




**Hillsborough  
County Florida**

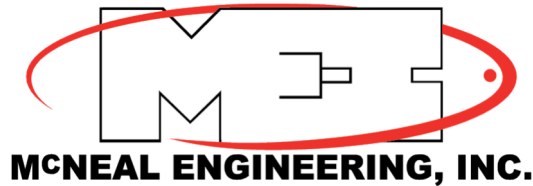
**LAND USE HEARING OFFICER VARIANCE REPORT**

|  |                                     |
|--|-------------------------------------|
| <b>APPLICATION NUMBER:</b> FW 22-0302      |                                     |
| <b>LUHO HEARING DATE:</b> January 24, 2022 | <b>CASE REVIEWER:</b> Tania Chapela |

**REQUEST:** Pursuant to Section 9.7.D of the Development Review Procedures Manual, the applicant requests consideration of an Exception by the Land Use Hearing Officer for a fee waiver application that cannot be approved by the Administrator. The LUHO shall conduct an independent review of the request based on the fee waiver criteria found in the DRPM and the testimony at today's hearing. In granting an Exception, the LUHO shall be required to find extraordinary financial circumstances, emergency, catastrophe or staff error which are outside the scope of the Administrator's authority to consider.

The applicant for the subject fee waiver request is making a claim of staff error related to the processing of PRS 21-0048 which resulted in the need for the filing of a new PRS application. It is the fee for the new PRS application for which the applicant seeks the fee waiver.

|   |
|---|
| <b>ADMINISTRATOR'S SIGN-OFF</b>   |
| <br>J. Brian Grady<br>Fri Jan 14 2022 14:29:26 |



Hillsborough County  
Development Services  
601 E. Kennedy Blvd, 19<sup>th</sup> FL  
Tampa, FL 33602

Re: **ZION PENTECOSTAL CHURCH**  
8014 Hanley Road  
Hillsborough County  
Folio # 004540.0000

Attn: Zoning Department

MEI File # 20-055  
December 1, 2021

### PRS II FEE WAIVER

To Whom It May Concern:

We are respectfully requesting a refund for PRS 22-0018 which was necessary to correct a written condition (in PRS 21-0048 approved 21.03.09) that requires the setback for the accessory structure at Zion Pentecostal Church to be 9'-9" when it was requested and depicted at 7 feet.

To that end, we are electronically submitting the following items for your review:

- [Fee Waiver/Refund Request Application](#),
- [Written Statement](#),
- [Submittal Direction per Brian Grady](#), and
- [Submittal Fees Receipt](#).

The following is a timeline of the events for the PRS 21-0048 supporting this request.

- 20.10.27 - PRS 21-0048 (supporting the addition of an accessory structure) was submitted.
- 20.12.22 – Staff comments were received from the case planner with a request that the applicant provide a response by 20.12.23 (the same day the Staff Report was initially due). The comment, via email, noted that “a variation is required to the west buffer requirement” to accommodate the accessory structure.
- 20.12.23 – A PD Variation supporting the west buffer was submitted and stamped “Received” in Optix. The PD Variation requests to “reduce the landscape buffer by 3 feet for the length of 20 feet”, i.e. 10 feet – 3 feet = 7 feet.
- 20.12.28 – Staff acknowledged receipt of the PD Variation request and stated the sufficiency review would be forthcoming.
- 21.02.18 – Staff Report due, not issued. FYI - It should be noted that the Staff Report was previously due on 20.12.23 and 21.01.21, but not issued as a Staff Continuance was provided due to ongoing Transportation correspondences.
- 21.02.22 – The Staff Report was posted to Optix. It was not sent to the Applicant for review. In this document Condition #6 incorrectly defines the buffer at 9'-9", not 7 feet as referenced in the PD Variation. Since the Applicant was not provided the Staff Report for review, the error was not identified.

**ZION PENTECOSTAL CHURCH**

MEI File #20-055

December 1, 2021

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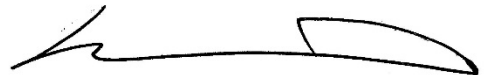
- 21.03.09 – BOCC Hearing and Approval.

The sufficiency review was not received, and there is no record of it in Optix.

We trust that the attached documentation will be found sufficient and this request will be reviewed by the upcoming LUHO for consideration of a refund of the application fee for the PRS 22-0018. As you know, the application fee is only a portion of the Applicant's costs associated with the PRS process. Our firm's costs for the PRS 22-0018 are also being provided at no burden to the Applicant.

If you have questions or comments, please contact our office at the website or phone number listed below. Thank you for your consideration and assistance.

Sincerely,



Christopher S. McNeal, PE

**MCNEAL ENGINEERING, INC.**

c: Pastor Richard Guzman c/o Zion Pentecostal Church *via* email

21-0302



# Fee Waiver Application

Received  
12/10/2021  
Development Services

Shaded Area For Official Use Only

Application prefix and number: FW - 22 - 0302

Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_  
(if applicable)

Date: \_\_\_\_\_ Type: \_\_\_\_\_

Receipt number: 22-0302

Application type as referenced in LDC: FW

Intake date: 12/10/21 Intake technician signature: ANA LIZARDO

### Applicant's Representative

Name: Christopher S. McNeal, McNeal Engineering, Inc.

Address: 15957 N Florida Avenue

City / State / Zip: Lutz, FL 33549 Daytime phone: ( 813 ) 968-1081

Email: permitting@mcnealengineering.com Fax number: (     ) N/A

### Applicant

Name: Richard Guzman

Address: 8014 Hanley Road

City / State / Zip: Tampa, FL 33634 Daytime Phone: ( 813 ) 884-2600

Email: hguzman1939@gmail.com Fax number: (     ) N/A

### Property Owner

Name: Zion Pentecostal Church of All People, Inc.

Address: 8014 Hanley Road

City / State / Zip: Tampa, FL 33634 Daytime Phone: ( 813 ) 884-2600

Email: hguzman1939@gmail.com Fax number: (     ) N/A

Property address or general location: 8014 Hanley Rd, Tampa, FL 33634, Folio # 004540.0000

Nature of request: Related to a Claim of Staff Error

Related applications: 21-0048, 22-0018

Proposed utilities: public water N/A private well N/A public wastewater N/A septic tank N/A

(Additional information required on "Property Information Sheet")

**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.**

Richard Guzman  
Signature of the Applicant

Richard Guzman  
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.

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

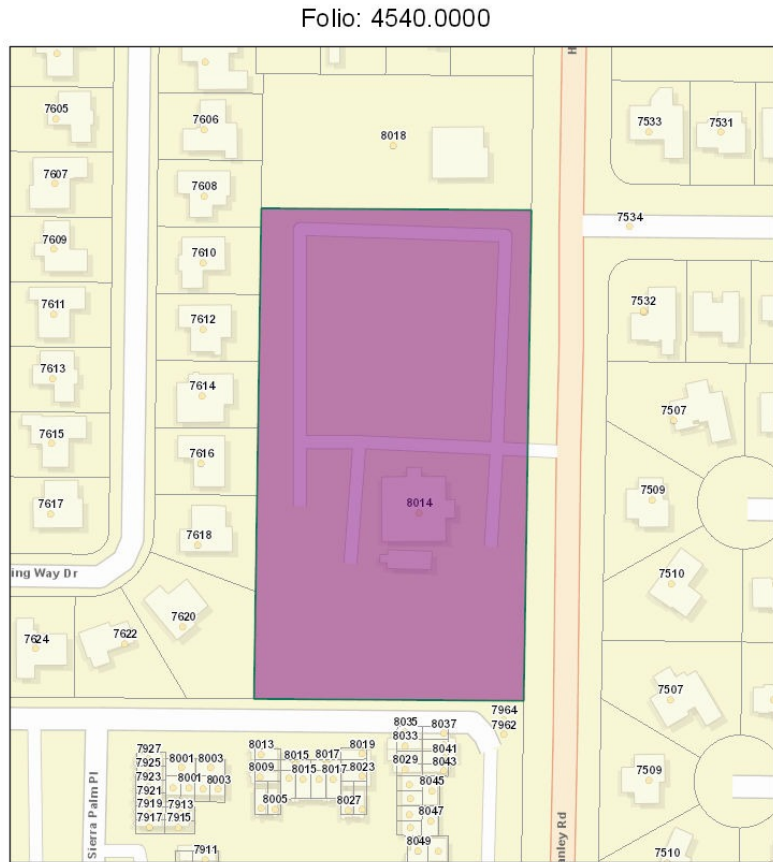
Richard Guzman  
Type or print name

21-0302



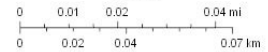
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

|  |  |
|--|--|
| Jurisdiction                           | Unincorporated County                    |
| Zoning Category                        | Planned Development                      |
| Zoning                                 | PD                                       |
| Description                            | Planned Development                      |
| RZ                                     | 06-0597                                  |
| Zoning Category                        | Residential                              |
| INFL                                   | i  |
| Zoning                                 | RSC-6                                    |
| Description                            | Residential - Single-Family Conventional |
| Flood Zone:X                           | AREA OF MINIMAL FLOOD HAZARD             |
| FIRM Panel                             | 0189H                                    |
| FIRM Panel                             | 12057C0189H                              |
| Suffix                                 | H  |
| Effective Date                         | Thu Aug 28 2008                          |
| Pre 2008 Flood Zone                    | X  |
| Pre 2008 Firm Panel                    | 1201120190D                              |
| County Wide Planning Area              | Town and Country                         |
| Community Base Planning Area           | Town and Country                         |
| Community Base Planning Area           | Town and Country Focus                   |
| Planned Development                    | PD                                       |
| Re-zoning                              | null                                     |
| Note                                   | OLD PDs 85-0010 & 88-0113                |
| Personal Appearances                   | 18-0060, 21-0048                         |
| Census Data                            | Tract: 011612<br>Block: 4000             |
| Future Landuse                         | R-4                                      |
| Urban Service Area                     | USA                                      |
| Water Interlocal                       | City of Tampa Water                      |
| Mobility Assessment District           | Urban                                    |
| Mobility Benefit District              | 1  |
| Fire Impact Fee                        | Northwest                                |
| Parks/Schools Impact Fee               | NORTHWEST                                |
| ROW/Transportation Impact Fee          | ZONE 10                                  |
| Wind Borne Debris Area                 | 140 MPH Area                             |
| Aviation Authority Height Restrictions | 130' AMSL                                |
| Competitive Sites                      | NO                                       |
| Redevelopment Area                     | NO                                       |



December 15, 2021

1:1,324



RS, Hillsborough County - Public Works - Geomatics - Streets &amp; Addresses

Hillsborough County Florida

**Folio: 4540.0000**  
**PIN: U-25-28-17-ZZZ-000000-37030.0**  
**ZION PENTECOSTAL CHURCH OF ALL PEOPLE INC**  
**Mailing Address:**  
**22631 MAGNOLIA TRACE BLVD**  
**LUTZ, FL 33549-8702**  
**Site Address:**  
**8014 HANLEY RD**  
**TAMPA, FL 33615**  
**SEC-TWN-RNG: 25-28-17**  
**Acreage: 3.53567004**  
**Market Value: \$1,369,489.00**  
**Landuse Code: 7100 INSTITUTIONAL**

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
ZION PENTECOSTAL CHURCH OF ALL PEOPLE, INC.

### Filing Information

|                             |            |
|-----------------------------|------------|
| <b>Document Number</b>      | 706611     |
| <b>FEI/EIN Number</b>       | 59-0558555 |
| <b>Date Filed</b>           | 12/30/1963 |
| <b>State</b>                | FL         |
| <b>Status</b>               | ACTIVE     |
| <b>Last Event</b>           | AMENDMENT  |
| <b>Event Date Filed</b>     | 11/27/2017 |
| <b>Event Effective Date</b> | NONE       |

### Principal Address

8014 HANLEY ROAD  
TAMPA, FL 33615

Changed: 01/08/2008

### Mailing Address

PO BOX 464  
LUTZ, FL 33549

Changed: 11/27/2017

### Registered Agent Name & Address

GUZMAN, RICHARD  
8014 HANLEY ROAD  
TAMPA, FL 33615

Name Changed: 03/15/1996

Address Changed: 04/14/2012

### Officer/Director Detail

#### **Name & Address**

Title Senior Pastor

GUZMAN, RICHARD  
8014 HANLEY ROAD  
TAMPA, FL 33615

21-0302

Title TD

Rolon, Carlos E  
8014 HANLEY ROAD  
TAMPA, FL 33615

Title SD

Leguen, Diosmara  
8014 HANLEY ROAD  
TAMPA, FL 33615

Title Associate Pastor

Nieves , Hector  
8014 Hanley Road  
Tampa, FL 33615

Title Deaconess

Rivera, Eva  
8014 Hanley Road  
Tampa, FL 33615

Title Associate Pastor

Gonzalez, Denise  
8014 Hanley Road  
Tampa, FL 33615

Title V

GUZMAN, RICHARD, JR  
8014 HANLEY ROAD  
TAMPA, FL 33615

Title DEACONESS

RIVERA, ANNIE  
8014 HANLEY ROAD  
TAMPA, FL 33615

Title DEACONESS

ORTIZ, ANA  
8014 HANLEY ROAD  
TAMPA, FL 33615

Title Deacon

Cancel, Ruben  
8014 Hanley Rd



Tampa, FL 33615

Title Deacon

Betances, Andres  
8014 Hanley Rd.  
Tampa, FL 33615

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2017               | 07/10/2017        |
| 2018               | 02/09/2018        |
| 2019               | 04/20/2019        |

**Document Images**

|   |                          |
|---|--------------------------|
| <a href="#">04/20/2019 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/09/2018 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">11/27/2017 -- Amendment</a>     | View image in PDF format |
| <a href="#">07/10/2017 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">05/13/2016 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">05/17/2015 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/29/2014 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/29/2013 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">10/03/2012 -- Amendment</a>     | View image in PDF format |
| <a href="#">04/14/2012 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/11/2011 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/05/2010 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/27/2009 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/08/2008 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/28/2007 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/27/2006 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/16/2005 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/16/2005 -- Name Change</a>   | View image in PDF format |
| <a href="#">08/30/2004 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/16/2003 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/12/2002 -- ANNUAL REPORT</a> | View image in PDF format |
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| <a href="#">04/03/2000 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/06/1999 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/27/1998 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/14/1998 -- REINSTATEMENT</a> | View image in PDF format |
| <a href="#">03/15/1996 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/23/1995 -- ANNUAL REPORT</a> | View image in PDF format |