



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0914	
LUHO HEARING DATE: February 21, 2022	CASE REVIEWER: Kim King

BACKGROUND: This variance application was originally heard at the August 23, 2021 Land Use Hearing Officer meeting. The hearing officer denied the variance on September 13, 2021. The applicant then sought a reconsideration of the matter as provided by LDC Section 10.02.03.I and the hearing officer granted the request for a rehearing. On December 13, 2021 the application was opened for a rehearing by the Land Use Hearing Officer, then continued by the hearing officer January 24, 2022 Land Use Hearing Officer meeting to allow the applicant an opportunity to correct the record regarding the parcel where the sign will be located. Prior to the January 24 meeting, the application was continued to today's hearing.

REQUEST: The applicant is requesting a variance for additional square footage for a pole sign located at 1611 Allison Woods Lane.

VARIANCE(S):

Per Section 7.03.00.C.2.a & b of the LDC allows this parcel with two street frontages to have either 2 pole signs at 50 sq. ft. per side/100 sq. ft. total or 1 pole sign at 100 sq. ft. per side/200 sq. ft. total.

The applicant is requesting an additional 552 sq. ft. of sign area which would allow a total of 752 sq. ft. for the pole sign.

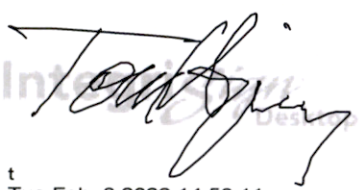
FINDINGS:

At the January 24 meeting, the applicant withdrew the variance request to increase the height of the pole sign.

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


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Tue Feb 8 2022 14:58:11

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**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 21-0914 Applicant's Name: Darren Impson

Reviewing Planner's Name: Kim King Date: 1/19/22

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): 2/21/22

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

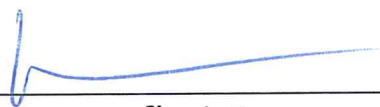
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Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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

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


Signature

1/20/22
Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
- Transmittal Completed

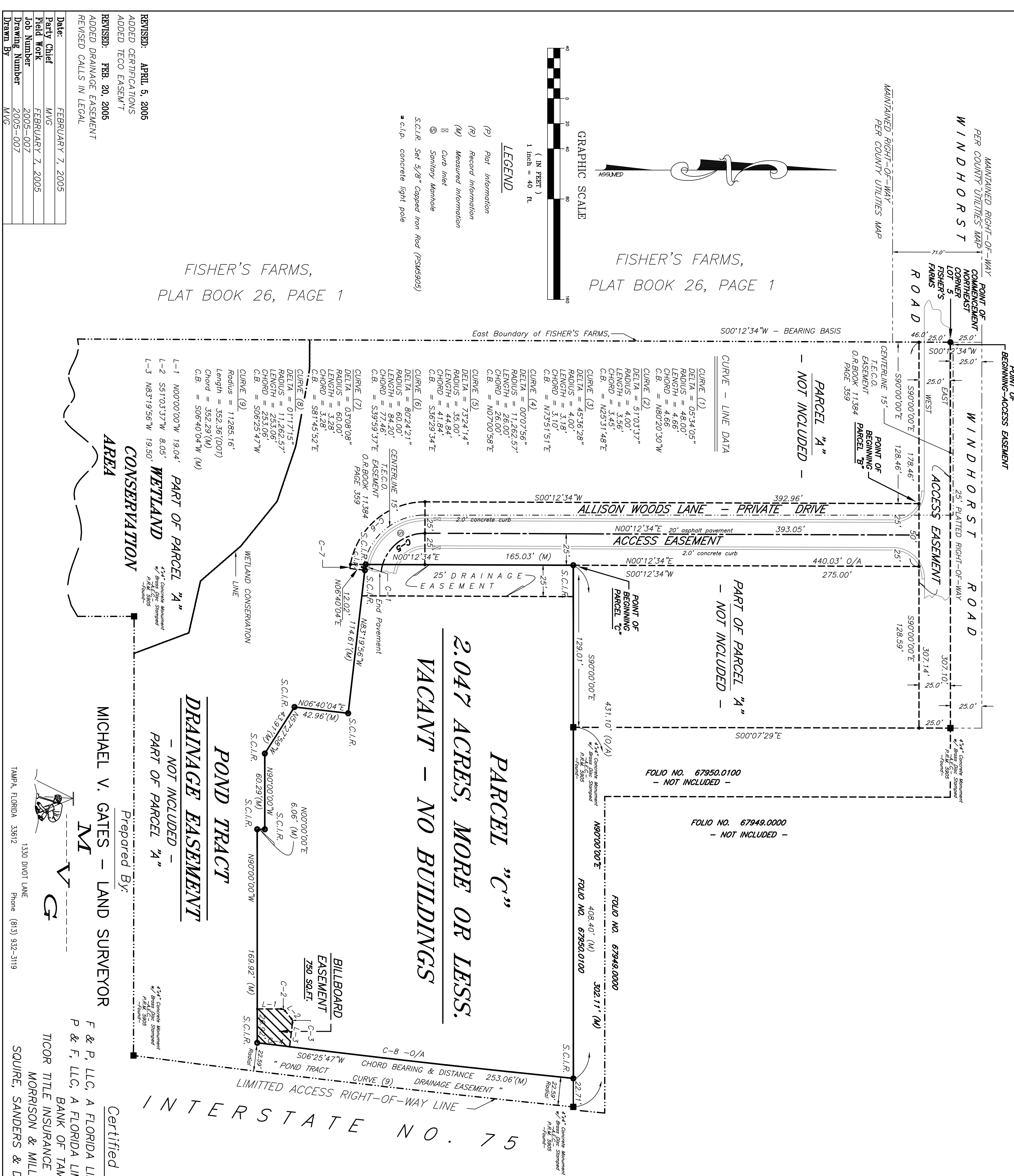
In-Take Completed by: _____

COVER LETTER

1. Change of ownership to DBK Real Estate Holding LLC
2. Change of property information
 - a. Address: 1611 Allison Woods Lane, Tampa, FL 33619
 - b. Folio: #067950-0300
3. Updated variance request: Variance of 552 square feet. Code allows a maximum of 200 square feet.
4. Site plan
 - a. Client shown as DBK Real Estate Holding LLC
 - b. Updated Land Development Code section
 - c. Updated proposed sign detail

MAP OF BOUNDARY SURVEY

SECTION 17, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



Date:	FEBRUARY 7, 2005
Party Chief:	MVG
Field Work:	FEBRUARY 7, 2005
Job Number:	2005-007
Drawing Number:	2005-007
Drawn By:	MVG

REVISIONS:
APRIL 5, 2005
ADDED CERTIFICATIONS
ADDED TECO EASEM'T
REVISIONS: FEB. 20, 2005
ADDED DRAINAGE EASEMENT
REVISED CALLS IN LEGAL

FISHER'S FARMS,
PLAT BOOK 26, PAGE 1

PARCEL "C"
2.047 ACRES, MORE OR LESS.
VACANT - NO BUILDINGS

1330 DIVOT LANE
TAMPA, FLORIDA 33612
Phone (813) 932-3119

Prepared By:
M V G
MICHAEL V. GATES - LAND SURVEYOR

Certified To:
F & P, LLC, A FLORIDA LIMITED LIABILITY COMPANY
P & F, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BANK OF TAMPA
TICOR TITLE INSURANCE COMPANY OF FLORIDA
MORRISON & MILLS, P.A.
SQUIRE, SANDERS & DEMPSEY, L.L.P.

PREPARED FOR:
RAF LAND DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE:
I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

SURVEYOR'S NOTES:
1. No underground installations or improvements have been located except as shown.
2. No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
3. Unless otherwise shown hereon, no jurisdictional Wetland Areas or other physical topographic features have been located.
4. Bearings shown hereon are based on the East Boundary of FISHER'S FARMS, which bears N00°12'34"E, assumed.
According to current Flood Insurance Maps issued by the Federal Emergency Agency, the property shown appears to lie within ZONE X PANEL NO. 120112 0380 E. DATED AUGUST 15, 1989.

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DESCRIPTION:
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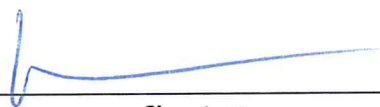
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- Notification E-Mail Sent
- Transmittal Completed

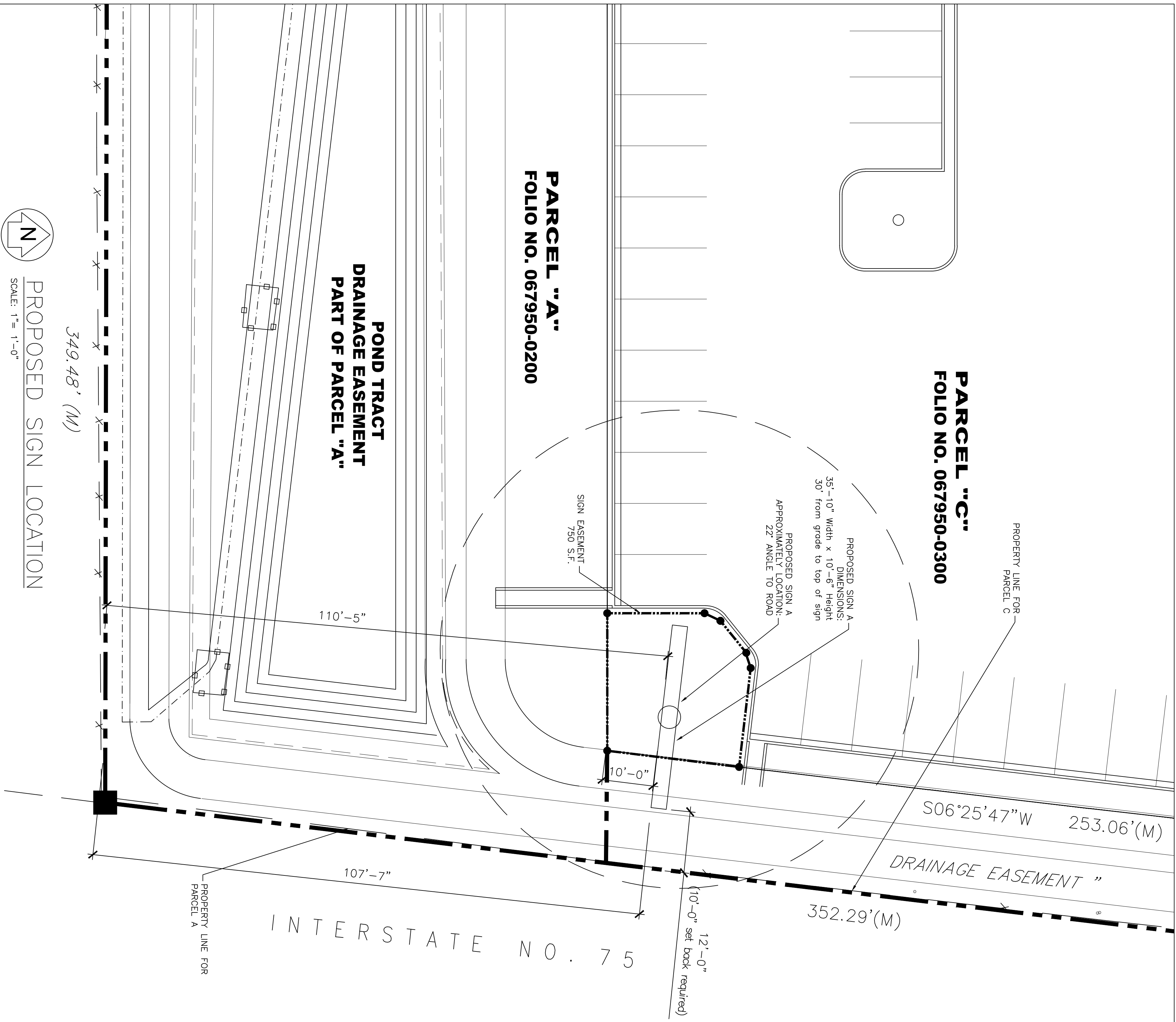
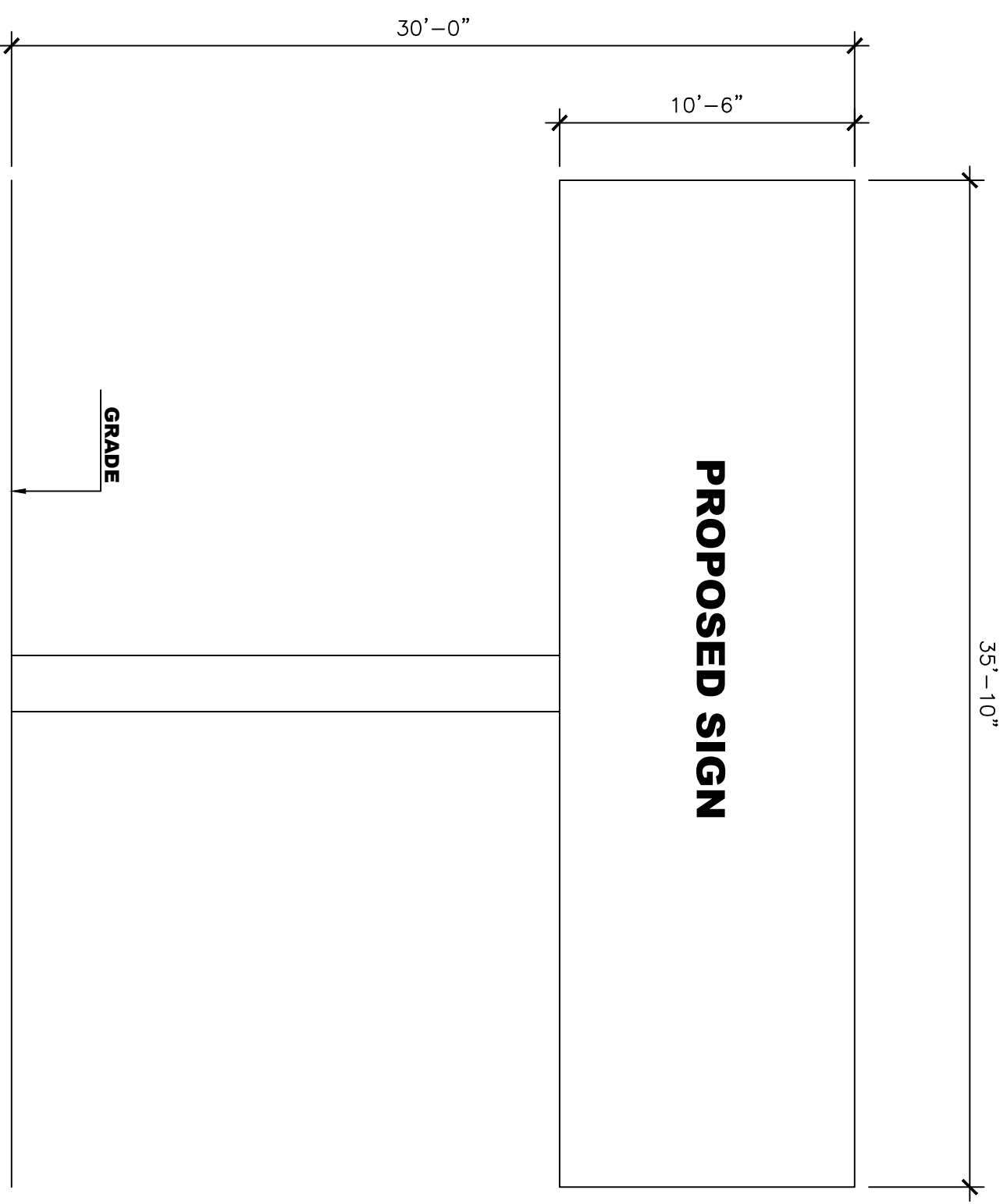
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In-Take Completed by: _____

COVER LETTER

1. Change of ownership to DBK Real Estate Holding LLC
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 - a. Address: 1611 Allison Woods Lane, Tampa, FL 33619
 - b. Folio: #067950-0300
3. Updated variance request: Variance of 552 square feet. Code allows a maximum of 200 square feet.
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 - a. Client shown as DBK Real Estate Holding LLC
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 - c. Updated proposed sign detail

PROPOSED SIGN DETAIL



FLOOD ZONE: "X"
Current Flood Zone Designation, effective 9/27/2013, Zone X
FEMA Flood Map Number: 12057C0390

THIS PERMIT UNDER 7TH EDITION 2020 FBC

LAND DEVELOPMENT CODE - SECTION 7.03.00 2.B PERMITTED SIGNS	REQUIRED	PROPOSED
PROPOSED SIGN	REQUIRED	PROPOSED
HEIGHT	30'-0"	30'-0"
SIZE	100 S.F.	752 S.F. (viewing area)
SET BACK FROM PROPERTY LINE	10'-0"	10'-0" FROM SIDE 107'-7" FROM REAR

SG-2

ENLARGED
SIGN LOCATION PLAN

NO.	DESCRIPTION	DATE	CHECKED:	APPROVAL:
6				
5				
4				
3				
2				
1				

REVISIONS

ENGINEER OF RECORD:
AEC Services, Inc.
RON FAIR, P.E.
FL # 50738 License No. 9277 QB #0011445

1616 ALLISON WOODS LANE
TAMPA, FL 33619
(813)684-1234
(813)684-2660 (f)
www.aecservicesinc.com

RON FAIR, P.E.
FL #50738

CLIENT ADDRESS:
DBK REAL ESTATE HOLDINGS LLC.

SITE ADDRESS:
**AEC BUSINESS PARK
1611 ALLISON WOODS LANE
TAMPA, FL 33619**

CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 21-0914 Applicant's Name: Darren Impson

Reviewing Planner's Name: Kim King Date: 1/19/22

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): 2/21/22

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

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- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

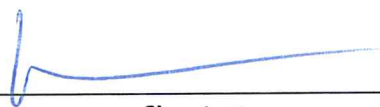
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Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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

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



Signature

1/20/22

Date

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PROJECT NARRATIVE

Variance of 552 square feet. Code allows a maximum of 200 square feet.



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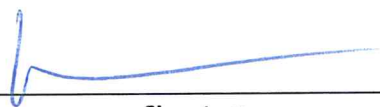
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Application Number: VAR 21-0914

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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

The property abuts I-75 South. Due to its setback location we are requesting a maximum sign area variance for sign visibility.
Many properties along I-75 have been approved for this same variance criteria.

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.

Sign face area, if limited to the LDC, would deprive DBK Real Estate Holdings LLC of its rights for proper signage sizing due to its location.

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

The proposed sign will be facing I-75 and won't affect the rights of other's property.

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).

Existing variance approved signage is similar in nature to this request. It is therefore in harmony with and serves the general intent and purpose of the LDC and the comprehensive plan.

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.

We are requesting this variance thru the proper channels to protect our property rights. We did not proceed without approval and this request is not an "after the fact" 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 a failure to grant a variance.

The property exists on a dead end section of Windhorst Road. Any signage, other than along the I-75 frontage, is of no profound use. This permit will allow justice to be served by properly advertising the tenants to the general public. This also will allow the property the same rights as many others have been provided along the I-75 corridor.

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INSTRUMENT#: 2016098085, BK: 23937 PG: 686 PGS: 686 - 688 03/11/2016 at Development Services
04:39:05 PM, DOC TAX PD (F.S.201.02) \$12978.00 DEPUTY CLERK: BLOGGANS Pat
Frank, Clerk of the Circuit Court Hillsborough County

Prepared by and Return to:

Robert W. Bivins
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, Florida 33596

GENERAL WARRANTY DEED

This General Warranty Deed is made as of March 11, 2016, by and between **F & P, LLC**, a Florida limited liability company with a mailing address of 1611 Allison Woods Lane, Tampa, Florida 33619 (the "Grantor"), and **DBK REAL ESTATE HOLDINGS LLC**, a Florida limited liability company having a mailing address of 6447 Renwick Circle, Tampa, Florida 33647 (the "Grantee").

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, Grantor hereby grants and sells to Grantee and the Grantee's successors and assigns the following described land, which is located in Hillsborough County, Florida, has a physical address of 1611 Allison Woods Lane, Tampa, Florida 33619, and is legally described as follows (the "Premises"):

See attached Exhibit "A".

together with all improvements, hereditaments and appurtenances belonging thereto or situated thereon.

Tax Folio No.: 067950-0300

This conveyance is subject to:

- a. All liens and encumbrances of record;
- b. Easements, reservations, restrictions, and rights-of-way of record, if any, the reference to which shall not serve to reimpose the same;
- c. Real estate taxes for 2016 and subsequent years;
- d. Assessment levies for 2016 and subsequent years; and
- e. Zoning and other laws affecting the Premises.

Except as specified above, Grantor fully warrants the title to the Premises described above and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the date stated above.

WITNESSES:

F & P, LLC,
a Florida limited liability company

By: Paul W. Senory
Paul W. Senory
Managing Member

Robert W. Blavin
Name: Robert W. Blavin

Leah S. Herzog
Name: Leah S. Herzog

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 11th day of March, 2016, by Paul W. Senory, as Managing Member of F & P, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

My Commission Expires:

Robert W. Blavin
Name: Robert W. Blavin
Notary Public, State of Florida
Commission No. FF 110716

(NOTARIAL SEAL OR STAMP)

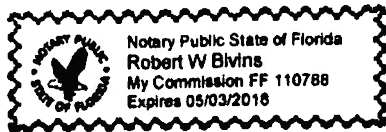


Exhibit "A" – Legal Description

A parcel of land lying in Section 17, Township 29 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot 5, FISHER'S FARMS, as shown on the map or plat thereof, recorded in Plat Book 26, Page 1, of the Public Records of Hillsborough County, Florida; (said corner marked by 5/8" capped iron rod); thence run S 00°12'34" W., 25.00 feet; thence S 90°00'00" E., 178.46 feet; thence S 00°12'34" W., 275.00 feet to the point of beginning; thence continue S 90°00'00" E., 408.40 feet to a point on a curve; thence Southwesterly 253.06 feet along the arc of a curve to the right having a radius of 11,262.57 feet and a central angle of 01°17'15" (chord bearing and distance of S 06°25'47" W., 253.06 feet); thence N 90°00'00" W., 169.92 feet; thence N 00°00'00" E., 6.06 feet; thence N 90°00'00" W., 60.29 feet; thence N 57°27'58" W., 43.91 feet; thence N 06°40'04" E., 42.96 feet; thence N 83°19'56" W., 114.61 feet to a point of curvature; thence 4.66 feet along the arc of a curve to the right having a radius of 48.00 feet and a central angle of 05°34'05" (chord bearing and distance of N 80°20'30" W., 4.66 feet; thence N 00°12'34" E., 165.03 feet to the POINT OF BEGINNING.



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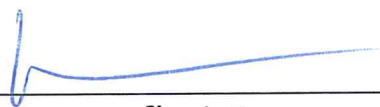
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1/20/22
Date

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VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 1611 Allison Woods Lane City/State/Zip: Tampa, FL 33619 TWN-RN-SEC: 17-29-20
Folio(s): 067950-0300 Zoning: PD Future Land Use: UMU-20 Property Size: 2.04672003 Acreage:

Property Owner Information

Name: DBK Real Estate Holdings LLC Daytime Phone: 813-984-2700
Address: 4409 N Swann Cir City/State/Zip: Tampa, FL 33609
Email: Darren.Impson@Pauldavis.com FAX Number: _____


Applicant Information

Name: Darren Impson Daytime Phone: 813-984-2700
Address: 4409 N Swann Cir City/State/Zip: Tampa, FL 33609
Email: Darren.Impson@Pauldavis.com FAX Number: _____

Applicant's Representative (if different than above)

Name: George Padilla Daytime Phone: 813-684-1234
Address: 1616 Allison Woods Lane City / State/Zip: Tampa, FL 33619
Email: gepadilla@aecservicesinc.com FAX Number: _____


I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.



Signature of Applicant
Darren Impson

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.



Signature of Property Owner
Darren Impson

Type or Print Name

Office Use Only

Intake Staff Signature: _____ Intake Date: _____
Case Number: _____ Public Hearing Date: _____
Receipt Number: _____