

Variance Application: VAR 25-0771

LUHO Hearing Date: June 23, 2025

Case Reviewer: Tania C. Chapela



**Hillsborough
County Florida**

Development Services Department

Applicant: Gerard T. Doris III

Zoning:

RSC-6

Address/Location: 303 Floral Drive, Tampa; Folio: 17657.0000

Request Summary:

The applicant is requesting a variance to the Community Residential Home distance separation to accommodate a Type A Community Residential Home on the subject property.


Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.28.A	Community Residential Homes housing 6 or fewer residents shall not be located within a radius of 1,000 feet of another such existing home with 6 or fewer residents.	757 feet	243-foot distance separation to existing Community Residential Home

Findings:

Floral Drive Group Home is located at 313 Floral Drive and licensed through the Agency for Persons with Disabilities for up to 6 residents, within 1,000 feet of the subject property.

Zoning Administrator Sign Off:


Colleen Marshall
Wed Jun 11 2025 17:22:12

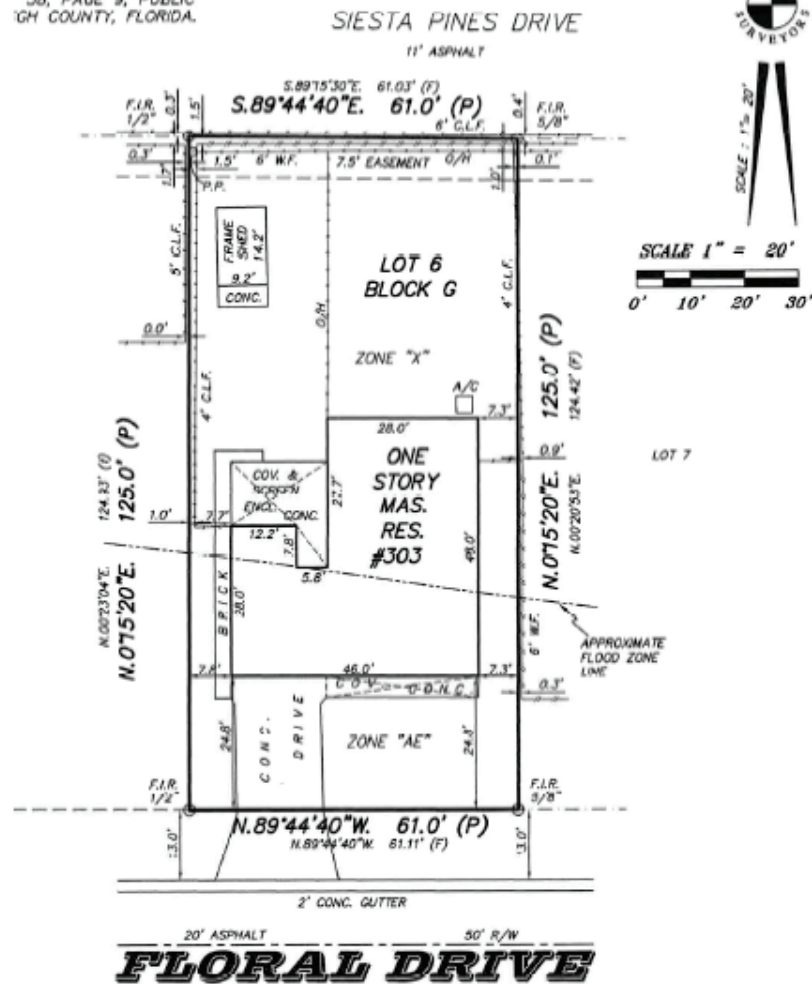
DISCLAIMER:

The variance(s) 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.

SURVEY/SITE PLAN

Received
04/29/25
Development Services

GARDENS UNIT NO. 2,
OR PLAT THEREOF AS
38, PAGE 9, PUBLIC
HIGH COUNTY, FLORIDA.



R/W LINE OF FLORAL DRIVE AS BEING "N.89°44'40\"W. 61.11' (F)", PER PLAT.

Legend	Surveyor's Notes:
<ul style="list-style-type: none"> P: Plot S: Seed D: Description C: Calculation F: Field Measured E: Section W: Township R: Range C: Centerline A/C: Air Conditioner S/R: Overhead CNC: Concrete P/G: A Part Of OV: Covered M: Masonry RES: Residence R: Road 	<p>1) Property shown hereon appears to be located in Flood Zone "X & AE" per F.I.R.M. No. 12057C 0204N Dated 6-28-05. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevation=66'.</p> <p>2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.</p> <p>3) This survey was conducted without the benefit of an abstract of title, therefore there may be other interests, claims, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record not shown hereon.</p> <p>4) Unless otherwise noted, distances shown hereon refer to plot and field measurements and do not include any adjustments.</p> <p>5) Re-use of this survey for purposes other than it was intended, without written verification, is at the user's risk and without liability to the surveyor. Nothing herein shall be construed to convey any right or interest in any other than those to whom this survey was originally certified.</p>
SMITH	DAVID L. SMITH
Digitally signed by Jam	



Project Description (Variance Request)

- This Variance request is due to the specific property that needs to be zoned is in the 1000 sq ft radius of another group home. As stated in the variance criteria response, we are asking to grant this special variance zoning request in order to provide services for adults with disabilities. Many of them have been misplaced & are in need of a home as soon as possible. With the zoning acceptance of this, we will help several families.

- RSC-6

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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

02/2023

P oint of Curvature PT Point of Tangency PC Point of Beginning PP Point of Compound Curvature POB Point of Intersection POC Point of Curvature POD Point of Discontinuity POE Point of End POF Point of F POG Point of G POH Point of H POI Point of I POJ Point of J POK Point of K POL Point of L POM Point of M PON Point of N POO Point of O POP Point of P POQ Point of Q POR Point of R POS Point of S POT Point of T POU Point of U POV Point of V POW Point of W POX Point of X POY Point of Y POZ Point of Z POAA Point of AA POAB Point of AB POAC Point of AC POAD Point of AD POAE Point of AE POAF Point of AF POAG Point of AG POAH Point of AH POAI Point of AI POAJ Point of AJ POAK Point of AK POAL Point of AL POAM Point of AM POAN Point of AN POAO Point of AO POAP Point of AP POAQ Point of AQ POAR Point of AR POAS Point of AS POAT Point of AT POAU Point of AU POAV Point of AV POAW Point of AW POAX Point of AX POAY Point of AY POAZ Point of AZ POBA Point of BA POBB Point of BB POBC Point of BC POBD 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PODK Point of DK PODL Point of DL PODM Point of DM PODN Point of DN PODO Point of DO PODP Point of DP PODQ Point of DQ PODR Point of DR PODS Point of DS PODT Point of DT PODU Point of DU PODV Point of DV PODW Point of DW PODX Point of DX PODY Point of DY PODZ Point of DZ POEA Point of EA POEB Point of EB POEC Point of EC POED Point of ED POEF Point of EF POEG Point of EG POEH Point of EH POEI Point of EI POEJ Point of EJ POEK Point of EK POEL Point of EL POEM Point of EM POEN Point of EN POEO Point of EO POEP Point of EP POEQ Point of EQ POER Point of ER POES Point of ES POET Point of ET POEU Point of EU POEV Point of EV POEW Point of EW POEX Point of EX POEY Point of EY POEZ Point of EZ POFA Point of FA POFB Point of FB POFC Point of FC POFD Point of FD POFE Point of FE POFF Point of FF POFG Point of FG POFH Point of FH POFI Point of FI POFJ Point of FJ POFK Point of FK POFL Point of FL POFM Point of FM POFN Point of FN POFO Point of FO POFP Point of FP POFQ Point of FQ POFR Point of 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Point of KG POKH Point of KH POKI Point of KI POKJ Point of KJ POKL Point of KL POKM Point of KM POKN Point of KN POKO Point of KO POKP Point of KP POKQ Point of KQ POKR Point of KR POKS Point of KS POKT Point of KT POKU Point of KU POKV

25-0771

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Variance Criteria Response

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

The other property will not be disrupted by our day to day operations.
The population we serve are very routine + Always 24 hour
staff supervised with care.

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.

If not granted, many individuals who were displaced due to the storm/hurricanes
will not be served. Along with one of our current clients, his mom would
like him closer to her. Many individuals will benefit from this. I currently have
several individuals awaiting for home opening.

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.

Due to the nature + privacy of the Adults with disabilities we
serve, we will operate separately + solicitation is forbidden.

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).

Both Group Homes/facilities operates separately
due to the privacy of the Adults with disabilities in the
house.

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 group home is run by the state + any illegal activity is
punishable by Fines + Jail time. We do not solicitate any of the
Adults with disabilities as the state monitors monthly. We Follow all
the guidelines by the state to provide a safe + secure home for the Adults.

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.

We provide for Adults with disabilities + ~~and~~ many individuals have been
displaced due to the Hurricanes. Its very difficult to find properties for these
Adults as the housing market is bad. We have an opportunity to make
A difference of opening a group home for Adults with disabilities +
move 1 client closer to his mom so she can spend more time with
him.

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When recorded return to:

Noami Donovan
Carmen Donovan
Carise Joseph
303 Floral Drive
Tampa Florida 33613

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Noami Donovan (Widow)
303 Floral Drive
Tampa, Florida 33613

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Noami Donovan (Widow); and
Carmen Donovan (Divorced); and
Carise Joseph (Divorced);
as Joint Tenants With Rights Of Survivorship.
303 Floral Drive
Tampa, Florida 33613

The word "you" as hereafter used means the Grantees.

3. DESCRIPTION OF REAL PROPERTY CONVEYED. Property hereby conveyed (the "Real Property") is described as follows:

Lot 6, Block G, of Floral Gardens Unit No 2, in accordance with the map or plat thereof as recorded in Plat Book 38, Pages 9, Public Records of Hillsborough County, Florida.

Property Address: 303 Floral Drive, Tampa, Florida 33613.

PIN U-01-28-18-0SV-G00000-00006.0
Folio: 017657-0000

4. CONSIDERATION. Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

5. CONVEYANCE OF REAL PROPERTY. For the consideration described in Paragraph 4, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

6. EXCEPTIONS. This conveyance is subject to taxes for year 2011 and subsequent years.

Executed on August 24, 2011

Noami Donovan
Noami Donovan
303 Floral Drive
Tampa, Florida 33613

Signed in the presence of:

Signed in the presence of:

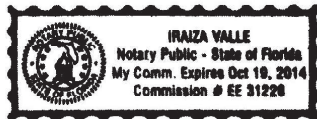
Wilfred Donovan
WILFRED DONOVAN
Witness

8/24/2011
(Date) Maury
Witness Maury Taylor

08-24-11
(Date)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of August, 2011, by Noami Donovan, who is personally known to me or has produced FLDL D51562531 as identification.



Iraiza Valle
Notary Public - State of Florida



Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0771Intake Date: 04/29/25Hearing(s) and type: Date: 06/23/25Type: LUHOReceipt Number: 475674

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: 303 Floral Dr. City/State/Zip: Tampa Florida 33613TWN-RN-SEC: 01-28-18 Folio(s): 017657-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.17 acres

Property Owner Information

Name: Carise Joseph Daytime Phone 850-980-3962Address: 4929 E. Vulcan St. Tampa, FL City/State/Zip: Tampa FL 33613

Email: _____ Fax Number _____

Applicant Information

Name: Gerard T. Doris III Daytime Phone 813-365-2494Address: 1503 Kaffir Lily Court City/State/Zip: Trinity Florida 34655Email: Hinnovation19@gmail.com Fax Number 813-394-6992

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant

Gerard Doris
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]
Signature of the Owner(s) - (All parties on the deed must sign)

Carise Joseph
Type or print name



Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 303 Floral Dr. City/State/Zip: Tampa Florida 33612
TWN-RN-SEC: 01-26-18 Folio(s): 01657-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.17 acres

Property Owner Information

Name: Naomi Donovan Daytime Phone: 786-758-8128
Address: 6605 E State Nadir City/State/Zip: St. Thomas, USVI 00802
Email: _____ Fax Number: _____

Applicant Information

Name: Gerard T. Doris Jr Daytime Phone: 813-365-2494
Address: 1303 Kaffir Lily Court City/State/Zip: Trinity Florida 34655
Email: Hinnovative190@gmail.com Fax Number: 813-094-6992

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant

Gerard Doris
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.

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

Naomi Donovan
Type or print name

VAR

3 of 11

10/2023

Type or print name

Type or print name

VAR

3 of 11

10/2023



Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 303 Floral Dr. City/State/Zip: Tampa Florida 33612
TWN-RN-SEC: 01-26-18 Folio(s): 07657-0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.17 acres

Property Owner Information

Name: Carmen Donovan Abraham Daytime Phone: 813-453-0134
Address: 314 Floral DR. City/State/Zip: Tampa
Email: Carmen1819@verizon.net Fax Number: _____

Applicant Information

Name: Gerard T. Doris III Daytime Phone: 813-365-2494
Address: 1503 Kaffir Lily Court City/State/Zip: Trinity Florida 34655
Email: Himnoventia19@gmail.com Fax Number: 813-394-6992

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Gerard Doris
Signature of the Applicant

Gerard Doris
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.

Carmen Donovan Abraham
Signature of the Owner(s) -- (All parties on the deed must sign)

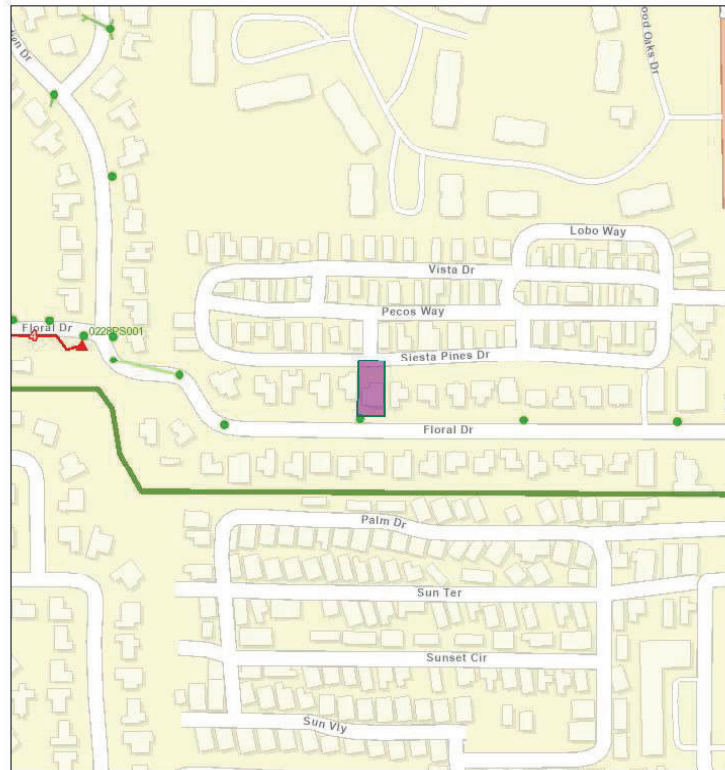
Carmen Donovan Abraham
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	null
Flood Zone:AE	
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	X500
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120204D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011204 Block: 2000
Future Landuse	R-4
Urban Service Area	TSA
Urban Service Area	USA
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: 17657.0000



May 1, 2025

1:2,934
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 17657.0000
PIN: U-01-28-18-OSV-G00000-00006.0
Noami Donovan Et Al
Mailing Address:
 314 Floral Dr
 null
 Tampa, FL 33613-1816
Site Address:
 303 Floral Dr
 Tampa, FL 33613
SEC-TWN-RNG: 01-28-18
Acreage: 0.17
Market Value: \$255,675.00
Landuse Code: 0100 SINGLE 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.