



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0135	
LUHO HEARING DATE: March 27, 2023	CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting variances to lot development standards and buffering and screening requirements for a proposed auto dealership on property zoned CG (Commercial General).

VARIANCE(S):

Buffers Between Incompatible Land Uses

Per LDC Section 6.06.06.A, the proposed auto dealership is required to provide 20-foot-wide buffers with Type B screening along the west property line and portions of the north and south property lines due to adjacent conforming residential uses. The applicant requests:

- A 5-foot reduction to the minimum required buffer width to allow a 15-foot-wide buffer along the west property line; and,
- A 12-foot reduction to the minimum required buffer width to allow an 8-foot-wide buffer along the north property line where adjacent to property zoned RSC-6; and,
- A 15-foot reduction to the minimum required buffer width to allow a 5-foot-wide buffer along the south property line where adjacent to property zoned PD 91-0034; and,
- A reduction to the screening requirement within all of these buffer areas to allow Type A screening in lieu of Type B screening.

As shown on the site plan submitted by the applicant, where the buffer areas overlap at the northwest and southwest corners of the site, the greater buffer width shall be provided.

Off-Street Vehicular Use Area Buffers

Per LDC Section 6.06.04.C, on any parcel of land providing an off-street vehicular use area, where such area is not entirely screened from an abutting right-of-way by an intervening building or other structure, a landscaped buffer a minimum of eight feet in width to include a row of 24" high screening hedges and trees planted one per 40 linear feet shall be provided between the off-street vehicular use area and the right-of-way, unless the buffer or screening requirements of 6.06.06 and 6.06.06 C are more stringent, in which case the more stringent requirements shall apply. The applicant requests an 8-foot decrease to minimum required buffer width to allow a 0-foot width and no landscaping for the vehicular use area buffer where required along the eastern property boundary.

Per LDC Section 6.06.04.E.1, a landscaped buffer a minimum of 6 feet in width to include a row of 24" high screening hedges and trees planted one per 40 linear feet shall be required between the off-street vehicular use area and any property boundary not fronted by a road right-of-way, unless the buffer or screening requirements of 6.06.06 and 6.06.06.C are more stringent, in which case the more stringent requirements shall apply. The applicant requests a 6-foot decrease to the minimum required buffer width to allow a 0-foot width and no landscaping for the vehicular use area buffer where required along the southern property boundary.

Building Setbacks

Per LDC 6.01.01, Schedule of Area, Height, Bulk and Placement Regulations, the minimum required side and rear yard setbacks in the CG district is determined by buffering requirements. Therefore, the required minimum building setback is 20 feet from the west property line and portions of the north and south property lines due to adjacent conforming residential uses. The applicant requests:

- A 5-foot reduction to the required setback to allow setback of 15 feet from the west property line; and,
- A 12-foot reduction to the required setback to allow a setback of 8 feet from the north property line where adjacent to property zoned RSC-6; and,
- A 15-foot reduction to the required setback to allow a setback of 5 feet from the south property line.

As shown on the site plan submitted by the applicant, where these building setbacks overlap at the northwest and southwest corners of the site, the greater setback shall be provided.

FINDINGS:

- No buffering/screening for incompatible uses is required on the north property line where adjacent to parcel folio 18166.000 that is zoned CN and developed with a flower shop and nonconforming multi-family dwellings, per LDC 6.06.06.A.
- Contrary to the applicant’s narrative and site plan, no buffering/screening for incompatible uses is required on the south property line where adjacent to property zoned CG and occupied by the driveway serving the mobile home park in PD 91-0034.
- Type B screening is comprised of a 6-foot-high fence, wall or hedge, together with a row of evergreen shade trees, pursuant to the specifications found in LDC Section 6.06.06.C. Type A screening is comprised of the fence, wall or hedge only.
- Landscape buffers that are 6’ or 8’ in width require a row of screening hedges that are 24” high at installation and planted 36” on center, along with shade trees that are a minimum of 6’ tall at installation and number one tree per 40 linear feet of the property line.

DISCLAIMER:

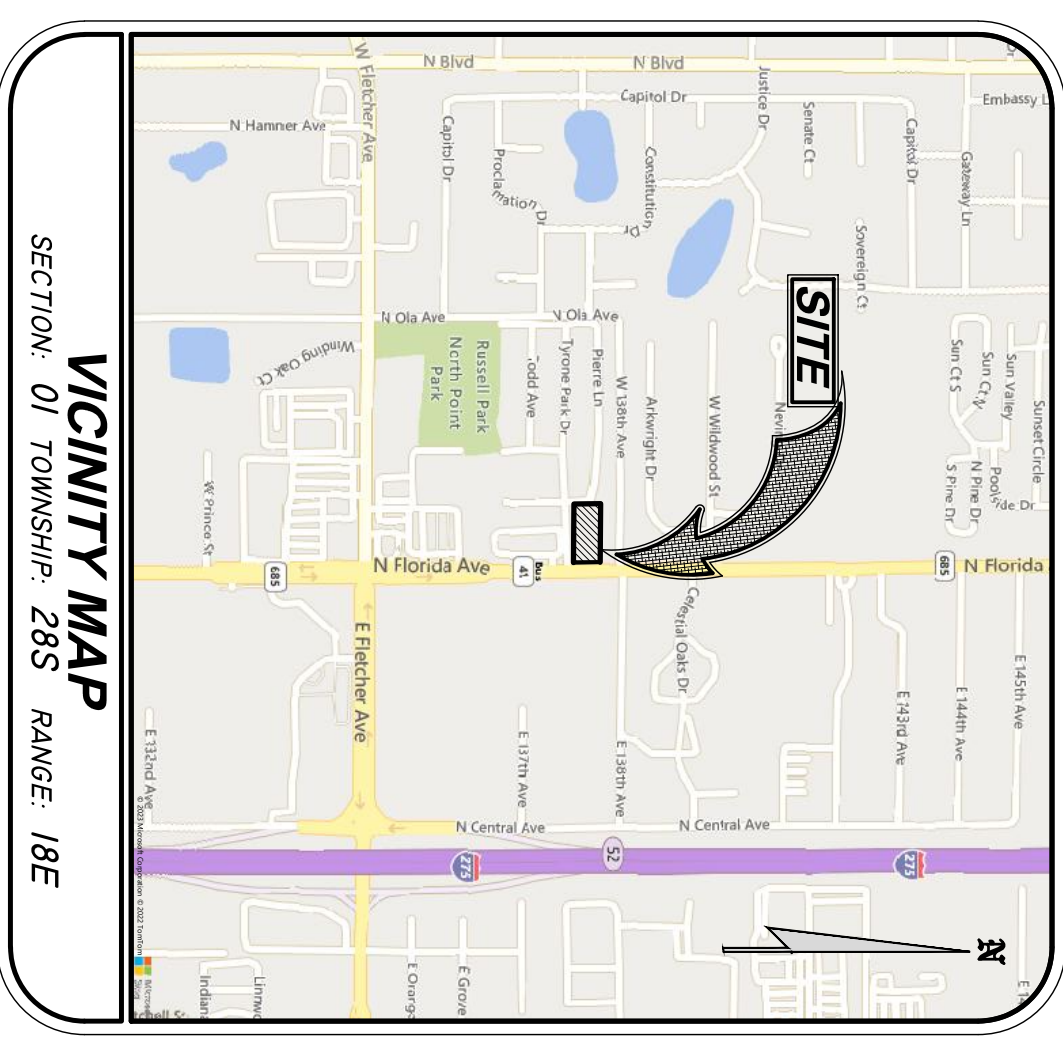
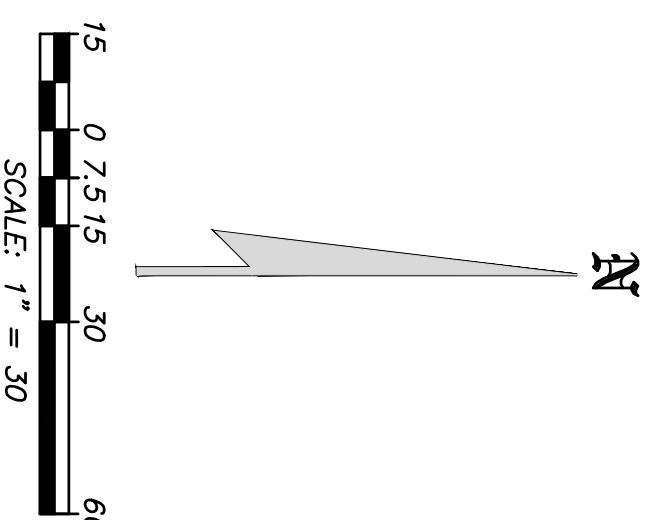
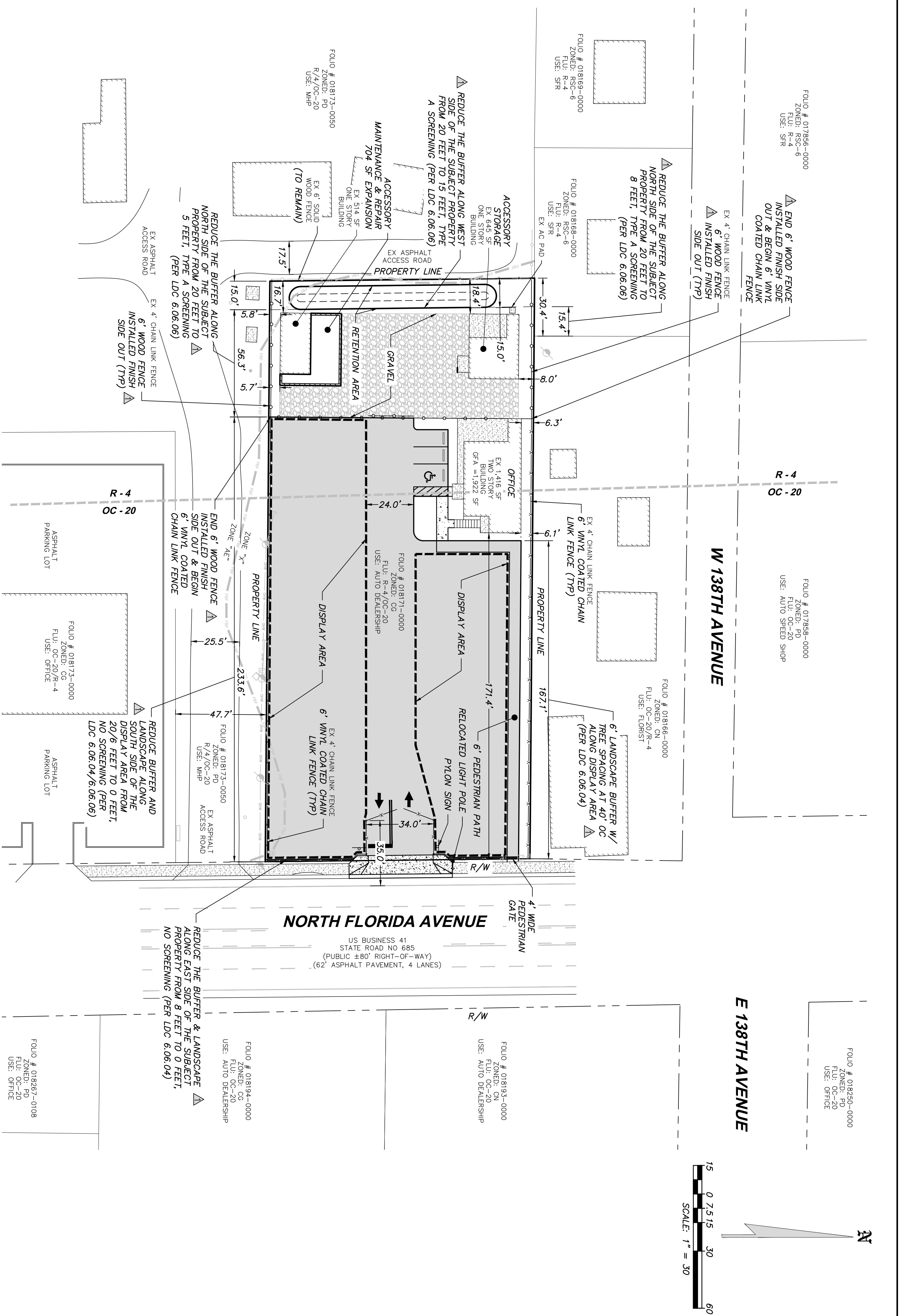
The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to subdivision or site development approvals and building permit approvals.

ADMINISTRATOR’S SIGN-OFF



Thu Mar 16 2023 16:57:46

- Attachments:** Application
 Site Plan
 Petitioner’s Written Statement
 Current Deed



LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 9, NORTH TAMPA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN SOUTH 78.75 FEET FROM THE POINT OF BEGINNING, THENCE RUN WEST 330 FEET, THENCE SOUTH 139 FEET, THENCE EAST 330 FEET, AND THENCE NORTH 139 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY FOR NORTH FLORIDA AVENUE.

SITE DATA TABLE

Folio #	018171-0000		
Existing Zoning	CG		
Proposed Zoning	CG		
Existing Use	Multi Res		
Proposed Land Use	Auto Dealership - Retail Parts/Service		
Community Planning Area	Greater Carrollwood Northside		
Camp Plan Designation (FLU)	R-4/OC-20		
Overlay District	N/A		
Special Zone (Coastal, Well Head, etc)	N/A		
Parcel Size (SF / AC)	42,980 / 0.97		
Building Coverage (%/SF)	8% / 3,227		
GFA (SF)	3,783		
Building Max. Height (FT)	8'		
F.A.R.	0.09		
Max Impervious Area (%/SF)	75% / 31,735		
Previous Area Min. (%)	30%		
Setbacks	Code	Existing	Required
North	200	6	6
East	30	171	30
South	20	5	5
West	20	15	15

PARKING CALCULATIONS

DESCRIPTION	SIZE (MxL)	MIXED USE AUTO	REQUIRED	PROPOSED
Standard	9' x 18'	2	2	2
Compact	8' x 16'	0	0	0
Handicap	12' x 18'	1	1	1
TOTAL		3	3	3

Motor Vehicle Sales Parking = 2 per 1,000 SF and
Therefore, total required parking is (14,611,000) x 2 = 3
Total required parking = 3 (3 provided)

ABBREVIATIONS

BLDG = BUILDING	LF = LINEAR FEET
CL = CENTERLINE	PG = PLAT BOOK
CLF = CHAIN LINK FENCE	PG = PAGE
CO = CEMENT	R = PROPERTY LINE
CO = GLENDOLI	R/M = RIGHT-OF-WAY
DI = DUCTILE IRON PIPE	S.F. or S.O.F. = SQUARE FOOT/FEET
ELEV = ELEVATION	TFP = TYPICAL
EOP = EDGE OF PAVEMENT	W/W = WITH
EX = EXISTING	
F.A.R. = FLOOR AREA RATIO	
FF = FINISHED FLOOR	

LEGEND

EXISTING	DESCRIPTION
---	= BUFFER LINE
- - - -	= RIGHT OF WAY LINE
---	= PARCEL LINE
---	= FOLD NUMBER
---	= FUTURE LAND USE DESIGNATION
---	= GROSS ACCESS

PLANNING NOTES:

- PROPOSED DEVELOPMENT AREA INCLUSIVE OF FOLIO #018171-0000, CONTAINS 0.97 ACRES. THIS SITE IS LOCATED WITHIN THE URBAN SERVICE AREA AND NOT WITHIN AN OVERLAY DISTRICT.
- PROPOSED RETENTION LOCATIONS & ELEVATION IS PRELIMINARY AND SUBJECT TO ENGINEERING, SOIL AND REGULATORY PERMIT REVIEWS. ATTENUATION & TREATMENT PER HILLSBOROUGH COUNTY & SWMMD CRITERIA IS REQUIRED.
- CONSTRUCTION PLAN APPROVALS WILL BE SUBJECT TO REVIEW AGENCY COMMENTS.
- EXTERIOR LIGHTING WITHIN THE PROJECT SHALL BE OF A LOW-PROJECTION NON-GLARE TYPE, DESIGNED TO PRODUCE A MINIMUM OF ILLUMINATION AND GLARE BEYOND PROJECT BOUNDARIES. LIGHTING TO BE DESIGNED TO MINIMIZE OFFSITE SPILLAGE TO THE FULLEST EXTENT POSSIBLE.
- DEVELOPMENT OF THE PROJECT SHALL PROCEED IN STRICT ACCORDANCE WITH THE TERMS AND CONDITIONS CONTAINED IN THE DEVELOPMENT ORDER, THE GENERAL SITE PLAN, THE LAND USE CONDITIONS CONTAINED HEREIN AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES OF HILLSBOROUGH COUNTY.
- SOLID WASTE DISPOSAL SHALL BE MADE BY HILLSBOROUGH COUNTY CURBSIDE PICK UP.
- SIDEWALKS TO MEET ALL ADA, HILLSBOROUGH COUNTY, & FOOT COMPLIANCE REGULATIONS.
- THE DEVELOPER ASSURES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
- THE CURRENT EFFECTIVE COMMUNITY PANEL NUMBER 12057C 0204 H, DATED AUGUST 8, 2008 SHOWS THIS PARCEL LYING WITHIN ZONE 'X' AND 'AE'.

JOB NO. 22-064
ACAD FILE: GSP

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

OWNER/OFFICE: GOGSADZE AUTO
GOGSADZE & GOGSADZE, INC.
15957 N. FLORIDA AVE.
TAMPA, FLORIDA 33613
OFFICE: (813) 968-1081

ENGINEER: McNEAL ENGINEERING, INC.
CHK'D BY: KM/KM
DATE: 23.02.23
SHEET NO. 1 OF 1

PROJECT: **GOGSADZE AUTO**
13622 FLORIDA AVE,
HILLSBOROUGH COUNTY, FL 33613

PREPARED FOR: **GOGSADZE & GOGSADZE, INC**

SHEET TITLE: **GENERAL SITE PLAN**

NO.	REVISION & DATE
1	02/20/2023: Revised Buffer callouts.

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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.

(A) Reduce the buffer along the north and south sides of the subject properties from 20 feet to 0 feet.

(B) Reduce the buffer along the west side of the subject properties from 20 feet to 15 feet.

(C) Reduce the vehicle use area buffer along the east side of the subject properties from 8 feet to 0 feet.

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

(A & B) 6.06.06 A & C; (C) 6.06.04.C

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

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Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0135	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 23-0135 Applicant's Name: McNeal Engineering

Reviewing Planner's Name: _____ Date: _____

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): 03/27/2023

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.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
 DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc,
 ou, email=cmcneal@mcnealengineering.com, c=US
 Date: 2023.03.04 00:35:49 -05'00'

Signature

3/4/2023

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 23-0135

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: Christopher S. McNeal  Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou,
email=cmcneal@mcnealengineering.com, c=US
Date: 2023.03.04 00:36:00 -05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

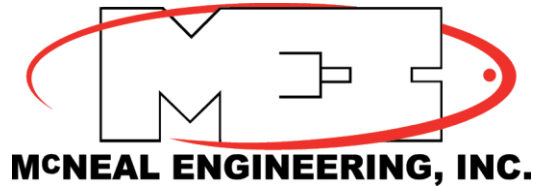
Please indicate below which revised/additional items are being submitted with this form.

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

*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.



Hillsborough County Planning
& Growth Management
601 E. Kennedy Blvd., 20th FL
Tampa, FL 33602

Re: **GOGSADZE AUTO**
13622 N. Florida Ave
Hillsborough County, FL 33613
Folio # 018171-0000
VAR 23-0135

MEI File # 22-064
March 4, 2023

VARIANCE RESPONSE CRITERIA NARRATIVE (LDC SECTION 6.01.01) - SETBACK

Please accept the following responses for your consideration during review of our Variance request related to the building setbacks associated with Gogsadze Auto.

REQUEST STATEMENT:

1. Variance to lot development standards because existing buildings will not meet the minimum setback requirements (Per LDC Section 6.01.01) that are based on the buffer requirement (Per LDC Section 6.06.06).
2. South - Variance to reduce Building Setback from 20 feet to 5 feet.
3. West - Variance to reduce Building Setback from 20 feet to 15 feet.
4. North - Variance to reduce Building Setback from 20 feet to 8 feet.

VARIANCE CRITERIA RESPONSE NARRATIVE:

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?

Response: The site is located at 13622 N. Florida Avenue and was developed as multi-family residential. There are a total of four (4) existing buildings onsite. The applicant would like to retain three (3) of them to be used as an auto dealership and supporting/ancillary uses. Based upon research of historical aerials, the screening and setbacks along the property line has been in existence for at least 20 years. There is one single family residence that directly abuts the subject parcel in the northwest corner of the site for approximately 30.4 feet, the remainder +/- 275 feet of the north property line is abutted by property that is zoned and used for commercial.

The project site is adjacent to private roads supporting a mobile home park on the south and west and a public road (N Florida Avenue) on the east. This request is to retain the existing buildings and their associated setbacks that have been in existence for several years. Providing additional setback beyond the existing conditions and/or providing the standard buffer requirements would negatively impact this property operationally, financially, and have a negative impact on the environment resourcefully in exchange for no benefit to the community.

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.

Response: The site is narrow. Meeting the setback would not only require the removal of the existing structures, but force any building to be more centrally located, making the site inefficient from an operational standpoint. It is not uncommon for existing structures to have been repurposed in this area.

Zoning Department
GOGSADZE AUTO
MEI File #22-064
March 4, 2023
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Not allowing the buildings to be repurposed would be in direct conflict with those enjoyed by other properties in the nearby vicinity. This requirement would severely impact the property financially.

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.

Response: Most of the adjacent property functions as either commercial or vehicle use area/right-of-way. There is only one 30.4-foot portion of the north property line that is adjacent to a single-family residence. Additionally, existing infrastructure is to remain as it has over the past 20 years or more. The only addition of the display area to the eastern portion of the property is adjacent to commercial (north), right-of-way (east), and a roadway that access a MHP (south). These uses are commercial in nature and not negatively impacted. Additionally, the request is in the spirit of other auto dealerships in the immediate area.

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*).

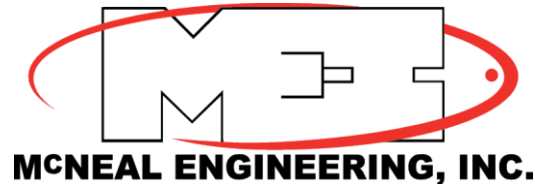
Response: This variance request will allow the reasonable use of the land in a manner that is consistent with that of other auto dealerships in the area and as such will not impose nor interfere with others.

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.

Response: Existing buildings were constructed by others within buffer areas that were likely different at the time of their construction. The parcel has been the same configuration and size for the same history. Auto dealership is permitted use within the existing zoning of this site. None of these conditions were a result of the applicant, therefore, there is no self-imposed hardship.

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 failure to grant variance.

Response: For operational efficiencies and customer convenience, owner desires to consolidate operations to the front half of the property. As such, granting the requested variance(s) will allow the owner the ability to display inventory towards the right-of-way and commercial use areas. Dismissal of the request will severely restrict the display area for necessary automobile inventory and require needless removal of existing buildings that have been in existence for decades.



Hillsborough County Planning
& Growth Management
601 E. Kennedy Blvd., 20th FL
Tampa, FL 33602

Re: **GOGSADZE AUTO**
13622 N. Florida Ave
Hillsborough County, FL 33613
Folio # 018171-0000
VAR 23-0135

MEI File # 22-064
March 4, 2023

VARIANCE CRITERIA RESPONSE NARRATIVE (LDC SECTION 6.06.04) - VUA BUFFERING

Please accept the following responses for your consideration during review of our Variance request related to the VUA Buffering associated with Gogsadze Auto.

REQUEST STATEMENT:

1. East - Variance to reduce buffer and landscape from 8 feet to 0 feet with no screening.
2. South - Variance to reduce buffer and landscape from 6 feet to 0 feet with no screening.

VARIANCE CRITERIA RESPONSE NARRATIVE:

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?

Response: The site is located at 13622 N. Florida Avenue and is zoned CG. It has been developed as multi-family residential. There are a total of four (4) existing buildings onsite. The applicant would like to retain three (3) of them to be used and repurposed for an auto dealership and supporting/ancillary uses. The display area for the dealership would be located in the front of the parcel where the inventory could be viewed from travelers using N Florida Avenue. Based upon research of historical aerials, the structures have been in existence for at least 20 years.

The location of the existing structures defines the location of the proposed improvements to some extent. This request supports the repurposing of the existing infrastructure, while maintaining the ability to use this infill site for an allowed use within the zoning criteria. Providing additional buffer beyond the existing conditions and/or providing the standard buffer requirements would negatively impact this property operationally and financially in exchange for no benefit to the community.

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.

Response: The site is narrow. The proposed area for display area must be on the east portion of the property along N Florida Avenue, east of the existing building(s) to remain. This portion of the site is directly adjacent to the public right-of-way and has the most visibility. If the frontage is reduced for the purposes of buffering, there will not be enough area to provide adequate visible display area that is needed for a successful operation.

Additionally, given the limited width of the parcel, if the required screening was provided, the visibility from the public right-of-way would be greatly diminished. This would be a negative impact financially to the dealership. Two of the three existing buildings are within the buffer/setback requirements. These buildings would need to be removed and new buildings would need to be constructed creating a negative impact on the environment and severely impact the property owner financially.

Zoning Department
GOGSADZE AUTO
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March 4, 2023
Page 2 of 2

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.

Response: Most of the adjacent property functions as either commercial or vehicle use area/right-of-way. There is only one 30.4-foot portion of the north property line that is adjacent to a single-family residence. Additionally, existing infrastructure is to remain as it has over the past 20 years or more. The only addition of the display area to the eastern portion of the property is adjacent to commercial (north), right-of-way (east), and a roadway that access a MHP (south). These uses are commercial in nature and not negatively impacted. Additionally, the request is in the spirit of other auto dealerships in the immediate area.

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*).

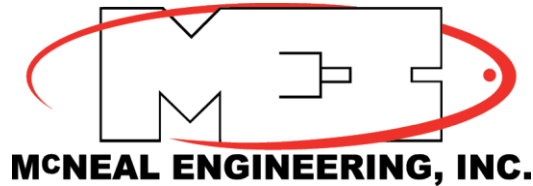
Response: This variance request will allow the reasonable use of the land in a manner that is consistent with that of other auto dealerships in the area and as such will not impose nor interfere with others.

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.

Response: Existing buildings were constructed by others within buffer areas that were likely different at the time of their construction. The parcel has been the same configuration and size for the same history. Auto dealership is permitted use within the existing zoning of this site. None of these conditions were a result of the applicant, therefore, there is no self-imposed hardship.

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 failure to grant variance.

Response: For operational efficiencies and customer convenience, owner desires to consolidate operations to the front half of the property. As such, granting the requested variance(s) will allow the owner the ability to display inventory towards the right-of-way and commercial use areas. Dismissal of the request will severely restrict the display area for necessary automobile inventory and require needless removal of existing buildings that have been in existence for decades.



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& Growth Management
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Re: **GOGSADZE AUTO**
13622 N. Florida Ave
Hillsborough County, FL 33613
Folio # 018171-0000
VAR 23-0135

MEI File # 22-064
March 4, 2023

VARIANCE CRITERIA RESPONSE NARRATIVE (LDC SECTION 6.06.06) - BUFFERING & SCREENING

Please accept the following responses for your consideration during review of our Variance request related to the screening associated with Gogsadze Auto.

REQUEST STATEMENT:

1. South - Variance to reduce the buffer/screening from a 20-foot buffer with Type B screening to a 5-foot buffer with Type A screening along the south property line for the west 56.3 feet. Variance to reduce buffer from 20 feet to 0 feet with no screening along the south property for the remainder.
2. West - Variance to reduce buffer/screening from a 20-foot buffer with Type B screening to a 15-foot buffer with Type A screening.
3. North - Variance to reduce buffer/screening from a 20-foot buffer with Type B screening to a 8-foot buffer with Type A screening along the north property line for 15.4 feet.

VARIANCE CRITERIA REPOSENSE NARRATIVE:

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?

Response: The site is located at 13622 N. Florida Avenue and was developed as multi-family residential. There are a total of four (4) existing buildings onsite. The applicant would like to retain three (3) of them to be used as an auto dealership and supporting/ancillary uses. Based upon research of historical aerials, the screening and setbacks along the property line has been in existence for at least 20 years. There is one single family residence that directly abuts the subject parcel in the northwest corner of the site for approximately 30.4 feet, the remainder +/- 275 feet of the north property line is abutted by property that is zoned and used for commercial.

The project site is adjacent to private roads supporting a mobile home park on the south and west and a public road (N Florida Avenue) on the east. This request is to retain the existing buildings and their associated buffers and screenings that have been in existence for several years. Providing additional buffering and screening beyond the existing conditions would negatively impact this property operationally, financially, and have a negative impact on the environment resourcefully in exchange for no benefit to the community.

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.

Response: The site is narrow. Meeting the buffering and screening matrix would not only require the removal of the existing structures, but force any building to be more centrally located, making the site inefficient from an operational standpoint. It is not uncommon for existing structures to have been repurposed in this area. Not allowing the buildings to be repurposed would be in direct conflict with those

enjoyed by other properties in the nearby vicinity. This requirement would severely impact the property financially.

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.

Response: Most of the adjacent property functions as either commercial or vehicle use area/right-of-way. There is only one 30.4-foot portion of the north property line that is adjacent to a single-family residence. Additionally, existing infrastructure is to remain as it has over the past 20 years or more. The only addition of the display area to the eastern portion of the property is adjacent to commercial (north), right-of-way (east), and a roadway that access a MHP (south). These uses are commercial in nature and not negatively impacted. Additionally, the request is in the spirit of other auto dealerships in the immediate area.

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*).

Response: This variance request will allow the reasonable use of the land in a manner that is consistent with that of other auto dealerships in the area and as such will not impose nor interfere with others.

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.

Response: Existing buildings were constructed by others within buffer areas that were likely different at the time of their construction. The parcel has been the same configuration and size for the same history. Auto dealership is permitted use within the existing zoning of this site. None of these conditions were a result of the applicant, therefore, there is no self-imposed hardship.

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 failure to grant variance.

Response: For operational efficiencies and customer convenience, owner desires to consolidate operations to the front half of the property. As such, granting the requested variance(s) will allow the owner the ability to display inventory towards the right-of-way and commercial use areas. Dismissal of the request will severely restrict the display area for necessary automobile inventory and require needless removal of existing buildings that have been in existence for decades.

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Prepared by and return to:

Corrine Kent
Insured Title Agency, LLC
13029 West Linebaugh Ave, Ste 102
Tampa, FL 33626

File Number: **82339ITA21**

Consideration: **\$685,000.00**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **24th day of August, 2021**, between **About Face Cabinetry & Refacing Inc., a Florida Corporation**, whose post office address is, **110 Crenshaw Lake Rd #200, Lutz, FL 33548**, Grantor, and **Gogsadze & Gogsadze, Inc.**, whose post office address is **823 E Pierce Ave, Orlando, FL 32809**, Grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Hillsborough, FL**, to-wit:

From the Northeast corner of Lot 1, Block 9, North Tampa Heights, according to the map or plat thereof recorded in Plat Book 3, Page 73, of the Public Records of Hillsborough County, Florida, run South 78.75 feet for the point of beginning, thence run West 330 feet, thence South 139 feet, thence East 330 feet, and thence North 139 feet to Point of Beginning. Less road right of way for North Florida Avenue.

Parcel Identification Number: U-01-28-18-0TD-000009-00001.5

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020

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:

About Face Cabinetry & Refacing Inc., a Florida Corporation

[Signature]
Witness Name: Christy Gustafson

[Signature]
By Christopher Robinson, President

[Signature]
Witness Name: Corrine Kent

State of FL
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of August, 2021, by Christopher Robinson, President of About Face Cabinetry & Refacing Inc., a Florida Corporation, he/she is personally known to me or has produced Driver's License as identification.

[Signature]
Notary Public
Printed Name: Corrine Kent

My Commission Expires: _____



Corrine Kent
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG933311
Expires 11/20/2023

Received

1-31-23

Development
Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0135 Intake Date: 01-31-2023
 Hearing(s) and type: Date: 04-24-2023 Type: LUHO Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Property Information

Address: 13622 Florida Ave City/State/Zip: Tampa, FL 33613
 TWN-RN-SEC: 28-18-01 Folio(s): 18171.0000 Zoning: CG Future Land Use: OC-20 & R-4 Property Size: 0.97

Property Owner Information

Name: Gogsadze & Gogsadze Inc Daytime Phone (407) 301-0758
 Address: 823 E Pierce Ave City/State/Zip: Orlando, FL 32809
 Email: levanggg@gmail.com Fax Number N/A

Applicant Information

Name: McNeal Engineering c/o Christopher S. McNeal Daytime Phone (813) 968-1081
 Address: 15957 N Florida Avenue City/State/Zip: 15957 N Florida Avenue
 Email: permitting@mcnealengineering.com Fax Number (813) 563-4256

Applicant's Representative (if different than above)

Name: Same as above 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.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
 DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou, email=cmcneal@mcnealengineering.com, c=US
 Date: 2023.01.31 15:30:48 -05'00'

Signature of the Applicant

Christopher S. McNeal

Type or print name

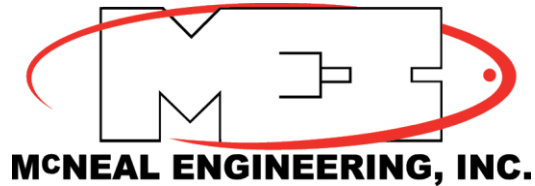
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
 DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou, email=cmcneal@mcnealengineering.com, c=US
 Date: 2023.01.31 15:31:18 -05'00'

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

Christopher S. McNeal

Type or print name



Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **GOGSADZE AUTO**
13622 Florida Ave
Hillsborough County
Folio #18171.0000

Attn: Zoning Department

MEI File #22-064
January 31, 2023

VARIANCE

To Whom It May Concern:

We are submitting the Variance Application for the above referenced project. The following items are being electronically submitted for your review and records:

- **Variance Application Package,**
- **Variance Criteria Response Narrative,**
- **Adjacent Property Owners Map (300 feet),**
- **Adjacent Property Owners List (300 feet),**
- **Legal Description,**
- **Deed,**
- **Sunbiz,**
- **General Site Plan,** and
- **Payment** to be made online.

If you have questions, or need additional information, please feel free to contact our office at the phone number listed below. Thank you very much for your assistance.

Sincerely,

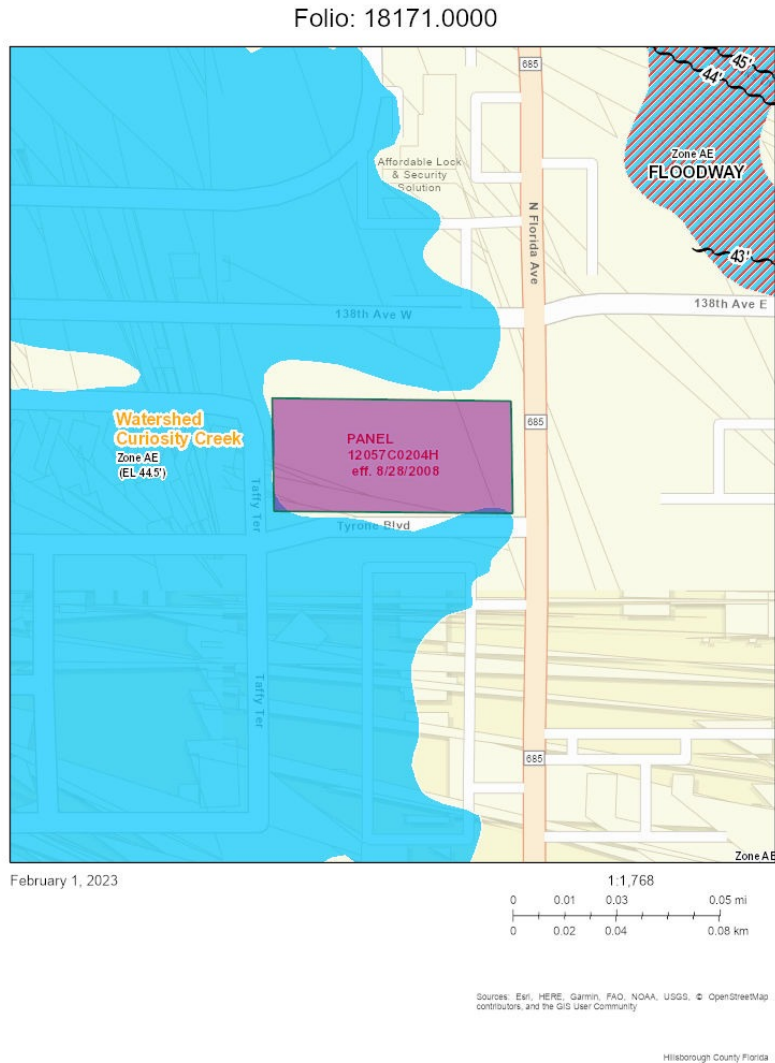
Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

c: Gogsadze & Gogsadze Inc c/o Levan Gogsadze *via* email



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:AE	BFE = 44.5 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0204H
FIRM Panel	12057C0204H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120204D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011204 Block: 5023
Future Landuse	R-4
Future Landuse	OC-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 18171.0000
PIN: U-01-28-18-0TD-000009-00001.5
GOGSADZE & GOGSADZE INC
Mailing Address:
 823 E PIERCE AVE
 ORLANDO, FL 32809-5155
Site Address:
 13622 FLORIDA AVE
 TAMPA, FL 33613
SEC-TWN-RNG: 01-28-18
Acreage: 0.99826002
Market Value: \$752,893.00
Landuse Code: 0801 MULTI-FAMILY

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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.

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