



Project Description (Variance Request)

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.

See attached Project Narrative

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

See Attached Project Narrative

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.
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 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

Request: Variance LDC Section 3.20.04

Property Address: Hwy 301, 10714 Hackney Drive, 10710 Hackney Drive

Tax Folio Numbers: 74106.0000, 74106.0100 & 74109.0000

Zone: PD 03-0318 modified by PRS 03-1587 **Overlay:** Riverview Uptown RD-UOD

Intent: The developer is proposing variance to the following standards of the Riverview Uptown Overlay:

LDC 3.20.04 General Development Standards part A.2 Off-street Parking (surface parking lots) in projects with off-street surface parking, parking shall be located behind the line of the building façade fronting US Highway 301

Request 1: To allow Parking in front of the building façade facing US Hwy 301

LDC 3.20.05 Standards for Development part B. Building Setback: Building setbacks along US Highway 301 frontage shall be a minimum of 10-feet to a maximum of 20-feet

Request 2: To allow a building setback in addition of the 20-foot maximum

LDC 3.20.05 Standards of Development part C. A building's primary orientation and façade shall be toward Hwy 301 rather than the parking area. The primary building entrance shall be visible and directly accessible from Hwy 301

Request 3: To allow the primary building entrance to be directly accessible from Dartmouth Hill Street.

Background:

The subject property is 1.0+/- acres in size and comprised of three vacant parcels of land, it has frontage along US Hwy 301, Hackney Street and Lake St. Charles Blvd. It is located within the Riverview Uptown Overlay, on the east side of US Hwy 301, south of Johanna Ave and north of Hackney Road. It was rezoned to PD in 2003 and is within Area 2 of development option 2A as approved through PD 03-0318 and modified by PRS 03-1587.

- The Planned Development (PD) zoning was approved in March of 2003 allowing a dual development option. The first option approved 108,000 square feet of commercial use, 14,000 square feet of office use and 145 multi-family units. The second option allowed 470 townhomes spread across the entire site.
- In December of 2003, the BOCC approved Personal Appearance (PRS 03-1587) creating option 2A which combined Options 1 and 2 and resulted in 48,000 square feet of commercial uses on Areas 1 and 2, and 362 townhouse units on the remaining portion of the development site.

- The Riverview Uptown/Downtown Overlay was approved in June of 2009 and became effective on October 1, 2009.
- In 2012, a Personal Appearance (PRS) 12-0600 was filed. This petition proposed Area 1 and Area 2 be exempt from LDC Sections 3.20.04 A.2 Off-street Parking (surface parking lots) 3.20.04 B.1. Screening (of trash receptacles, loading docks, service areas and other similar areas) 3. Screening of rooftop mechanical equipment, and 6. Perimeter Buffering along right of way. While this petition was supported by Development Services, it was denied.

Intended Use

The intent is to combine the subject parcels and develop with a single, drive thru use as allowed within Option 2 A of PD 03-0318 as modified by PRS 03-1587.

Appropriateness of Variance process

As outlined in LDC 3.20.02 Applicability part 3., in instances where the provisions of the overlay conflict with specific conditions of approval or the certified site plan, a minor modification/ Personal Appearance (PRS) is the appropriate process.

In this instance, because there are no conflicts between the site plan or conditions of approval and the overlay, the appropriate process to seek relief from the regulation associated with the overlay is Variance.

Riverview Uptown/Downtown Overlay

Frontage along and access to Hwy 301 is a defining characteristic of the Riverview Uptown/Downtown Overlay. The subject site has 70+/- feet of frontage along Highway 301, which is insufficient for access considering the location of existing streets and driveways between Lake St Charles Blvd and Hackney Road and the minimum spacing requirements of the LDC as outlined in Section 6.04.07 Table: Minimum Spacing, which requires 660-feet. Also, it is generally assumed that when a development site has frontage along Class 2 roadways like US 301 and frontage along a lower intensity road, the access would be from the lower intensity road.

- The site has frontage along US Highway 301 a principal arterial roadway, Lake St. Charles Blvd a private road, and Hackney Blvd a local road.
- There is approximately 220 feet of distance between Lake St Charles Blvd and Hackney Road and driveways for Riverview Food Truck corral and Tampa Tax CPA. The LDC requires a minimum connection spacing of 660 feet for Class 2 roadways like Hwy 301.

The intent of the Riverview Uptown/Downtown Overlay is to improve the appearance of Riverview's business center along US Highway 301 and establish a mixed, walkable and pedestrian friendly downtown district. However, the Highway 301 corridor as developed and

existing is not a walkable, pedestrian friendly corridor; instead, it bisects the community and prohibits pedestrian safety.

This is exemplified by:

- Right of Way Width: Within the Riverview Uptown, which extends south from US Hwy 301 and Duncan Road to a point just north of the Alafia River, US Hwy 301 is a divided highway with 6-thru lanes, right and left turn lanes and a r-o-w width of approximately 100-feet
- Speed Limit: The speed limit is 55 miles per hour
- Width of Sidewalks: there are no sidewalks along north side of Hackney Drive and no sidewalks along Lake St Charles Blvd between US Hwy 301 and Dartmouth Hills Street-
- Along US Hwy 301 between Lake St Charles Blvd and Hackney Drive the sidewalks is approximately 5 feet wide and located approximately 4 feet from the edge of pavement.
- Pedestrian Crossings: Crosswalks providing pedestrian access across US Highway 301 are limited within the Uptown Downtown District Overlay; one exists at US 301 and Lake St Charles Blvd, a second at Riverview Drive and US 301
- Cut through traffic on residential roads has been documented on local television network Bay News 9.

The site has been vacant since adoption of the overlay standards 16 years ago. During this time the Countywide demand for appropriately located commercial development has increased significantly and improvements to US Hwy 301 have been approved. The existing curvy-linear development pattern, characterized by winding, narrow, non-parallel streets, cul-de-sacs and subdivisions with one access point provides few options for north/south vehicle traffic and continues to degrade the potential of a walkable, pedestrian friendly downtown district.

Variance Hardship Criteria Part 1.

LDC 3.20.04 General Development Standards part A.2 Off-street Parking (surface parking lots) in projects with off-street surface parking, parking shall be located behind the line of the building façade fronting US Highway 301

Request: To allow Parking in front of the building façade facing US Hwy 301

- 1. Explain how the alleged hardship or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located.**

Part a.) The subject property is comprised of three parcels of land identified as tax folio numbers, 74106.0100, 74106.0000 and 74109.0000. Each of the parcels is located within

Area 2 of Option 2 A as approved by PRS 03-1587 and allowed per zoning conditions to develop with CG uses. Only one parcel, 74106.0100 is within the Riverview Uptown Overlay, but the overlay applies to development on parcels within the overlay any other parcels aggregated for development with a parcel within the Riverview Uptown Overlay. A special circumstance exists, the unusual shape and small size of the development site complicate development and limit use. The overlay district standard which requires the surface parking lot to be located behind the principal building is impractical considering the (lower case "r") shape of the property, its width with only 70+/- feet of frontage along US Hwy 301 and the overlay requirement that stormwater ponds be located behind the principal building.

Part b.) Frontage along and access to US Hwy 301 is a defining feature of The Riverview Uptown development overlay; in this instance access to 301 is unlikely because of the minimal frontage along the highway, the distance between existing connections (driveways and roads)

- Generally, ingress/egress to principal arterial roadways like Hwy 301 is restricted when access can be provided from lower intensity roadways.
- Generally, access to Class 2 roadways with speed limits of 45 mph or less require a minimum connection spacing of 660 feet.

A hardship exists, the frontage along the 301 corridor was a cause for inclusion of tax folio number 74106.0100 into the overlay; the limited size of this parcel prevents reasonable use and necessitates aggregation of nearby undeveloped parcels. This aggregation of nearby undeveloped parcels extends the area of the overlay.

Part c.) The intended development of a drive thru use is consistent with the approved Planned Development site plan and conditions of approval, which was approved prior to the adoption of the overlay. While the drive thru use proposed is an allowed use, the required parking location is not practical or feasible considering the small size of the lot and its configuration.

The Overlay intends to improve the appearance of Riverview's business center along US Highway 301 and establish a mixed, walkable and pedestrian friendly downtown district. The site has been vacant since the adoption of the overlay. The general development standards of the overlay do not consider the specific challenges of development on small odd, shaped lots or the impracticality of pedestrian-oriented design along highway 301, a principal arterial roadway US 301. The regulation regarding location of off-street surface lots intends to foster a walkable, pedestrian friendly district, but US Highway 301 is a 6-lane principal arterial roadway that bisects the community and degrades the walkable/pedestrian friendly intent of the district.

2. Describe how the literal requirements of the Land Development Code 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, specifically the General Development Standards of the Riverview Uptown Overlay associated with off-street parking does not consider the challenges associated with older vacant parcels with frontage along US Hwy 301 or the impractical idea that US Hwy 301 is or could be walkable and pedestrian friendly. The overlay, which was approved after zoning approval, has prevented development of an otherwise prime lot, appropriately zoned for commercial use and within an established commercial corridor.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance

Allowing the variance will not substantially interfere with or injure the rights of others. The site will be developed with uses consistent with the PD zoning of the site, and with those allowed within the overlay; and reviewed for compliance with the technical standards of Hillsborough County prior to construction.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose)

The purpose of the Land Development Code in summary, is to preserve public health, safety comfort and welfare; and to allow for a harmonious orderly and progressive development pattern which achieves the goals of the Comprehensive Plan. The primary goal of the Comprehensive Plan is to maintain a land use pattern that concentrates growth in the urban area and to ensure that growth is supported by existing or planned public facilities and services.

The subject site is located within the Urban Service Area and the development proposed will enhance the existing development within Downtown Riverview. The development intent is in harmony with the spirit of the overlay as it relates to improving the appearance of Riverview's business center along US Highway 301 and establishing a mixed-use downtown. However, the existing development pattern along Highway 301 is not pedestrian friendly and simply cannot be made so at this time. Locating the building in front of the parking lot and closer to US 301 is this not appropriate because vehicular access to US 301 is not allowed.

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 variance has been proposed prior to development, no illegal action has occurred and the hardship is not self-imposed.

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

The variance will result in substantial justice by allowing a longstanding vacant parcel to be developed in the most practical manner. It will provide commercial development proximate to the intended user and along a commercial corridor where commercial use is intended. The increased tax base associated with a developed parcel will benefit the surrounding community and enhance the commercial character of Riverview Commercial District.

LDC 3.20.05 Standards for Development part B. Building Setback: Building setbacks along US Highway 301 frontage shall be a minimum of 10-feet to a maximum of 20-feet

Request 2: To allow a building setback in addition of the 20-foot maximum

1. Explain how the alleged hardship or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located.

Part a.) The subject property is comprised of three parcels of land identified as tax folio numbers, 74106.0100, 74106.0000 and 74109.0000. Each of the parcels is located within Area 2 of Option 2 A as approved by PRS 03-1587 and allowed per zoning conditions to develop with CG uses. Only one parcel, 74106.0100 is within the Riverview Uptown Overlay, but the overlay applies to development on parcels within the overlay any other parcels aggregated for development with a parcel within the Riverview Uptown Overlay. A special circumstance exists, the unusual shape and small size of the development site complicate development and limit use. The overlay district standard which requires a maximum building setback of 20-feet is impractical considering the (lower case ‘r’) shape of the property, its width with only 70+/- feet of frontage along US Hwy 301 and the improbability of access from US Hwy 301.

Part b.) Frontage along and access to US Hwy 301 is a defining feature of The Riverview Uptown development overlay; in this instance access to 301 is unlikely because of the minimal frontage along the highway, the distance between existing connections (driveways and roads)

- Generally, ingress/egress to principal arterial roadways like Hwy 301 is restricted when access can be provided from lower intensity roadways.
- Generally, access to Class 2 roadways with speed limits of 45 mph or less require a minimum connection spacing of 660 feet.

A hardship exists, the frontage along the 301 corridor was a cause for inclusion of tax folio number 74106.0100 into the overlay; the limited size of this parcel prevents reasonable use and necessitates aggregation of nearby undeveloped parcels. This aggregation of nearby undeveloped parcels extends the area of the overlay.

Part c.) The intended development of a drive thru use is consistent with the approved Planned Development site plan and conditions of approval, which was approved prior to the adoption of the overlay. While the drive thru use proposed is an allowed use of the PD, the required maximum building setback is not practical or feasible considering the small size of the lot and its configuration.

2. Describe how the literal requirements of the Land Development Code 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, specifically the General Development Standard associated with maximum building setback does not consider the challenges associated with older vacant parcels with frontage along US Hwy 301 with atypical configurations. The

result has been a long vacant lot located within an established business district along a high intensity commercial corridor.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance

Allowing the variance will not substantially interfere with or injure the rights of others. The site will be developed with uses consistent with the zoning, and overlay, and reviewed for compliance with the technical standards of Hillsborough County prior to construction.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose)

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The subject site is located within the Urban Service Area and the development proposed will enhance the existing development within Downtown Riverview. The development intent is in harmony with the spirit of the overlay as it relates to improving the appearance of Riverview's business center along US Highway 301 and establishing a mixed-use downtown. However, the existing development pattern along Highway 301 is not pedestrian friendly and simply cannot be made so at this time. A 20-foot maximum building setback is not appropriate considering the intent for development of a drive thru use and because vehicular access to US 301 is not allowed.

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

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LDC 3.20.05 Standards of Development part C. A building's primary orientation and façade shall be toward Hwy 301 rather than the parking area. The primary building entrance shall be visible and directly accessible from Hwy 301

Request 3: To allow the primary building entrance to be directly accessible from a street other than US Hwy 301 and not visible from US Hwy 301.

1. Explain how the alleged hardship or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located.

Part a.) The subject property is comprised of three parcels of land identified as tax folio numbers, 74106.0100, 74106.0000 and 74109.0000. Each of the parcels is located within Area 2 of Option 2 A as approved by PRS 03-1587 and allowed per zoning conditions to develop with CG uses. Only one parcel, 74106.0100 is within the Riverview Uptown Overlay, but the overlay applies to development on parcels within the overlay any other parcels aggregated for development with a parcel within the Riverview Uptown Overlay. A special circumstance exists, the unusual shape and small size of the development site complicate development and limit use. The overlay district standard which requires the building to be oriented toward US Hwy 301 rather than a parking area and accessible from US Hwy is impractical considering the (lower case 'r') shape of the property, its width with only 70+/- feet of frontage along US Hwy 301 and the improbability of access from US Hwy 301.

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2. Describe how the literal requirements of the Land Development Code 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, specifically the General Development Standard requiring building orientation toward US Hwy 301 and pedestrian access from US Hwy 301

is challenging for older vacant parcels with minimal frontage along US Hwy 301 and atypical configurations. The result has been a long vacant lot located within an established business district along a high intensity commercial corridor.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance

Allowing the variance will not substantially interfere with or injure the rights of others. The site will be developed with uses consistent with the zoning, and overlay, and reviewed for compliance with the technical standards of Hillsborough County prior to construction.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose)

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The subject site is located within the Urban Service Area and the development proposed will enhance the existing development within Downtown Riverview. The development intent is in harmony with the spirit of the overlay as it relates to improving the appearance of Riverview's business center along US Highway 301 and establishing a mixed-use downtown. However, the existing development pattern along Highway 301 is not pedestrian friendly and simply cannot be made so at this time. A 20-foot maximum building setback is not appropriate considering the intent for development of a drive thru use and because vehicular access to US 301 is not allowed.

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

The variance will result in substantial justice by allowing a longstanding vacant parcel to be developed in the most practical manner. It will provide commercial development proximate to the intended user and along a commercial corridor where commercial use is intended. The increased tax base associated with a developed parcel will benefit the surrounding community and enhance the commercial character of Riverview Commercial District.

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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?

See attached Project Narrative

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.

See attached Project Narrative

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.

See attached Project Narrative

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).

See attached Project Narrative

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.

See attached Project Narrative

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.

See attached Project Narrative

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Prepared by and Return to:
Hillsborough Title
Lyn Hawkins
350 E. Bloomingdale Avenue
Brandon, Florida 33511
Our File Number: HTOB-13-0537

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Hillsborough) (Corporate Seller)

THIS INDENTURE, made this April 12, 2013, between Synovus Bank, a Georgia Bank, whose mailing address is: 150 W. Hancock Avenue, Athens, Georgia 30601, party of the first part, and Miroslav Mitusina, an unmarried man, whose mailing address is: 1225 4th St. SW, Ruskin, FL 33570, party of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on 11th day of April, 2013

Signed, sealed and delivered
in the presence of:

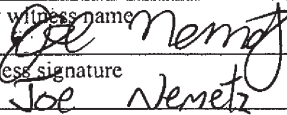
Synovus Bank



Witness signature

Cal Evans

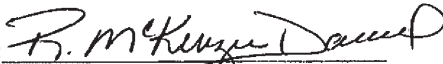
Print witness name



Witness signature

Joe Nemetz

Print witness name

By: 
Print Name: R. McKenzie Daniel
Title: Special Assets Officer

(Corporate Seal)

State of Georgia
County of Jackson

THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of April, 2013 by R. McKenzie Daniel, Special Assets Officer of Synovus Bank who is personally known to me or who has produced driver's license as identification.

Teresa A Turco
Notary Public

Teresa A Turco
Print Notary Name

My Commission Expires _____

Notary Seal

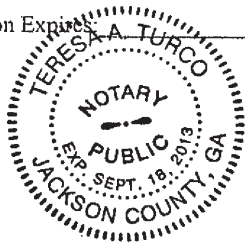


Exhibit "A"

PARCEL A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTHEAST 1/4 OF SAID SECTION 8, S. 89 DEGREES 56'41"E., 258.46 FEET; THENCE N. 00 DEGREES 14'11"E., 31.10 FEET TO THE POINT OF BEGINNING; THENCE N.00 DEGREES 14'11"E., 72.81 FEET; THENCE S. 89 DEGREES 56'41"E., 25.00 FEET; THENCE N.00 DEGREES 14'11"E., 62.48 FEET; THENCE N.89 DEGREES 56'26"W., 245.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 301; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00 DEGREES 12'48" W., 76.68 FEET TO THE SOUTHWEST CORNER OF ST. CHARLES PLACE PHASE 1, AS RECORDED IN PLAT BOOK 103, PAGE 66 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID ST. CHARLES PLACE PHASE 1, N. 70 DEGREES 11'05"E., 51.61 FEET; THENCE S. 89 DEGREES 53'28"E., 261.16 FEET TO THE NORTHWEST CORNER OF ST. CHARLES PLACE PHASE 4 AS RECORDED IN PLAT BOOK 107, PAGE 107 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID ST. CHARLES PLACE PHASE 4, S. 00 DEGREES 00'00"E., 229.29 FEET TO THE NORTH RIGHT OF WAY LINE OF HACKNEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, N.89 DEGREES 56'41"W., 89.58 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, S. 89 DEGREES 56'41" E., 39.36 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE ALONG THE SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY 301, N. 00DEGREES 12'48" W., 333.54 FEET; THENCE N. 89 DEGREES 47'12"E., 68.00 FEET TO THE POINT OF BEGINNING; THENCE N.00 DEGREES 12'48" W., 498.52 FEET TO THE SOUTHWEST CORNER OF ST. CHARLES PLACE PHASE 3 AS RECORDED IN PLAT BOOK 107, PAGE 119 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH AND WEST BOUNDARY OF SAID ST. CHARLES PLACE PHASE 3, S. 89 DEGREES 53'28"E., 37.08 FEET; THENCE S. 73 DEGREES 24'53"E. 54.65 FEET TO A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 75.50 FEET; THENCE EASTERLY ALONG SAID CURVE 41.49 FEET THROUGH A CENTRAL ANGLE OF 31 DEGREES 29'07" (CHORD BEARING S. 89 DEGREES 09'28" E. 40.97 FEET); THENCE N.75 DEGREES 05'57"E., 61.88 FEET; THENCE S. 89 DEGREES 53'28"E., 59.51 FEET; THENCE S. 00 DEGREES 06'32"W., 108.30 FEET; THENCE S. 11 DEGREES 16'29"E., 15.80 FEET; THENCE S.89 DEGREES 53'28"E., 19.38 FEET TO THE COMMON CORNER OF SAID ST. CHARLES PLACE PHASE 3 AND ST. CHARLES PLACE PHASE 1 AS RECORDED IN PLAT BOOK 103, PAGE 66 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID ST. CHARLES PLACE PHASE 1, S. 00 DEGREES 06'32"W., 374.73 FEET TO THE NORTH LINE OF SAID ST. CHARLES PLACE PHASE 1; THENCE ALONG SAID SOUTH LINE, N.89 DEGREES 53'28"W., 269.43 FEET TO THE POINT OF BEGINNING.

Prepared by and Return to:
Hillsborough Title
Lyn Hawkins
350 E. Bloomingdale Avenue
Brandon, Florida 33511
Our File Number: HTOB-13-0537

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Hillsborough) (Corporate Seller)

THIS INDENTURE, made this April 12, 2013, between Synovus Bank, a Georgia Bank, whose mailing address is: 150 W. Hancock Avenue, Athens, Georgia 30601, party of the first part, and Miroslav Mitusina, an unmarried man, whose mailing address is: 1225 4th St. SW, Ruskin, FL 33570, party of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on 11th day of April, 2013

Signed, sealed and delivered
in the presence of:

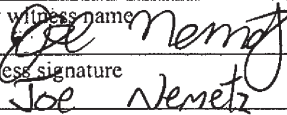
Synovus Bank



Witness signature

Cal Evans

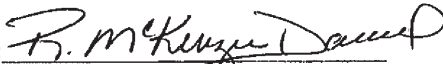
Print witness name



Witness signature

Joe Nemetz

Print witness name

By: 
Print Name: R. McKenzie Daniel
Title: Special Assets Officer

(Corporate Seal)

State of Georgia
County of Jackson

THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of April, 2013 by R. McKenzie Daniel, Special Assets Officer of Synovus Bank who is personally known to me or who has produced driver's license as identification.

Teresa A Turco
Notary Public

Teresa A Turco
Print Notary Name

My Commission Expires _____

Notary Seal

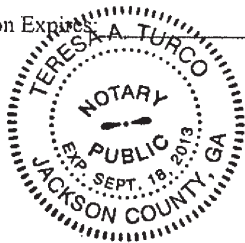


Exhibit "A"

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Prepared by and Return to:
Hillsborough Title
Lyn Hawkins
350 E. Bloomingdale Avenue
Brandon, Florida 33511
Our File Number: HTOB-13-0537

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Hillsborough) (Corporate Seller)

THIS INDENTURE, made this April 12, 2013, between Synovus Bank, a Georgia Bank, whose mailing address is: 150 W. Hancock Avenue, Athens, Georgia 30601, party of the first part, and Miroslav Mitusina, an unmarried man, whose mailing address is: 1225 4th St. SW, Ruskin, FL 33570, party of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

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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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on 11th day of April, 2013

Signed, sealed and delivered
in the presence of:

Synovus Bank



Witness signature

Cal Evans

Print witness name

Joe Nemetz

Witness signature

Joe Nemetz

Print witness name

By: R. McKenzie Daniel
Print Name: R. McKenzie Daniel
Title: Special Assets Officer

(Corporate Seal)

State of Georgia
County of Jackson

THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of April, 2013 by R. McKenzie Daniel, Special Assets Officer of Synovus Bank who is personally known to me or who has produced driver's license as identification.

Teresa A Turco
Notary Public

Teresa A Turco
Print Notary Name

My Commission Expires _____

Notary Seal

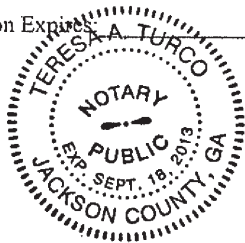


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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0684

Intake Date: 03/17/2026

Hearing(s) and type: Date: 05/11/2026

Type: LUHO

Receipt Number: 577905

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: Hwy 301, 10714 Hackney Drive, 10710 Hackney Drive City/State/Zip: Riverview FL

TWN-RN-SEC: 30-20-8 Folio(s): 74106.0100 Zoning: PD 03-0318 Future Land Use: RES -6 OC-20 Property Size: 0.96 acres
74019.0000

Property Owner Information

Name: Miroslav Mitusina Daytime Phone: 813-817-8492

Address: 1225 4th St SW City/State/Zip: Ruskin FL 33570

Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

Applicant Information

Name: Miroslav Mitusina Daytime Phone: 813-817-8492

Address: 1225 4th St SW City/State/Zip: Ruskin FL 33570

Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

Applicant's Representative (if different than above)

Name: Patricia Ortiz of Ortiz Planning Solutions, LLC Daytime Phone: 813-817-8492

Address: 2810 N Central Ave City/State/Zip: Tampa FL 33602

Email: OrtizPlanningSolutions@Gmail.Com Fax Number: 813-817-8492

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.

Miroslav Mitusina

Signature of the Applicant

Miroslav Mitusina

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)

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0684

Intake Date: 03/17/2026

Hearing(s) and type: Date: 05/11/2026

Type: LUHO

Receipt Number: 577905

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: Patricia Ortiz Phone: 83-817-8492

Representative's Email: ortizplanningsolutions@gmail.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<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

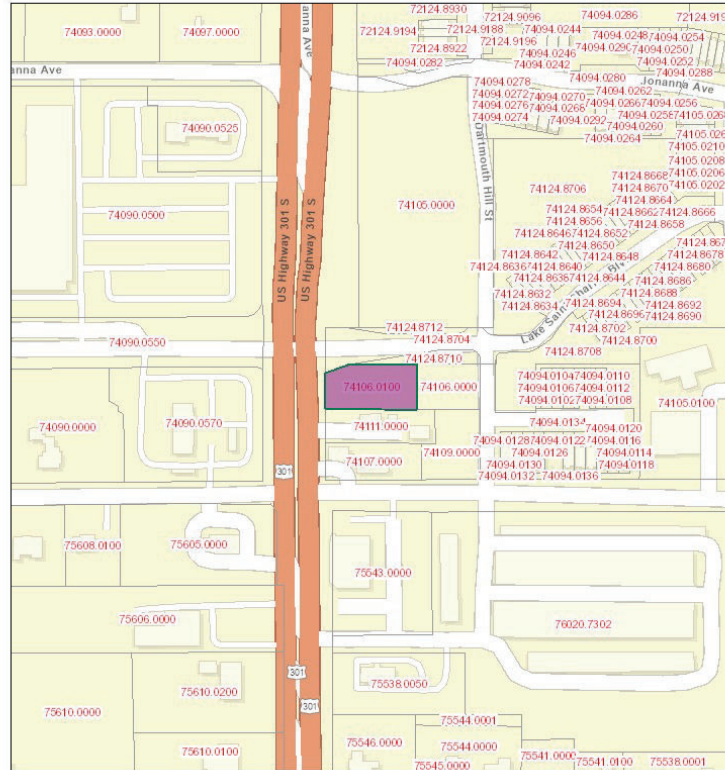
- 1 [Project Description/Written Statement of the Variance Request](#)
- 2 [Variance Criteria Response](#)
- 3 [Attachment A](#) (if applicable)
- 4 [Survey/Site Plan](#)
- 5 [Supplemental Information](#) (optional/if applicable)



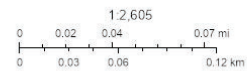
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
Overlay	RD-UOD
RZ	03-0318
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0389H
FIRM Panel	12057C0389H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120389D
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	null
Note	OLD RZ 85-0378
Minor Changes	null
Major Modifications	null
Personal Appearances	03-1587,12-0600
Census Data	Tract: 013410 Block: 2019
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Overlay District	Riverview Downtown Uptown Overlay
Competitive Sites	NO
Redevelopment Area	NO

Folio: 74106.0100



March 16, 2026



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Hillsborough County Florida

Folio: 74106.0100
PIN: U-08-30-20-ZZZ-000002-83670.0
Miroslav Mitusina
Mailing Address:
 1225 4th St Sw
 null
 Ruskin, FL 33570-5348
Site Address:
 0 301 Hwy
 Riverview, FL 33578
SEC-TWN-RNG: 08-30-20
Acreage: 0.37
Market Value: \$150,209.00
Landuse Code: 1000 VACANT COMM.

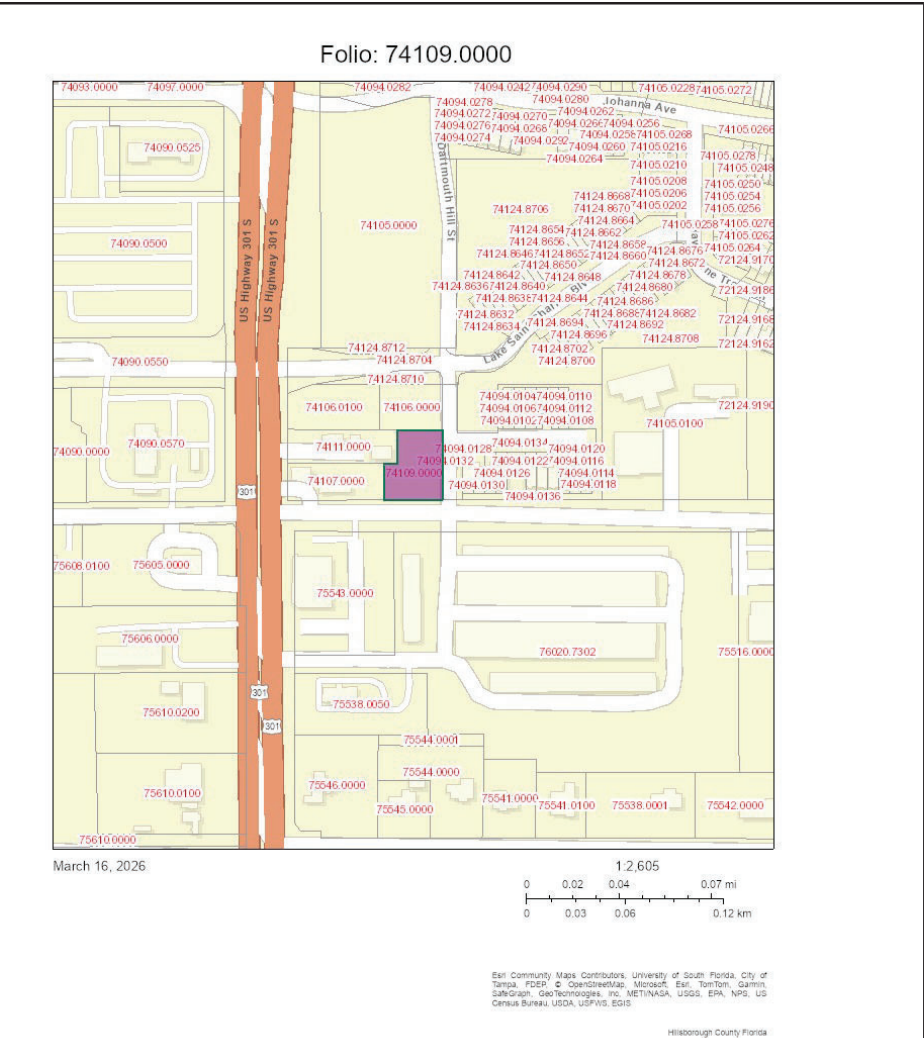
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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



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Minor Changes	null
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Future Landuse	OC-20
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Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 74109.0000
PIN: U-08-30-20-ZZZ-000002-83700.0
Miroslav Mitusina
Mailing Address:
 1225 4th St Sw
 null
 Ruskin, Fl 33570-5348
Site Address:
 10710 Hackney Dr
 Riverview, Fl 33578
SEC-TWN-RNG: 08-30-20
Acreage: 0.33
Market Value: \$61,986.00
Landuse Code: 1000 VACANT COMM.

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

