

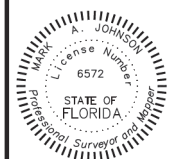
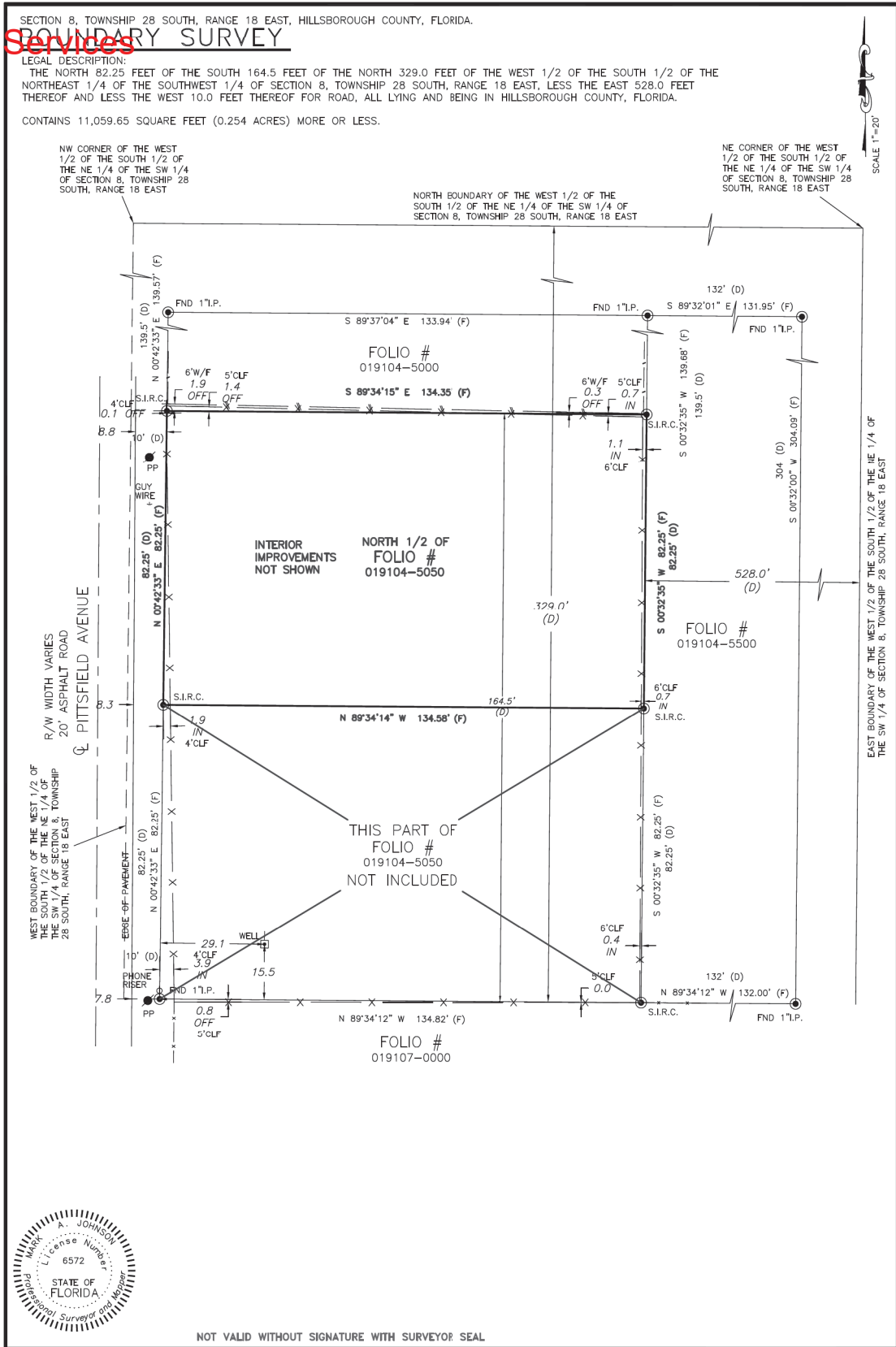
SURVEY/SITE PLAN

See attached in next page

APPLICATION NUMBER: VAR 26-0763

LUHO HEARING DATE: June 15, 2026

Case Reviewer: Orlando Borrás



NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

LEGEND:	PVC = PLASTIC VINYL FENCE	POINT
ASPH = ASPHALT	PPC = PERMANENT CONTROL	RP = RADIAL
A/C = AIR CONDITIONER	IP = IRON PIPE	RH = RISE HYDRANT
CLF = CALCULATED	IR = IRON ROD	FO = FOUND
CLF-CHAIN LINK FENCE	LB = LICENSED BUSINESS	(N/R) = NON-RADIAL
CON = CONCRETE	DU = OVER HEAD UTILITY	(TYP) = TYPICAL
CON = CONCRETE MONUMENT	PK = PARKER ROTULON	R/F = ROOD FENCE
CSW = CONCRETE SIDEWALK	(P) = PLAT	S.P.K.D. = SET P.K. NAIL
(D) = DEED MEASUREMENT	(R) = RIGHT-OF-WAY	& SISK LOGS/MS
(M) = FIELD MEASURED	PP = POWER POLE	S.I.R.C. = SET 5/8" I.R.
NO. ID. = NO IDENTIFICATION	R/W = RIGHT-OF-WAY	PSM = PROFESSIONAL SURVEYOR AND MAPPER
PRM = PERMANENT REFERENCE MONUMENT		RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR & CAP. LBN#945

NOTES:
1) BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF SUBJECT PARCEL, N 89°34'12" W, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #2007C-0182, SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-28-2008
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET

5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP. OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

FIELD WORK BY: JOSH
DATE: 6-8-2024
DRAWN BY: B.P.
DATE: 6-13-2024

Certificate of Authorization "LB #6945"

JOB # 24-5948

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61017-7.0025(3) (a) (b) (c) (d)
MARK A. JOHNSON PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 6572 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:
OSCAR ROMERO AMAT YAMILET ESCOBAR PLACERES

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945 5020 GUNN HIGHWAY SUITE 220 A TAMPA, FL 33624 (813) 285-4795 FAX (813) 284-9062 WAISURVEYING@GMAIL.COM



Project Description (Variance Request)

- 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.

I am requesting a variance from LDC Section 6.01.06.4 to allow the use of onsite sewage treatment and disposal systems (OSTDS) on two newly created parcels located within a Wellhead Protection Area.

The parent parcel (Folio 019104-5050) consists of approximately 0.51 acres and is proposed to be subdivided into two parcels of approximately 0.254 acres each. Both proposed lots meet the minimum lot size requirements of the RSC-9 zoning district and are consistent with the R-9 Future Land Use designation.

LDC Section 6.01.06.4 requires a minimum of one (1) acre of upland for use of septic systems within a Wellhead Protection Area. Due to the size of the legally existing parent parcel, it is not possible to create two conforming one-acre lots. Therefore, a variance of 0.75 acres from the one-acre upland requirement is requested for each lot, resulting in two approximately 0.25-acre lots utilizing septic systems.

The Hillsborough County Department of Health has reviewed and approved the septic system for the newly created parcel (Permit No. 29-SH-4065547), confirming that the proposed lot sizes can

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

LDC Section 6.01.06.4 (minimum 1-acre upland requirement for use of septic systems within a Wellhead Protection Area).
 Requesting a variance of 0.75 acres from the minimum 1.00 acre upland requirement for each lot, resulting in two ~0.25-acre lots utilizing septic systems.

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
 If yes, you must submit a copy of the Citation with this Application.
- 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): Certified Parcel - Project ID 7376 - Oscar and Yamilet
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water - Service Application Conditional Approval - Reservation of Capacity" prior to your public hearing

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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 hardship is unique to the subject property due to its location within a Wellhead Protection Area, where a minimum of one (1) acre of upland is required for the use of septic systems. The parent parcel consists of approximately 0.51 acres, which is insufficient to create two conforming 1-acre lots. The property is legally existing and developed, and the size limitation is a condition inherent to the parcel, not a circumstance shared by larger properties within the same area.

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.

Strict application of LDC Section 6.01.06.4 would prevent reasonable subdivision and residential use of conforming RSC-9 lots consistent with the R-9 Future Land Use designation. The proposed lots meet the zoning minimum lot size requirements and are consistent with surrounding residential development patterns. Denial of the variance would effectively preclude reasonable use of the property in a manner otherwise permitted by zoning and future land use

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 proposed septic systems have been reviewed and approved by the Hillsborough County Department of Health. The systems comply with all applicable setback, design, and environmental standards intended to protect groundwater and public health. Granting the variance will not substantially interfere with or injure the rights of neighboring property owners, nor will it adversely impact the surrounding community.

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 requested variance maintains residential density consistent with the R-9 Future Land Use designation and does not increase intensity beyond what is contemplated by the Comprehensive Plan. The request balances groundwater protection objectives with reasonable residential development of a legally existing parcel. Approval of the variance is consistent with the general intent and purpose of the Land Development Code.

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 hardship is not the result of an illegal act or improper action by the applicant. The parent parcel is a legally existing lot of record consisting of approximately 0.51 acres. The one-acre upland requirement within the Wellhead Protection Area is a regulatory standard that applies to the property regardless of ownership.

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.

Granting the variance allows reasonable residential use of a legally existing parcel while maintaining public health protections through Department of Health review and approval of the septic systems. Requiring one acre of upland per lot on a 0.51-acre parent parcel would effectively eliminate reasonable subdivision potential and create an unnecessary hardship disproportionate to the scale of development. Approval results in substantial justice by balancing

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This instrument was prepared by:
PLEASE RETURN TO: C Porto
410 South Ware Boulevard, Suite 105
Tampa, FL 33619

Property Appraiser's
Folio No: U-08-28-18-ZZZ-000000-82580.0

SPECIAL WARRANTY DEED *including Declaration of Trust*

This Special Warranty Deed made this 10 day of July, 2018, between **Heaven's Asset Management, Inc., a Florida Corporation** whose post office mailing address is 4818 Ridge Point Dr., Tampa, FL 33624, Grantor(s), and **The Amat Family Trust Dated July 10, 2018, Oscar Romero Amat and Yamilet Escobar Placeres, as Trustees** Grantee(s), whose post office address is 4818 Ridge Point Dr., Tampa, FL 33624.

Witnesseth that said Grantor(s), for and in consideration of the sum of Ten Dollars, (\$10.00) and other good and valuable consideration to said Grantor(s) in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold or otherwise transferred to the said Grantee(s), the following described land, situate, lying and being in Hillsborough county, to-wit:

Legal Description: The South 164.5 feet of the North 329.0 feet of the West ½ of the South ½ of the Northeast ¼ of the Southwest ¼ of Section 8, Township 28 South, Range 18 East, less the East 528.0 feet thereof and less the West 10.0 feet thereof for road, all lying and being in Hillsborough County, Florida.

***Parcel ID No. U-08-28-18-ZZZ-000000-82580.0
A/K/A Property Address: 12321 Pittsfield Ave., Tampa, FL 33624***

And, said Grantor(s) hereby covenant with the Grantee(s) that, except as above noted, that at the time of the delivery of this deed the premises were owned fee simple by Grantor(s), and that Grantor(s) will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor(s), but against none other.

DECLARATION OF TRUST: Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust to grant to such successor or successors in trust all of the title, estate, power and authorities vest in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways specified above, at any time or times hereafter.

This Warranty Deed to Trustee is given and accepted in accordance with Section 689.071 of the Florida Statutes. The Trustee shall have no personal liability whatsoever for any action as the Trustee under the Florida Land Trust Agreement referred to above or by virtue of taking title to the real property described above. The sole liability of the Trustee hereunder shall be limited to the real property, which the Trustee holds under the Florida Land Trust Agreement referred to above.

*"Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

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

Signed, sealed, and delivered in our presence:

Ashley Santos
(First Witness)
Printed Name: Ashley Santos

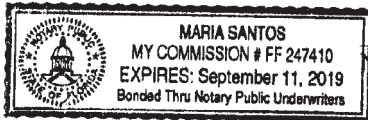
Maria Santos
(Second Witness)
Printed Name: MARIA SANTOS

[Signature]
Grantor
**Oscar Romero Amat, as Manager of
Heaven's Asset Management, Inc. a
Florida Corporation**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of July 2018 by **Oscar Romero Amat**, who has provided FL DL Lic. as identification or is personally known to me.



[Signature]
Notary Public

Ashley Santos
(First Witness)
Printed name: Ashley Santos

Maria Santos
(Second Witness)
Printed Name: MARIA SANTOS

[Signature]
Acceptance by Trustee:
Oscar Romero Amat, as Trustee of The Amat Family Trust
Dated July 20, 2018

STATE OF FLORIDA

COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of July, 2018 by **Oscar Romero Amat**, who has provided FL DL Lic. as identification or is personally known to me.



[Signature]
Notary Public

Ashley Santos
(First Witness)
Printed name: Ashley Santos

Yamilet Escobar Placeres

Acceptance by Trustee:
Yamilet Escobar Placeres, as Trustee of The Amat Family Trust
Dated July 20, 2018

Maria Santos
(Second Witness)
Printed Name: MARIA SANTOS

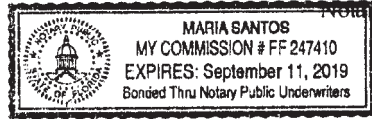
STATE OF FLORIDA

COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of July, 2018 by **Yamilet Escobar Placeres**, who has provided FL DL LIC as identification or is personally known to me.

Maria Santos

Notary Public



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Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0763 Intake Date: 04/03/2026
 Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 582907
 Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Property Information

Address: 12321 Pittsfield Ave City/State/Zip: Tampa, FL 33624
 TWN-RN-SEC: 28-18-08 Folio(s): 019104.5050 Zoning: RSC-9 Future Land Use: R-9 Property Size: 0.51 acres

Property Owner Information

Name: Oscar Romero Amat, Trustee and Yamilet Escobar Placeres, Trustee Daytime Phone: (813) 965-2330
 Address: 12321 Pittsfield Ave City/State/Zip: Tampa, FL 33624
 Email: oscarrromero102717@gmail.com Fax Number: _____

Applicant Information

Name: Oscar Romero Amat Daytime Phone: (813) 965-2330
 Address: 12321 Pittsfield Ave City/State/Zip: Tampa, FL 33624
 Email: oscarrromero102717@gmail.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 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 of the Applicant

Oscar Romero Amat

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

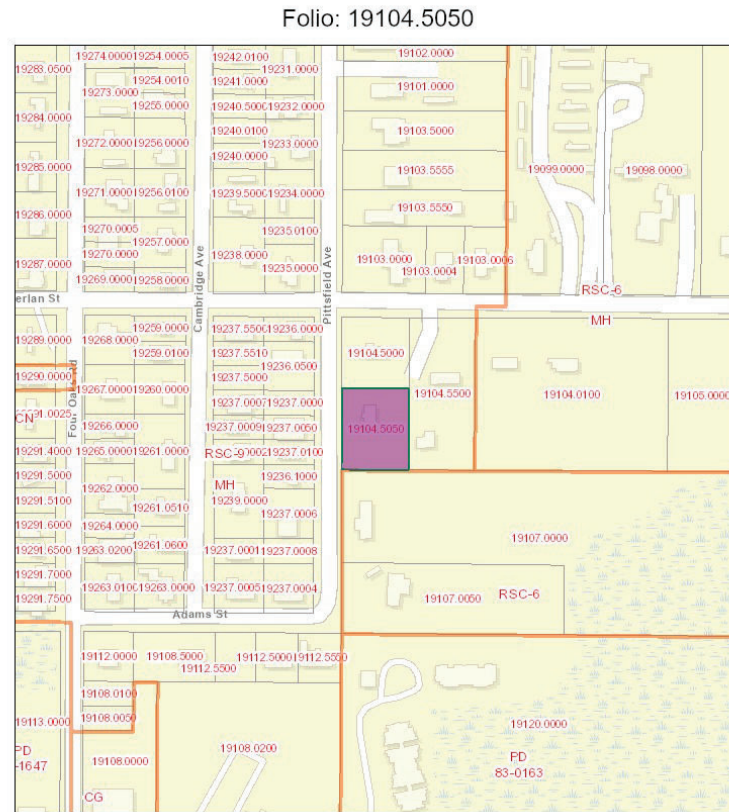
Oscar Romero Amat, Trustee and Yamilet Escobar Placeres, Trustee

Type or print name

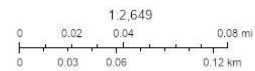


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0192H
FIRM Panel	12057C0192H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120192D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011408 Block: 3000
Future Landuse	R-9
Urban Service Area	USA
Mobility Assessment District	Urban
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
Aviation Authority Height Restrictions	180' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



April 3, 2026



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Hillsborough County Florida

Folio: 19104.5050
PIN: U-08-28-18-ZZZ-000000-82580.0
Oscar Romero Amat Trustee Et Al
Mailing Address:
 Po Box 272442
 null
 Tampa, Fl 33688-2442
Site Address:
 12321 Pittsfield Ave
 Tampa, Fl 33624
SEC-TWN-RNG: 08-28-18
Acreage: 0.51
Market Value: \$194,685.00
Landuse Code: 0200 MOBILE HOMES

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