-1 zoning district under the terms of the LDC.



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 will not substantially interfere with or injure the rights of others. The ASC-1 setbacks have encroached into the single-family structure since the setbacks were adopted by the County which occurred after the construction of the residence in 1969. In the 50+ years since the homes original construction, Ms. Lebron is unaware of any injury, damage or negative externalities imposed upon the neighboring properties and nearby submerged wetlands and she has never received any complaints of the same. This variance seeks to allow the reconstruction of Ms. Lebron's residence in essentially the same footprint as the existing residence. In other words, it seeks approval for the existing status quo which is not currently interfering with or injuring the rights of others.

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 Sections 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

Section 1.02.02, LDC provides that “[i]t is the purpose of the Board of County Commissioners of Hillsborough County to establish the standards, regulations and procedures for review and approval of all proposed development of property in unincorporated Hillsborough County, and to provide a development review process that will be comprehensive, consistent, and efficient in the implementation of the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan.” The variance is in harmony with this section as it relates to proposed development of property in unincorporated Hillsborough County which will be consistent with the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan.

Section 1.02.03(A), LDC provides that “[i]n order to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County, it is the intent of this Code that the development process in Hillsborough County be efficient, in terms of time and expense; effective, in terms of addressing the natural resource and public facility implications of proposed development; and equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and consideration of the interests of the citizens of Hillsborough County.” The variance application meets each of these criteria as set forth in detail herein. As the request does not add density or impacts to the area's infrastructure, the variance application is consistent with the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan.

Section 1.02.03(B) provides that “[t]he Board of County Commissioners deems it to be in the best public interest for all development to be conceived, designed, and built in accordance with good planning and design practices and the minimum standards set forth in this Code.” If the variance is granted, Ms. Lebron's replacement single-family residence will be designed and constructed with good planning and design practices and consistent with the standards set forth in the Code. Ms. Lebron has engaged an architect who has



prepared several site plans to determine the optimal position of the residence considering the property limitations and setbacks.

Section 2.01.01, LDC provides that “[t]he County is divided into districts of such number, shape, characteristics, area, common unity of purpose, **adaptability**, or use as will accomplish the objectives of the Comprehensive Plan and this Code.” The Property is zoned ASC-1 which is an agricultural zoning district. Under Section 2.02.01, LDC, agricultural zoning districts “provide for agricultural uses and residential development on lots in accordance with the Comprehensive Plan.” The use of the Property as a single-family residence since 1969 is in harmony with this Code provision, although the setbacks are less than the ASC-1 zoning district requires. Here, Ms. Lebron is merely attempting to continue to use the Property for residential purposes consistent with the intent of the agricultural zoning district.

Section 4.01.02.A, LDC provides that “[t]he purpose of the Natural Resources Regulations is to set forth regulations regarding land alteration, the protection of soil and water, the protection of trees and other vegetation, and the protection of environmentally sensitive areas, in order to maintain the quality of life in Hillsborough County and protect the health, safety, welfare and general well-being of the citizens of Hillsborough County.” The proposed replacement of the existing single-family structure will minimally disturb the land on site, which will be reviewed and permitted through Hillsborough County’s Building Department, thus meeting the purpose of this Code provision. In addition, the proposed site plan will actually increase the rear yard setback which will provide additional setback from the submerged wetland. As such, the project will serve to further protect the soil, water, trees, other vegetation and any environmentally sensitive area in the rear of the Property.

The Property is located in rural Odessa. Objective 4 of the Future Land Use Element of the County’s Comprehensive Plan provide that such rural areas will provide for “long term” and “low density rural residential uses which can exist without the threat of urban or suburban encroachment.” The Keystone-Odessa Community Plan provides strategies to implement the vision of this rural area. The variance seeks to reconstruct our client’s single-family home which will be a long term and low density rural residential use without the threat of urban or suburban encroachment. As such, the variance is consistent with the intent of Objective 4 and the Keystone-Odessa Community Plan.

Comprehensive Plan Property Rights Policy 1.2 provides that the County will consider in its decision-making the right of a property owner to “use, maintain, develop, and **improve**” his or her property for personal use. Here, the variance is consistent with Policy 1.2 of the Property Rights Element as it supports our client’s desire to use, maintain, develop and improve her property for personal use with a new single-family residence.



5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The situation sought to be relieved by the variance does not result from an illegal act or any self-imposed hardship. Rather, it results from the inherent, unique practical difficulties due to the irregular shape, size and location of the Property. In addition, the Property contains a single-family residence which was constructed in 1969 into which the ASC-1 setbacks encroach. Ms. Lebron purchased the Property with its existing irregular shape, size and location and well after the structure was constructed in a location into which the ASC-1 setbacks encroach. Now, our client desires to reconstruct the old and outdated single-family residence in essentially the same footprint. As shown in the attached Exhibit "B," a literal application of the County's setback regulations to the Property renders it incapable of development, depriving our client of the ability to construct a single-family residence on her Property. Our proposed variance is the sole remedy available to our client to allow her to reconstruct the single-family residence. As such, the situation sought to be relieved by the variance is due to the preexisting dynamics of the Property and residence and not due to any illegal act or self-imposed hardship from our client.

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.

This variance will result in substantial justice being done to our client by relieving her of the unique and singular hardships imposed by the shape, size and location of the Property. Without the variance, our client will not have any alternative remedy to obtain relief from the setbacks and therefore be unable to reconstruct her single-family residence. In that case, our client would be forced to maintain a 50+ year old, outdated home that is smaller than adjoining properties in an agricultural zoning district in perpetuity. This cannot be the intent of the LDC.

In general, setback requirements are typically intended to provide the public benefit of ensuring that development does not encroach too closely upon other development or uses. Here, the existing single-family residence has been located within the ASC-1 setbacks for over 50 years without any complaint, damage, injury or negative externalities to any surrounding development or uses. As such, denying the variance and requiring the setbacks to be applied to future construction would serve no public benefit. Conversely, allowing the variance would serve a public benefit to our client's neighborhood by allowing our client to reconstruct her home and improve the real property in harmony within the surrounding community.

In sum, substantial justice will be done if the variance is granted. As made clear in Exhibit "B," our client cannot reconstruct her home if the ASC-1 setbacks are applied to the Property. Our client meets the above variance criteria and should be granted the variance and allowed to reconstruct the single-family residence on her Property.



Pre-existing Nonconforming Structure – Shed on Western Property Boundary

There is a shed on the western boundary of the Property that is 5.98 feet from the seawall/wetland line and, therefore, within the ASC-1 setbacks. We have reviewed historical aerials which show that the shed existed in 1987. Our client does not intend to demolish and reconstruct the shed. Our client only intends to make routine repairs and maintenance and other changes that will not increase the extent of the encroachment into the setback.

We contend that the shed meets the definition of a pre-existing nonconforming structure under Section 11.03.04.B., LDC. Specifically, that section provides that “[s]tructures existing prior to July 26, 1989 shall be deemed pre-existing and may be certified by the Administrator subject to” six conditions. In pertinent part, the conditions provide that the owner may make routine repairs and maintenance and other physical changes that do not increase the degree of the nonconformity. As the shed has existed since 1987, it meets definition of a pre-existing nonconforming structure. In addition, our client will comply with the above-referenced conditions given the limited amount of work that will be done which will not increase the degree of nonconformity. Accordingly, our client does not seek a variance for the shed and respectfully requests that the Administrator certifies that it qualifies as a pre-existing nonconforming structure under Section 11.03.04.B., LDC.

Section 4.01.07.B.4

We are requesting approval for a maximum proposed encroachment of 525 square feet. This encroachment area encompasses the portion of the new single-family residence located within the 30-foot wetland setback required by Code.

The features encroaching into the setback include the existing shed, existing concrete sidewalks, existing boathouse, existing well, and the proposed single-family residence.

Based on the above, we submit that the Application complies with all variance criteria and, therefore, should be approved. Thank you for your consideration.

Regards,

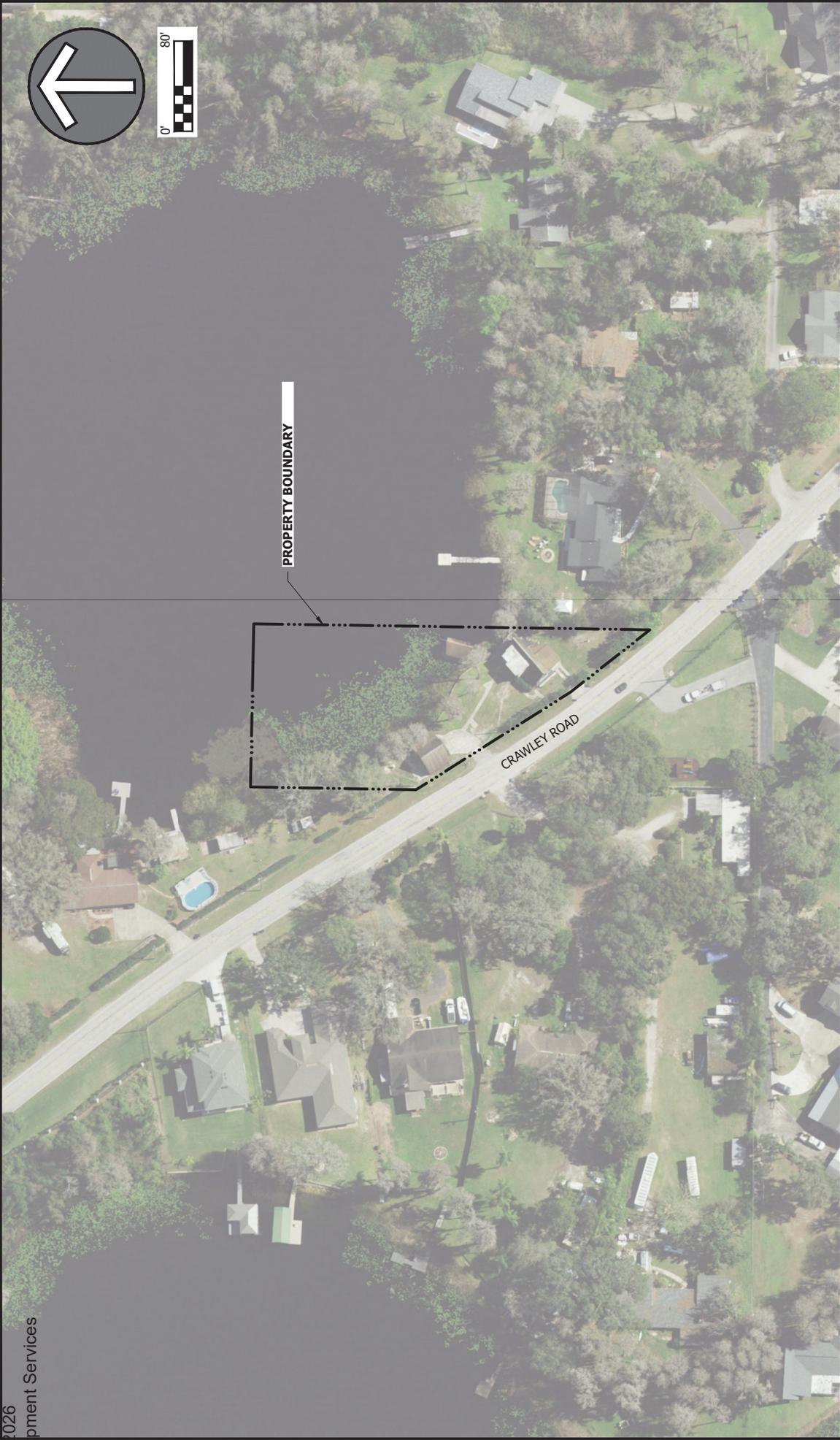


Bruce W. Landis, P.E., AICP

cc: Client
R. Clay Mathews, Esq.



Received
01/06/2026
Development Services



PROJECT NO.: 1890-24

DWG: Exhibits A, B, C

DATE: 2025-03-18

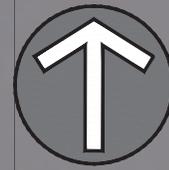
EXHIBIT A - EXISTING CONDITIONS AERIAL

17021 CRAWLEY ROAD
ODESSA, FL 33556



**LANDIS EVANS
+ PARTNERS**

3810 Northdale Blvd., Suite 100 Tampa, Florida 33624
PH: (813) 909-9840 Fax: (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548



PROPERTY BOUNDARY

APPROXIMATE LOCATION OF SEAWALL (LIMITS OF WETLAND)

ALLOWABLE BUILDING ENVELOPE 36± SF

30' WETLAND SETBACK

15' SIDE YARD SETBACK

50' FRONT YARD SETBACK

CRAWLEY ROAD

PROJECT NO.: 1890-24
DWG: Exhibits A, B, C
DATE: 2025-03-18

EXHIBIT B - SETBACK HARDSHIPS
(ASC-1 ZONING ALLOWABLE BUILDABLE ENVELOPE)

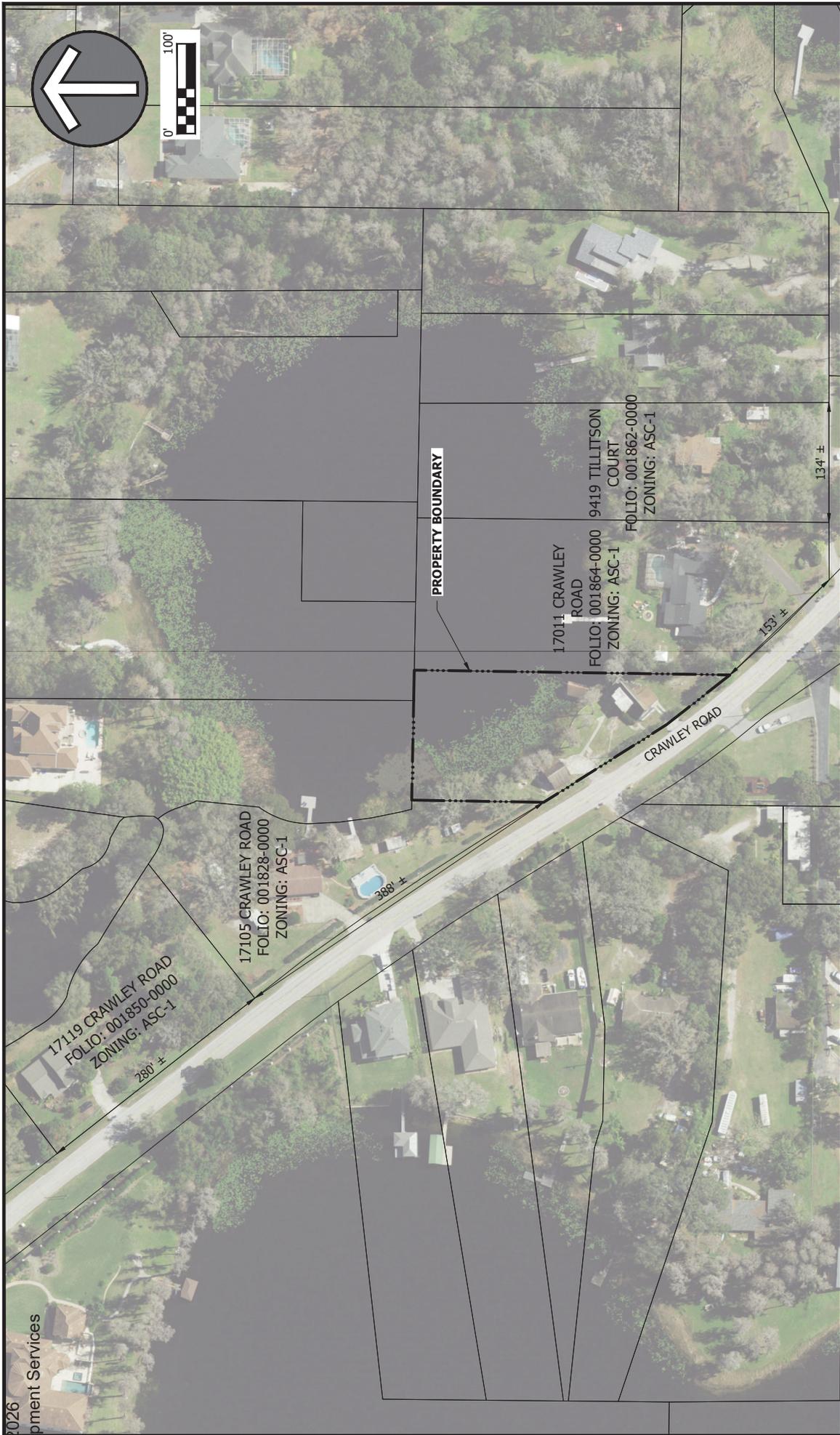
17021 CRAWLEY ROAD
ODESSA, FL 33556



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3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
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Board of Engineers Certificate of Authorization #4548

Received
01/06/2026
Development Services



PROJECT NO.: 1890-24

DWG: Exhibits A, B, C

DATE: 2025-03-18

EXHIBIT C - NEIGHBORING PROPERTIES

17021 CRAWLEY ROAD
ODESSA, FL 33556



**LANDIS EVANS
+ PARTNERS**

3810 Northdale Blvd., Suite 100 Tampa, Florida 33624
Ph: (813) 909-9640 Fax: (813) 909-9640
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

Prepared By and Return To:
Judy Moore for Community Land Title Insurance Agency Corporation
3608 W. Azeele Street, Suite 101
Tampa, FL 33609

For the issuance of title insurance, file #: 21-4011
[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made **September 21**, 2021 between:

Grantor: Sandra Kitts, an unmarried woman mailing 9224 Rhea Dr.
address: Odessa, FL 33556

Grantee: Dalia Figueroa Lebron, an unmarried woman mailing 17021 Crawley Rd.
address: Odessa, FL 33556

Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual and either sex, and shall include heirs, legal representatives, successors and assigns of the same.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County of Hillsborough, and State of Florida, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE-QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N 02°26'09" E, ALONG THE WEST LINE OF THE SAID NINE SIXTEENTHS LINE, A DISTANCE OF 295.04 FEET TO THE NORTHERLY MAINTENANCE LINE OF CRAWLEY ROAD, AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID LINE, A DISTANCE OF 185.96 FEET TO THE NORTH LINE OF THE SOUTH 481 FEET OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 27; THENCE RUN S 87°24'05" E ALONG SAID NORTH LINE, 145.00 FEET TO THE EAST LINE OF THE WEST 145 FEET OF THE SOUTH 481 FEET OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 27, THENCE RUN S 02°19'32" W ALONG SAID EAST LINE, 385.12 FEET TO THE NORTHERLY MAINTENANCE LINE OF CRAWLEY ROAD; THENCE RUN N 35°35'32" W, ALONG SAID LINE, 160.57 FEET; THENCE RUN N 30°12'24" W ALONG SAID LINE, 86.80 FEET TO THE POINT OF BEGINNING.
Parcel ID Number U-22-27-17-ZZZ-000000-15100.0.
Also known as 17021 Crawley Road, Odessa, FL 33556

SUBJECT TO taxes accruing subsequent to December 31, 2020.

SUBJECT TO covenants, restrictions and easements of record, if any: however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

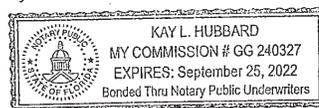
X Kay L. Hubbard
Witness Name: Kay L. Hubbard Sandra Kitts

X Judy L. Moore
Witness Name: Judy L. Moore

STATE OF Florida
COUNTY OF Hillsborough

This instrument was sworn to and acknowledged before me on **September 7, 2021** by **Sandra Kitts**, who produced a Driver's License as identification.

X Kay L. Hubbard
(Notary Seal)



LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE-QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N 02°26'09" E, ALONG THE WEST LINE OF THE SAID NINE SIXTEENTHS LINE, A DISTANCE OF 295.04 FEET TO THE NORTHERLY MAINTENANCE LINE OF CRAWLEY ROAD, AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID LINE, A DISTANCE OF 185.96 FEET TO THE NORTH LINE OF THE SOUTH 481 FEET OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 27; THENCE RUN S 87°24'05" E ALONG SAID NORTH LINE, 145.00 FEET TO THE EAST LINE OF THE WEST 145 FEET OF THE SOUTH 481 FEET OF THE NORTH NINE SIXTEENTHS OF THE EAST ONE QUARTER OF SAID SECTION 27, THENCE RUN S 02°19'32" W ALONG SAID EAST LINE, 385.12 FEET TO THE NORTHERLY MAINTENANCE LINE OF CRAWLEY ROAD; THENCE RUN N 35°35'32" W, ALONG SAID LINE, 160.57 FEET; THENCE RUN N 30°12'24" W ALONG SAID LINE, 86.80 FEET TO THE POINT OF BEGINNING.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0397 Intake Date: 01/06/2026
Hearing(s) and type: Date: 03/09/2026 Type: LUHO Receipt Number: 546517
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 17021 Crawley Road City/State/Zip: Odessa, FL 33556
TWN-RN-SEC: 22-27-17 Folio(s): 001861-0000 Zoning: ASC-1 Future Land Use: R-1 Property Size: 0.961

Property Owner Information

Name: Dalia Figueroa Lebron Daytime Phone _____
Address: 17021 Crawley Road City/State/Zip: Odessa, FL 33556
Email: daliafl@me.com Fax Number _____

Applicant Information

Name: Dalia Figueroa Lebron Daytime Phone _____
Address: 17021 Crawley Road City/State/Zip: Odessa, FL 33556
Email: daliafl@me.com Fax Number _____

Applicant's Representative (if different than above)

Name: R. Clay Mathews Daytime Phone (813) 819-2552
Address: 100 S. Ashley Drive, Ste. 850 City/State/Zip: Tampa, FL 33602
Email: clay@smolkermathews.com 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.

[Signature]
Signature of the Applicant

Dalia Figueroa Lebrón
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

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

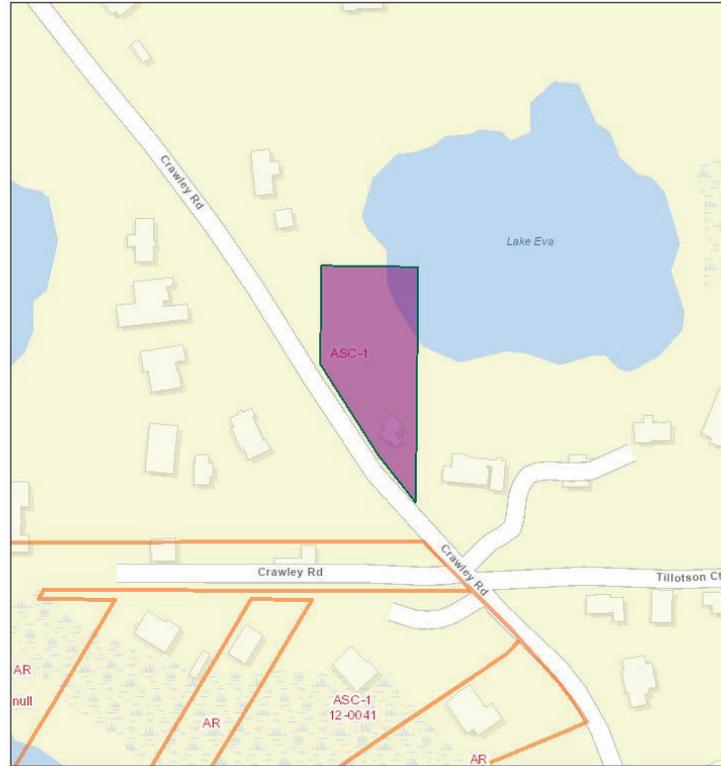
Dalia Figueroa Lebrón
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

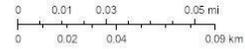
Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 43.7 ft
FIRM Panel	0180H
FIRM Panel	12057C0180H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa Area
Census Data	Tract: 011504 Block: 2007
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 1861.0000



December 19, 2025

1:1,945



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Hillsborough County Florida

Folio: 1861.0000
PIN: U-22-27-17-ZZZ-000000-15100.0
Dalia Figueroa Lebron
Mailing Address:
 17021 Crawley Rd
 null
 Odessa, FL 33556-2053
Site Address:
 17021 Crawley Rd
 Odessa, FL 33556
SEC-TWN-RNG: 22-27-17
Acreage: 0.85
Market Value: \$521,776.00
Landuse Code: 0100 SINGLE FAMILY

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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.



Submission Requirements for Applications Requiring Public Hearings

Official Use Only

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

Applicant/Representative: Dalia Figueroa Lebron/R. Clay Mathews Phone: (813) 819-2552

Representative's Email: clay@smolkermathews.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)