

Variance Application: VAR 24-0601

LUHO Hearing Date: May 20, 2024

Case Reviewer: Carolanne Peddle



Hillsborough County Florida

Development Services Department

Applicant: Alma L. Muncey

Zoning: CPV-A-5, CPV-D-1

Location: Folios 3364.0000 & 3365.0000


Request Summary:

The applicant is requesting multiple variances to the Citrus Park Village Overlay District to develop the property with a mixture of three residential typologies (single family, attached two-family and multi-family).

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.10.06.01: Block Pattern	New development shall occur in a block pattern. Each block shall be rectangular in shape and framed by public streets on at least three sides. The maximum length of any block face shall be 650 feet. Variances to these requirements may be allowed in accordance with Part 11.04.00 of this Code only to the minimum degree necessary to accommodate irregular parcel boundaries, natural features or existing development patterns on adjacent properties.	42 feet	Block face length of 692 feet
3.10.06.07: Building Orientation	The front of all principal buildings shall face an improved street right-of-way and shall not be separated from the right-of-way by another building, storm water facility or common parking area or driveway serving more than one dwelling unit. On parcels with multiple street frontages, buildings shall front the street with the higher functional classification or block face with relatively greater length to the maximum extent possible before facing other streets. Variances to these frontage requirements may be approved in accordance with Part 11.04.00 of this Code only for projects with unusual site constraints which restrict the number and/or shape of blocks which may be created. In such cases, however, the developer shall be required to create the maximum number of blocks possible to provide the greatest amount of street frontage for the proposed principal structures. Accessory buildings are not required to face a street right-of-way, but they shall be placed to the side or rear of the principal building they serve.	Eliminate the requirement of 3.10.06.07	The multifamily units face an internal driveway.
Sec. 3.10.06.9 Accessory Uses	All accessory uses, including but not limited to parking and storm water facilities, shall be located to the rear of the principal structure(s) on a parcel.	Eliminate the requirement of 3.10.06.09	Storm water facilities located to the side of the multifamily units.

Findings:	None.
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Zoning Administrator Sign Off:	 Colleen Marshall Tue May 7 2024 12:17:32
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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

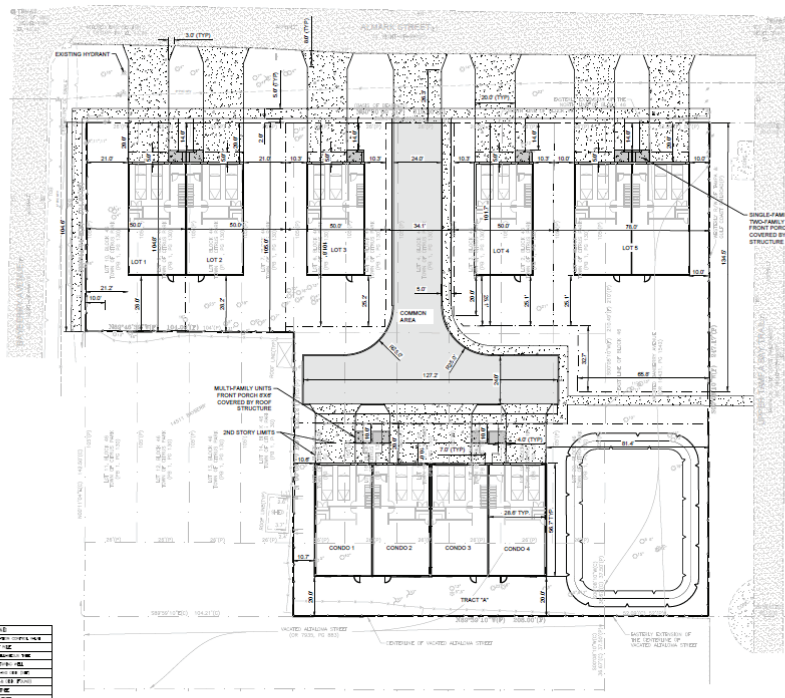
EXISTING CONDITIONS AS SHOWN WERE TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY DEWEL & ASSOCIATES, L.L.P. DATE OF FIELD SURVEY: JUL 27, 2022

SURVEY LABELS

Table with 2 columns: Symbol and Description. Lists various survey markers and features like 'IRON PIN', 'WOODEN POST', 'CONCRETE', etc.

SURVEY SYMBOL LEGEND

Table with 2 columns: Symbol and Description. Lists symbols for 'IRON PIN', 'WOODEN POST', 'CONCRETE', etc.



LEGAL DESCRIPTION: LOT 1, LESS 1/4 AC RIGHT-OF-WAY FOR STATE ROAD AND LOTS 2 TO 10 INCLUSIVE, ALL OF BLOCK 46, TOWN OF CITRUS PARK SUBDIVISION, AS THE SAME IS DULY DEICATED, PLATTED AND RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

OVERALL SITE DATA TABLE

Table with 2 columns: Item and Value. Lists site data such as 'ADDRESS: 5700 BAYBERRY RD, TAMPA, FL 33605', 'LAND USE: MULTIFAMILY RESIDENTIAL', 'TOTAL AREA: 10.0 ACRES', etc.

NOTES: OVERLOOK POLE LIGHTING SHALL BE PROVIDED FOR ALL STREETS AND OFF-STREET PARKING AREAS. ALL LIGHTING SHALL BE PROVIDED BY THE APPLICANT. THE POLE LIGHTING SHALL BE DESIGNED TO BE IN ACCORDANCE WITH THE ILLUMINANCE DESIGN GUIDE OFFERED BY TAMPA ELECTRIC COMPANY. THE POLES SHALL HAVE A MAXIMUM HEIGHT OF 30 FEET. THE POLES SHALL BE ANCHORED OR OTHERWISE GATED TO MINIMIZE GLARE FROM THE LIGHT SOURCE.

Project information footer including 'EKKELKAMP CONSTRUCTION, INC.', 'George F. Young, Inc.', 'BAYBERRY AVE RESIDENCE SITE PLAN', and drawing number 'SP-1'.

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**Hillsborough
County Florida**
Development Services

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

Additional / Revised Information Sheet

Received May 8, 2024
Development Services

Date Stamp Here

Application Number: 24-0601 Applicant's Name: Alma L. Muncey Trustee

Reviewing Planner's Name: Carolanne Peddle Date: 05/07/2024

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): 05/20/2024

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.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

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

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
 For Minor Change: 6 large copies.
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

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.

Joe Moreda, AICP

Digitally signed by Joe Moreda, AICP
 Date: 2024.05.07 23:21:50 -04'00'

05/07/2024

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
 Transmittal Completed

In-Take Completed by: _____

To: Colleen Marshall and Israel Monsanto
Hillsborough County Development Services

From: Tyler J. Hudson, Esq.
Joseph (Joe) Moreda AICP

Date: May 7, 2024

Re: Revised Application Narrative and Variance Criteria Response / Folios: 3364.000 and 3365.0000 / Alma L. Muncey Trustee

Application Narrative and Variance Criteria Response

Project Location and Acreage

The project is located in Citrus Park and fronts Almark St. between Bayberry Ave. and the Upper Tampa Bay Trail as shown below. The project consists of two (2) folios (3364.0000 & 3365.0000) in common ownership totaling approximately 1.44 acres.

The graphic below depicts the location of the property (highlighted).

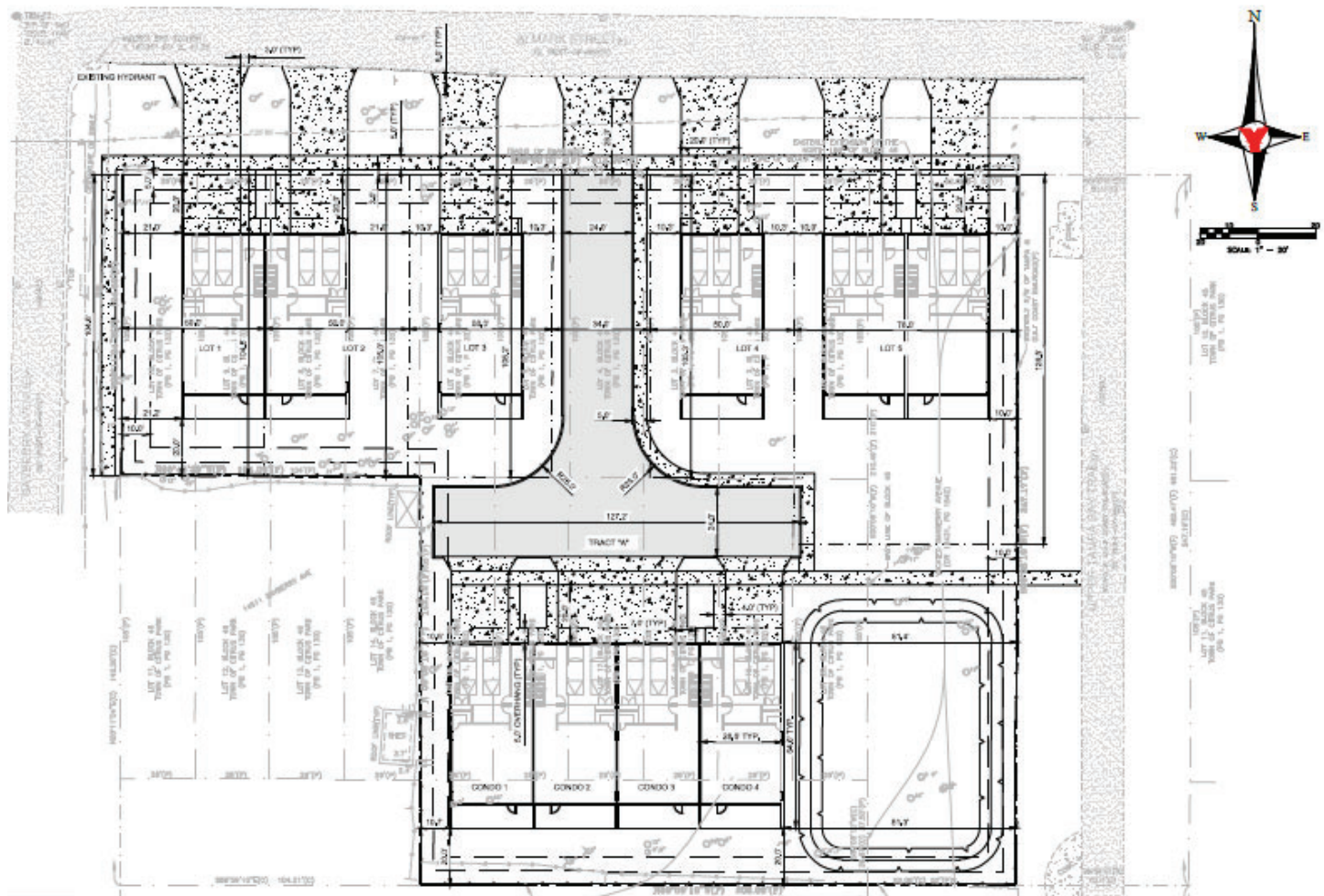


Development Plan and Variance Summary

The proposed development plan (depicted below) includes a mixture of three residential typologies (single family, single family attached and multi-family). The single family and single family attached is fronting Almark St. and multi family is located to the rear. The variance request and relevant supporting details are highlighted in greater detail later in this document.

The project site plan is shown below, and the variances are as follows:

- Sec. 3.10.06.01. Block Pattern (block face/length interpretation)
- Sec. 3.10.06.07. Building Orientation (southern units are fronting an internal drive with a public easement which is typical in multifamily development as opposed to a County street required in CPV due to project size constraints)
- Sec. 3.10.06.9. Accessory Uses (stormwater pond not located behind rear façade of southerly dwelling units)



Current Project Zoning and Land Use Data

The zoning is Citrus Park Village (CPV)-A-5 (both parcels). The property is also located in the Citrus Park Village Future Land Use and Urban Service Area.

In 2005 the property was rezoned to implement the Citrus Park Village Plan as part of an area wide rezoning initiated by the Board of County Commissioners (RZ 04-315) and rezoned to the current CPV-A-5.

Prior Zoning and Area Wide Citrus Park Village (CPV) Rezoning

The property was zoned RDC-6 (map provided below) prior to the adoption of the CPV.

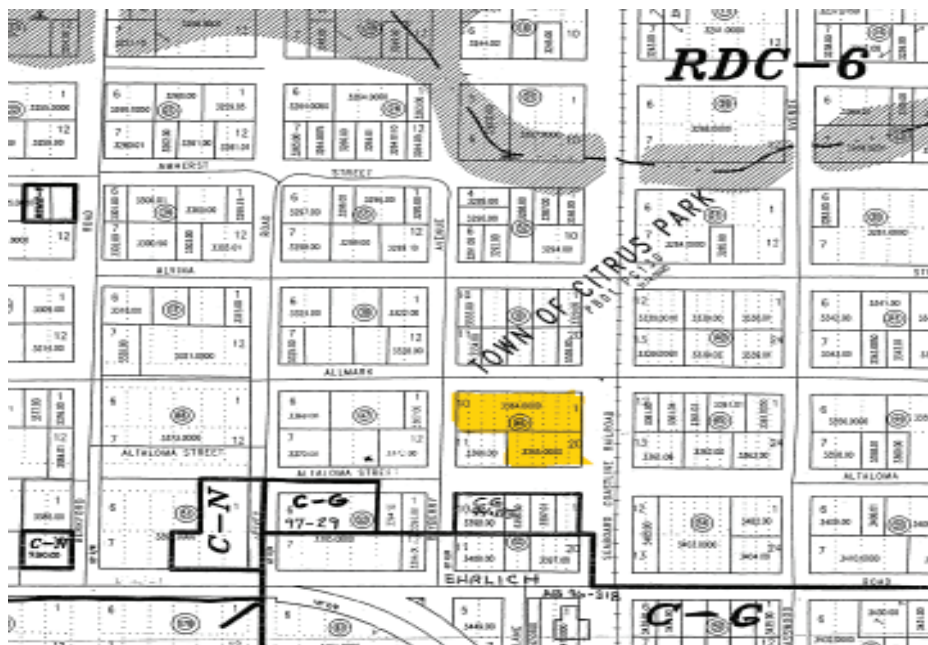
The previous RDC-6 zoning of the parcel and the Land Development Code multifamily design requirements do not include the CPV design regulations below, of which impact the development of this property:

- block face regulations
- building orientation requirements (front required to face street)
- limit placement of project stormwater ponds to areas behind structures

Adoption of the One Size Fits All CPV Regulations & Variance Needs:

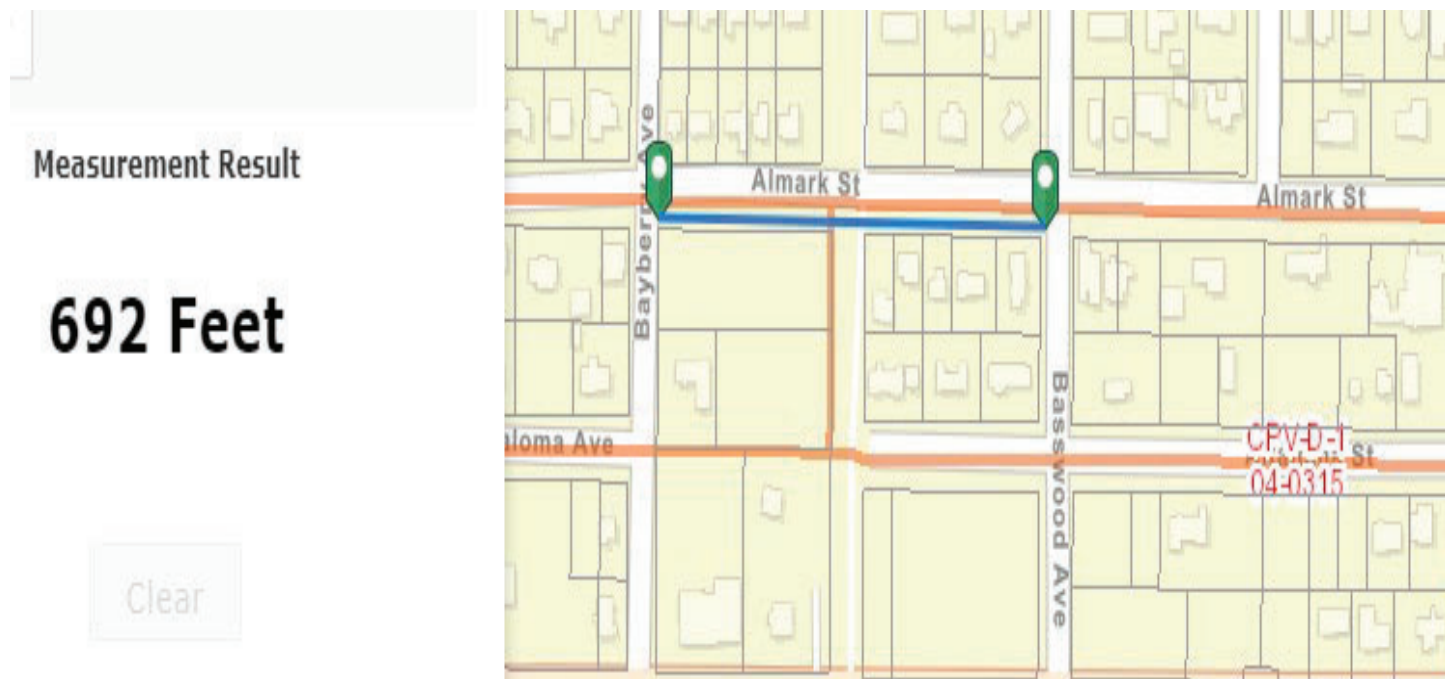
- The area was not test fitted for the CPV design standards prior to adoption. When applied to this site the “one size fits all” design regulations create hardships which significantly restrain or prevent portions of the property from development. For example, multi family development on the southerly portion of the subject site will require relief from building orientation (required to face street built to County standard as opposed to a drive which is typical in multi-family design) and placement of stormwater ponds behind structures.
- When adopted, the CPV zoning regulations provided a block pattern regulation to codify building traditional grid pattern development. However, the adopted code did not recognize the existing traditional grid and block pattern established in the original plat. The code does not recognize the platted right of way now being used for the Upper Tampa Bay trail as a legitimate frame for a block thereby creating potential hardships for new development along the trail corridor. The existing block pattern in the area was established by the original plat (graphic provided later in this document) and was further revised (Petition V42) approved by the Board on July 18, 1995.

The graphic below depicts the zoning atlas and block pattern prior to the adoption of CPV zoning. The subject property is highlighted.



Evaluation of Regulatory Background / Platting & Previous and Current Block Pattern & Size

In 2005 the Board of County Commissioners adopted the area wide CPV zoning regulations applicable to this site and implemented urban design standards. The adopted design standards when applied to this site do not recognize the platted right of way running north-south which abuts the site to the east. Because of this, the staff has determined a variance is needed as they view platted Blocks 46 and 45 (located east) as a single block. The two blocks combined are approximately 692 feet, which exceeds the maximum block length of 650 feet as established in regulation Sec. 3.10.06.01.



As noted, the CPV regulations did not recognize the existing block pattern established by plat and the regulations were not test fit prior to area wide adoption. If the platted right of way being used for the Upper Tampa Bay trail was recognized as a block frame, the site would not need a variance from block length as the block is framed by three streets less than 650 feet in length (pre and post vacating).

The subject property was originally platted (Book 1 page 130) in 1913. The block pattern related to this project was altered by the vacating of Altaloma in 1995.

The property is located as part of Block 46 of the original plat which was further revised by a vacating action. The streets that frame the block (listed below) and the plat and revised block measurements post vacating are provided later in the evaluation.

The block pattern for this area and the subject property largely exists as established by the original plat. The subject property block length is framed by these streets:

North: Almark Street

West: BayBerry

East: Former Railroad right of way and now Upper Tampa Bay Trail right of way.

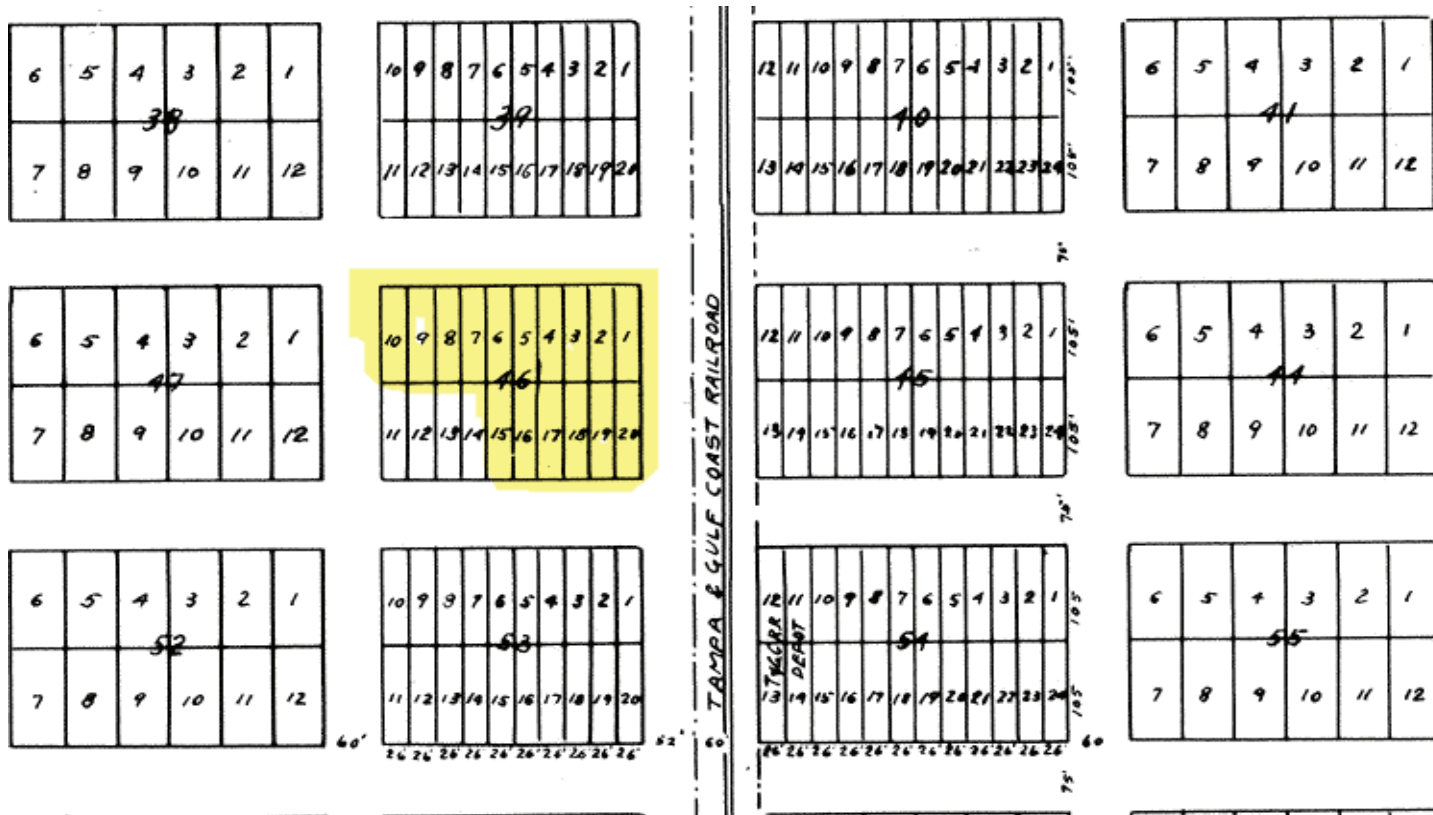
South: Erlich Rd. by way of vacating Altaloma Ave (Petition V42 approved July 18, 1995)

Narrative and Variation Criteria Responses (Folios: 3364.000 and 3365.0000)

May 7, 2024

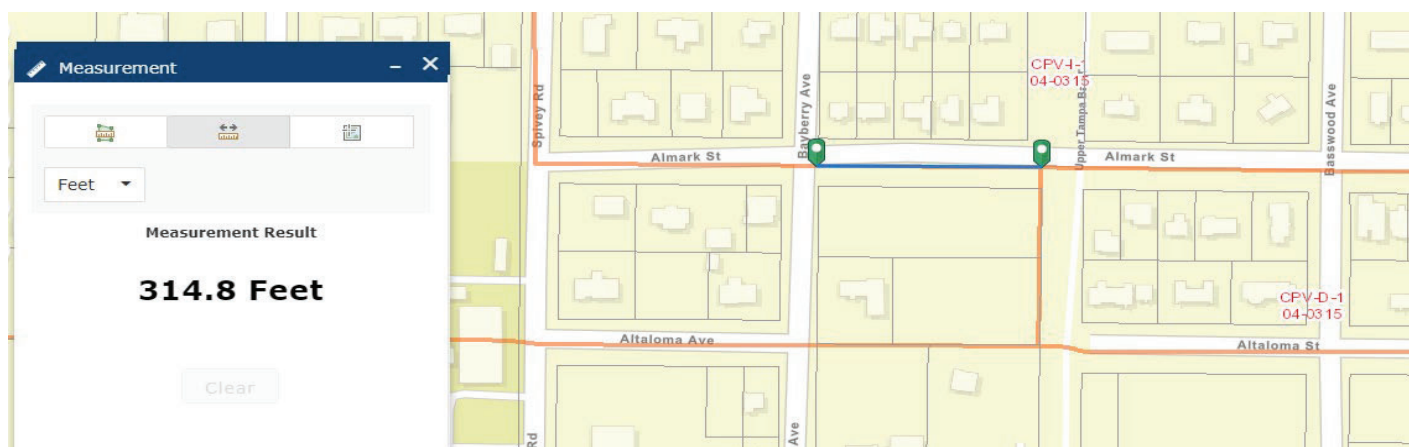
Page 5

The original plat (subject property Highlighted within Block 46) included a separation from Block 45 by railroad right of way which is currently used for the Upper Tampa Bay Trail as depicted below:



The block face measurement prior to adoption of Citrus Park Village Regulations (CPV) and existing to date is depicted below (Almark St between Bayberry Ave. and the Upper Tampa Bay Trail).

The measurement is approximately 314 feet and is less than the maximum 650 feet block face required pursuant to CPV.

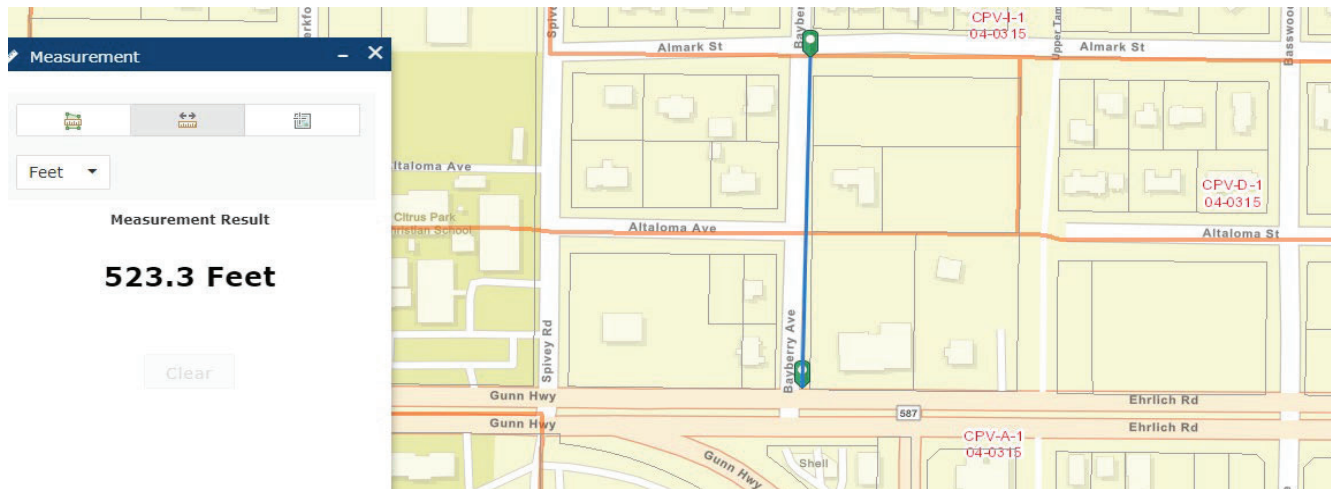


Narrative and Variation Criteria Responses (Folios: 3364.000 and 3365.0000)

May 7, 2024

Page 6

The graphic below depicts the post vacating measurement of the block face of Bayberry Ave. between Almark and Erlich Rd. (approximately 325 feet). The measurement is less than the CPV required maximum block face of 650 feet.



Unique Property Configuration Relative to CPV requirements (Building Orientation and Stormwater Pond Placement Hardships)

Due to the configuration of the site, the County's rezoning of the property to include CPV design standards created hardships which would preclude the south multi family portion of the site from development if relief from the noted regulations is not approved.

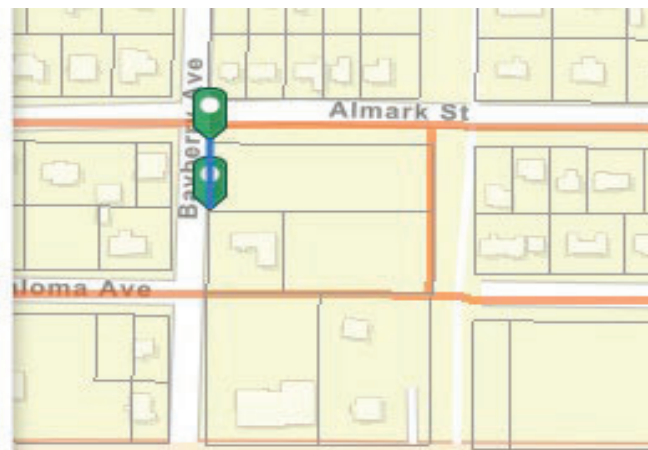
The property is framed by Almark St. (approx. 297' of frontage) and Bayberry Ave. to the west (approx. 113' of frontage). The property has no ability to access public roads to the south or east. Due to the property's depth (depicted below) and limited frontage to a public road, providing access to the southern multi family portion of the project and placement of the master stormwater for the project cannot be provided in literal accord with the CPV design regulations.

The shallow depth (approx. 113') of the frontage along Bayberry Ave. does not provide sufficient area to access the project road from the west. The depth of the property (at its deepest) does not provide sufficient area to accommodate a road to County standards. By providing a drive instead of a road, this eliminates the ability to orient the structures in the rear of the site to a road thereby requiring relief from the CPV orientation requirement.

Measurement Result

113.6 Feet

Clear

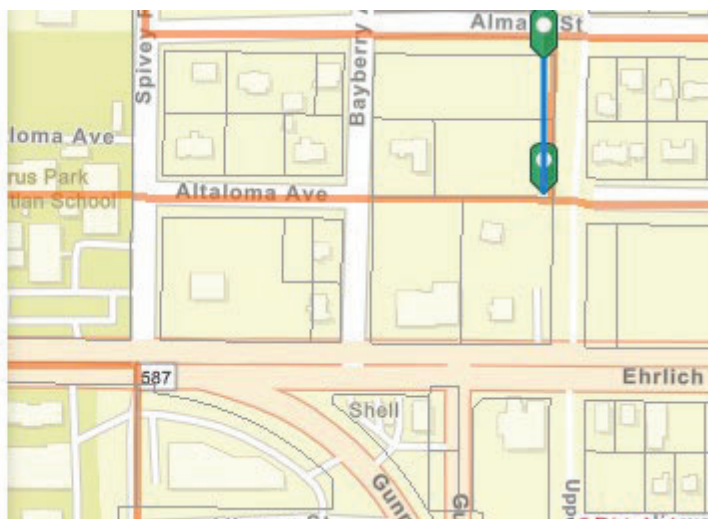


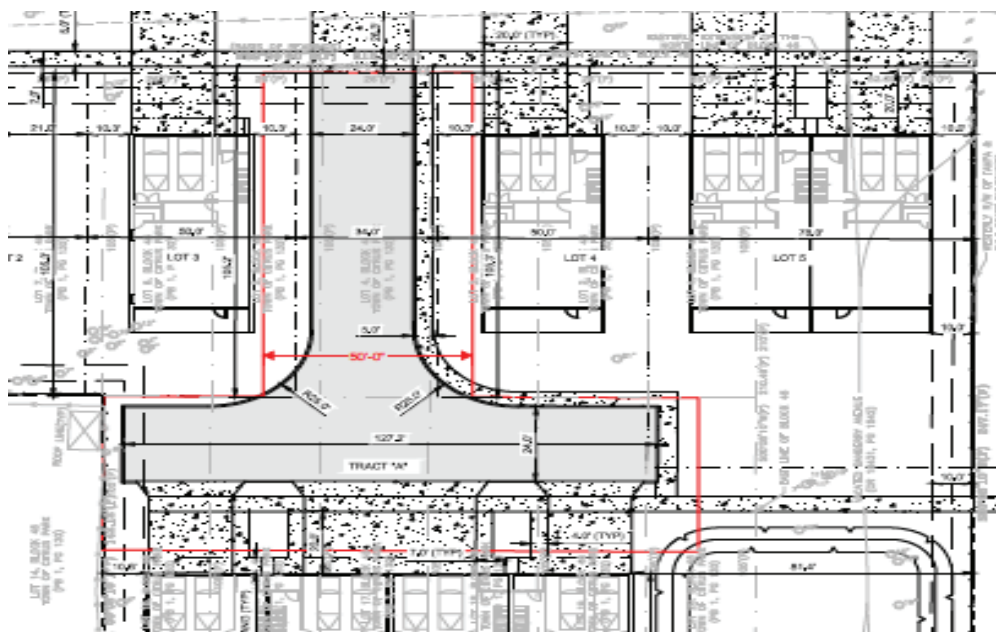
The project is designed with two rows of residential units facing north. The graphic below depicts the constraints of providing a road built (outlined in red) to County standards (50 feet of right of way width) by contrast with a drive. The road would not allow for structures (front and rear) to meet setbacks or adequate area for stormwater. The shallow depth (approximately 230.6 feet) of the property cannot facilitate 50 feet wide right of way for access and sustain the depth needed for lot and structure placement. The drive as propped would provide adequate access and sufficient area to accommodate setbacks, etc. The structures will maintain front façade orientation and setbacks to the drive as they would a street, thereby meeting the intent of the CPV design. Additionally, the drive will be required to provide a public easement to function as a public road.

Measurement Result

230.6 Feet

Clear





The design utilizing a drive for access multi-family development of the south portion of the project is typically used in multifamily development. The drive with a public access easement will function in a manner indistinguishable from a road.

Variance Criteria Response

Variance From Sec. 3.10.06.01. Block Pattern

New development shall occur in a block pattern. Each block shall be rectangular in shape and framed by public streets on at least three sides. The maximum length of any block face shall be 650 feet. **Variations to these requirements may be allowed in accordance with Part 11.04.00 of this Code only to the minimum degree necessary to accommodate irregular parcel boundaries, natural features or existing development patterns on adjacent properties.**

(Ord. No. 03-36, § 2, 11-12-03)

1. **That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.**

Staff has determined the blocks established by plat (noted above) do not comply with CPV block face standards due to the length of the Alamar St. block face between Bayberry Ave. and Basswood Ave. which is approximately 692 feet. The staff does not recognize the platted right of way (initially for railroad and state road) currently used for the Upper Tampa Bay Trail as the eastern block face. Because the property is adjacent to the trail and the block established by the plat is not recognized by the CPV District, this presents a hardship for development of this property as the block size cannot be met. This hardship is unique and singular as other properties **not** oriented along the Upper Tampa Bay Trail are not subject to this CPV standard which was applied after initial platting and made the block size non-conforming. Also, the configuration of the site prevents the depth to accommodate a road to county standards thereby creating a new block

frame with said road. The use of a drive for access to the south portion of the property with structures fronting the drive will meet the intent of the design regulations and seek relief only to the minimum degree necessary.

2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.

The circumstances of the location and configuration of the property relative to the application of the CPV block standards require a variance for development to commence on the property. Without relief the property owner will be deprived of rights commonly enjoyed by other properties in the same district (particularly those outside the trail corridor) and substantial development rights which existed prior to CPV design regulations.

3. That 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 variance will not injure the rights of others. The variance would facilitate new development and needed investment in the area. A layperson would not distinguish the difference from this plan with variances as opposed to one that is literally in accord with regulations.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.

The variance application proposes the minimum amount of relief needed from CPV to develop the southerly area of the site (which would become undevelopable without relief from CPV). The concept is in harmony and furthers the intent of CPV (block size, building orientation).

5. That the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The variance does not result from an illegal act and is not a self-imposed hardship.

6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.

The variance will provide minimal relief from the CPV area wide rezoning in order to allow reasonable development on the property in harmony with CPV and result in substantial justice being done.

Variance From Sec. 3.10.06.07. Building Orientation

The front of all principal buildings shall face an improved street right-of-way and shall not be separated from the right-of-way by another building, storm water facility or common parking area or driveway serving more than one dwelling unit. On parcels with multiple street frontages, buildings shall front the street with the higher functional classification or block face with relatively greater length to the maximum extent possible before facing other streets. **Variances to these frontage requirements may be approved in accordance with Part 11.04.00 of this Code only for projects with unusual site constraints which restrict the number and/or shape of blocks which may be created. In such cases, however, they shall be required to create the maximum number of blocks possible to provide the greatest amount of street frontage for the proposed principal structures.** Accessory buildings are not required to face a street right-of-way, but they shall be placed to the side or rear of the principal building they serve.

(Ord. No. 03-36, § 2, 11-12-03; Ord. No. 16-13, § 2(Exh. A), 6-16-16, eff. 7-30-16)

developer

Note(s)—See the editor's note to § 3.10.06.05.

1. That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.

As noted above, the property is already organized in a platted block albeit not recognized by adoption of the CPV. The configuration of the property presents unusual site constraints which do not provide for placement of a road designed to County standards (50' wide right of way) for access to the south. A drive is proposed for southerly access which would

effectively provide the same urban design benefit of block face separation thereby producing what essentially amounts to additional blocks and related building orientation. The dwellings will meet CPV requirements for setbacks porches, and other design requirements. The design and orientation of the buildings on the drive are the same as for a road.

As depicted in the graphics earlier in this document, the property is framed by Almark St. (approx. 297' of frontage) and Bayberry Ave. to the west (approx. 113' of frontage). The property has no ability to access public roads to the south or east. Due to the property's limited frontage to a public road, providing access to the southern portion of the project and placement of the master stormwater for the project cannot be provided in literal accord with the CPV design regulations. The shallow depth (approx. 113') of the frontage along Bayberry Ave. does not provide sufficient area to access the project with a drive or road from the west.

Accordingly, the project will provide access to the South via Almark St. by use of a drive. The multifamily structures which gain access from the drive will have the front of the buildings facing the drive. For all intended purposes, this meets the intent of the CPV building orientating facing the access and provides a separation along Almark St. providing the same design benefit of a block face. Additionally, the drive will be required to have a public easement allowing the public to utilize the drive. Accordingly, the drive will clearly function in a manner indistinguishable from a public street.

As depicted earlier in the document, due to the unusual configuration of the property, the use of a County Standard Road (which would comply with the CPV building orientation as buildings are facing a public road rather than a drive) would eliminate all development potential of the rear portion of the site and is a hardship created by the CPV rezoning. The use of a drive for multi-family development is typical and would be compliant in other multi-family districts in the Land Development Code.

2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.

The circumstances of the location of the property and the application of the CPV design standards eliminating the use of drives to access multi-family require a variance for development to commence on the southerly portion of the property.

3. That 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 variance furthers the intent of the CPV and will not injure the rights of others. The variance would facilitate new development and needed investment in the area. A layperson would not distinguish the difference from this plan with variances as opposed to one that is in literal accord with regulations. The drive will be required to have a public easement and will function in a manner indistinguishable from a public road.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.

The variance application maintains the intent of the CPV and proposes the minimum amount of relief needed from CPV to develop the southerly area of the site (which would become undevelopable without relief from CPV).

5. That the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The variance does not result from an illegal act and is not a self-imposed hardship.

6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.

The variance will provide minimal relief from the CPV area wide rezoning to allow reasonable development on the property and result in substantial justice being done.

Variance From Sec. 3.10.06.9. Accessory Uses

All accessory uses, including but not limited to parking and storm water facilities, shall be located to the rear of the principal structure(s) on a parcel.

(Ord. No. 03-36, § 2, 11-12-03; Ord. No. 16-13, § 2(Exh. A), 6-16-16, eff. 7-30-16)

Note(s)—See the editor's note to § 3.10.06.05.

1. **That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.**

Due to the configuration of the site, the County's rezoning of the property from RDC-6 to CPV created hardships which would preclude the south portion of the site from development if relief from the noted regulations is not approved. The master stormwater area for the project cannot be designed on the site without being located to the side of a building. If the pond is limited to placement behind the structures, then the CPV requirement would eliminate all development potential in the southerly area of the site. The CPV requirement is new as the pond could have been placed in this manner with the previous RDC-6 zoning.

2. **That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.**

The circumstances of the location of the property relative to the application of the CPV block standards require a variance for development to commence on the property.

3. **That 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 variance will not injure the rights of others. The variance would facilitate new development and needed investment in the area. A layperson would not distinguish the difference from this plan with variances as opposed to one that is in literal accord with regulations.

4. **That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.**

The variance application proposes the minimum amount of relief needed from CPV to develop the southerly area of the site (which would become undevelopable without relief from CPV). The pond placement meets the intent of CPV stormwater pond location as it is located to the rear of most of the structures and to the side of the rear structures. The pond will not be in the front (between the access and the front façade on any structures).

5. **That the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.**

The variance does not result from an illegal act and is not a self-imposed hardship.

6. **That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.**

The variance will provide minimal relief from the CPV area wide rezoning to allow reasonable development on the property and result in substantial justice being done.

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**Hillsborough
County Florida**
Development Services

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

Additional / Revised Information Sheet

Received May 8, 2024
Development Services

Date Stamp Here

Application Number: 24-0601 Applicant's Name: Alma L. Muncey Trustee

Reviewing Planner's Name: Carolanne Peddle Date: 05/07/2024

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): 05/20/2024

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

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Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
 For Minor Change: 6 large copies.
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

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.

Joe Moreda, AICP

Digitally signed by Joe Moreda, AICP
 Date: 2024.05.07 23:21:50 -04'00'

05/07/2024

Signature

Date

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- Notification E-Mail Sent
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In-Take Completed by: _____

To: Colleen Marshall and Israel Monsanto
Hillsborough County Development Services

From: Tyler J. Hudson, Esq.
Joseph (Joe) Moreda AICP

Date: May 7, 2024

Re: Revised Application Narrative and Variance Criteria Response / Folios: 3364.000 and 3365.0000 / Alma L. Muncey Trustee

Application Narrative and Variance Criteria Response

Project Location and Acreage

The project is located in Citrus Park and fronts Almark St. between Bayberry Ave. and the Upper Tampa Bay Trail as shown below. The project consists of two (2) folios (3364.0000 & 3365.0000) in common ownership totaling approximately 1.44 acres.

The graphic below depicts the location of the property (highlighted).

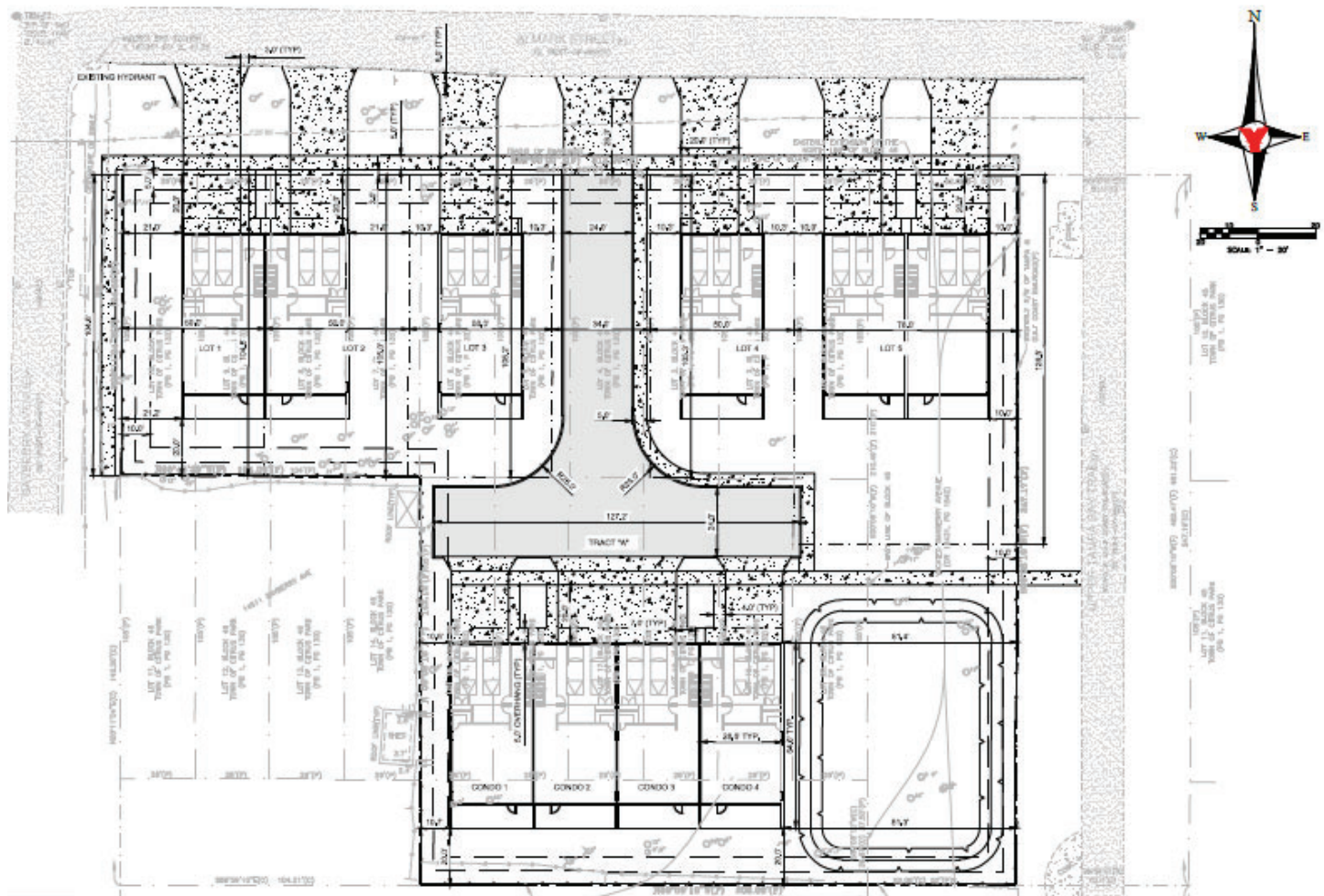


Development Plan and Variance Summary

The proposed development plan (depicted below) includes a mixture of three residential typologies (single family, single family attached and multi-family). The single family and single family attached is fronting Almark St. and multi family is located to the rear. The variance request and relevant supporting details are highlighted in greater detail later in this document.

The project site plan is shown below, and the variances are as follows:

- Sec. 3.10.06.01. Block Pattern (block face/length interpretation)
- Sec. 3.10.06.07. Building Orientation (southern units are fronting an internal drive with a public easement which is typical in multifamily development as opposed to a County street required in CPV due to project size constraints)
- Sec. 3.10.06.9. Accessory Uses (stormwater pond not located behind rear façade of southerly dwelling units)



Current Project Zoning and Land Use Data

The zoning is Citrus Park Village (CPV)-A-5 (both parcels). The property is also located in the Citrus Park Village Future Land Use and Urban Service Area.

In 2005 the property was rezoned to implement the Citrus Park Village Plan as part of an area wide rezoning initiated by the Board of County Commissioners (RZ 04-315) and rezoned to the current CPV-A-5.

Prior Zoning and Area Wide Citrus Park Village (CPV) Rezoning

The property was zoned RDC-6 (map provided below) prior to the adoption of the CPV.

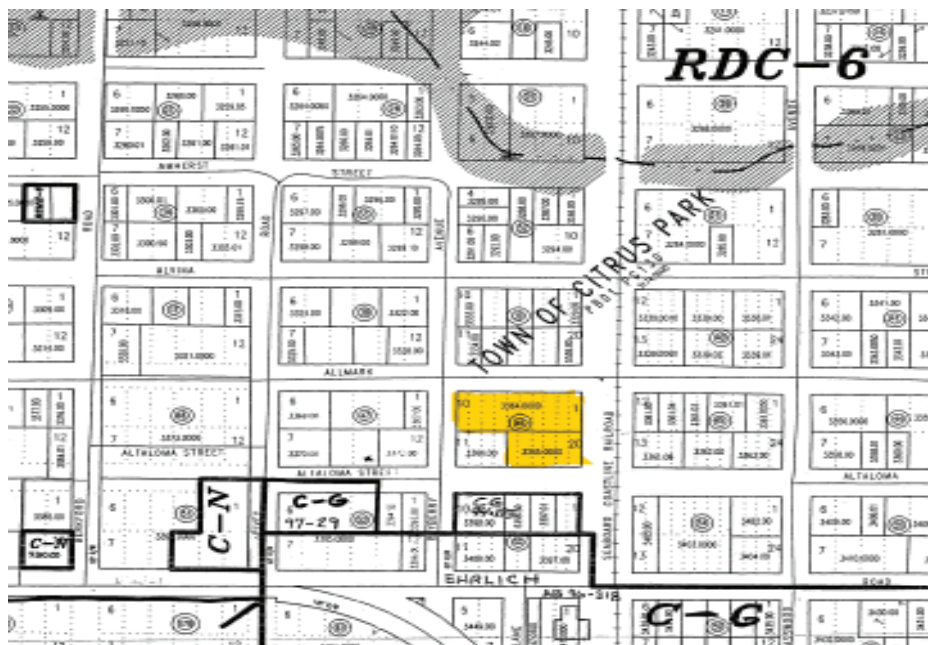
The previous RDC-6 zoning of the parcel and the Land Development Code multifamily design requirements do not include the CPV design regulations below, of which impact the development of this property:

- block face regulations
- building orientation requirements (front required to face street)
- limit placement of project stormwater ponds to areas behind structures

Adoption of the One Size Fits All CPV Regulations & Variance Needs:

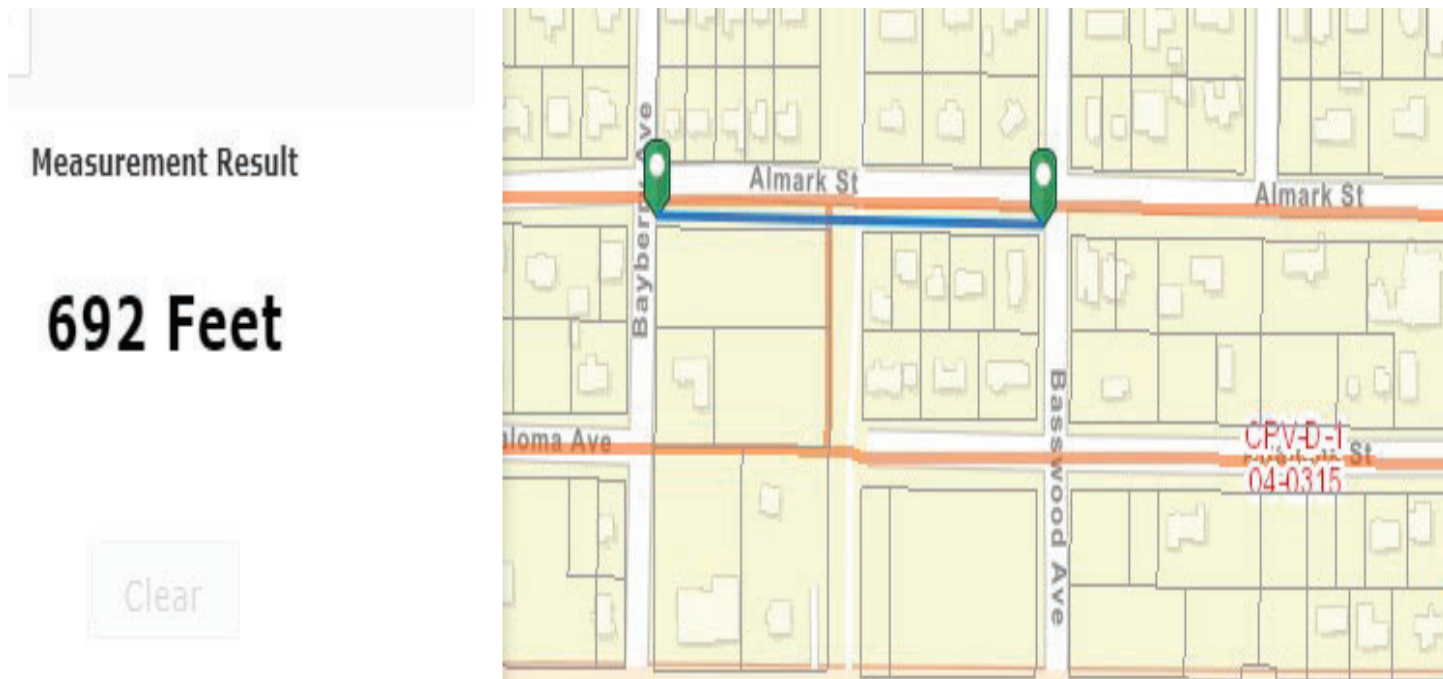
- The area was not test fitted for the CPV design standards prior to adoption. When applied to this site the “one size fits all” design regulations create hardships which significantly restrain or prevent portions of the property from development. For example, multi family development on the southerly portion of the subject site will require relief from building orientation (required to face street built to County standard as opposed to a drive which is typical in multi-family design) and placement of stormwater ponds behind structures.
- When adopted, the CPV zoning regulations provided a block pattern regulation to codify building traditional grid pattern development. However, the adopted code did not recognize the existing traditional grid and block pattern established in the original plat. The code does not recognize the platted right of way now being used for the Upper Tampa Bay trail as a legitimate frame for a block thereby creating potential hardships for new development along the trail corridor. The existing block pattern in the area was established by the original plat (graphic provided later in this document) and was further revised (Petition V42) approved by the Board on July 18, 1995.

The graphic below depicts the zoning atlas and block pattern prior to the adoption of CPV zoning. The subject property is highlighted.



Evaluation of Regulatory Background / Platting & Previous and Current Block Pattern & Size

In 2005 the Board of County Commissioners adopted the area wide CPV zoning regulations applicable to this site and implemented urban design standards. The adopted design standards when applied to this site do not recognize the platted right of way running north-south which abuts the site to the east. Because of this, the staff has determined a variance is needed as they view platted Blocks 46 and 45 (located east) as a single block. The two blocks combined are approximately 692 feet, which exceeds the maximum block length of 650 feet as established in regulation Sec. 3.10.06.01.



As noted, the CPV regulations did not recognize the existing block pattern established by plat and the regulations were not test fit prior to area wide adoption. If the platted right of way being used for the Upper Tampa Bay trail was recognized as a block frame, the site would not need a variance from block length as the block is framed by three streets less than 650 feet in length (pre and post vacating).

The subject property was originally platted (Book 1 page 130) in 1913. The block pattern related to this project was altered by the vacating of Altaloma in 1995.

The property is located as part of Block 46 of the original plat which was further revised by a vacating action. The streets that frame the block (listed below) and the plat and revised block measurements post vacating are provided later in the evaluation.

The block pattern for this area and the subject property largely exists as established by the original plat. The subject property block length is framed by these streets:

North: Almark Street

West: BayBerry

East: Former Railroad right of way and now Upper Tampa Bay Trail right of way.

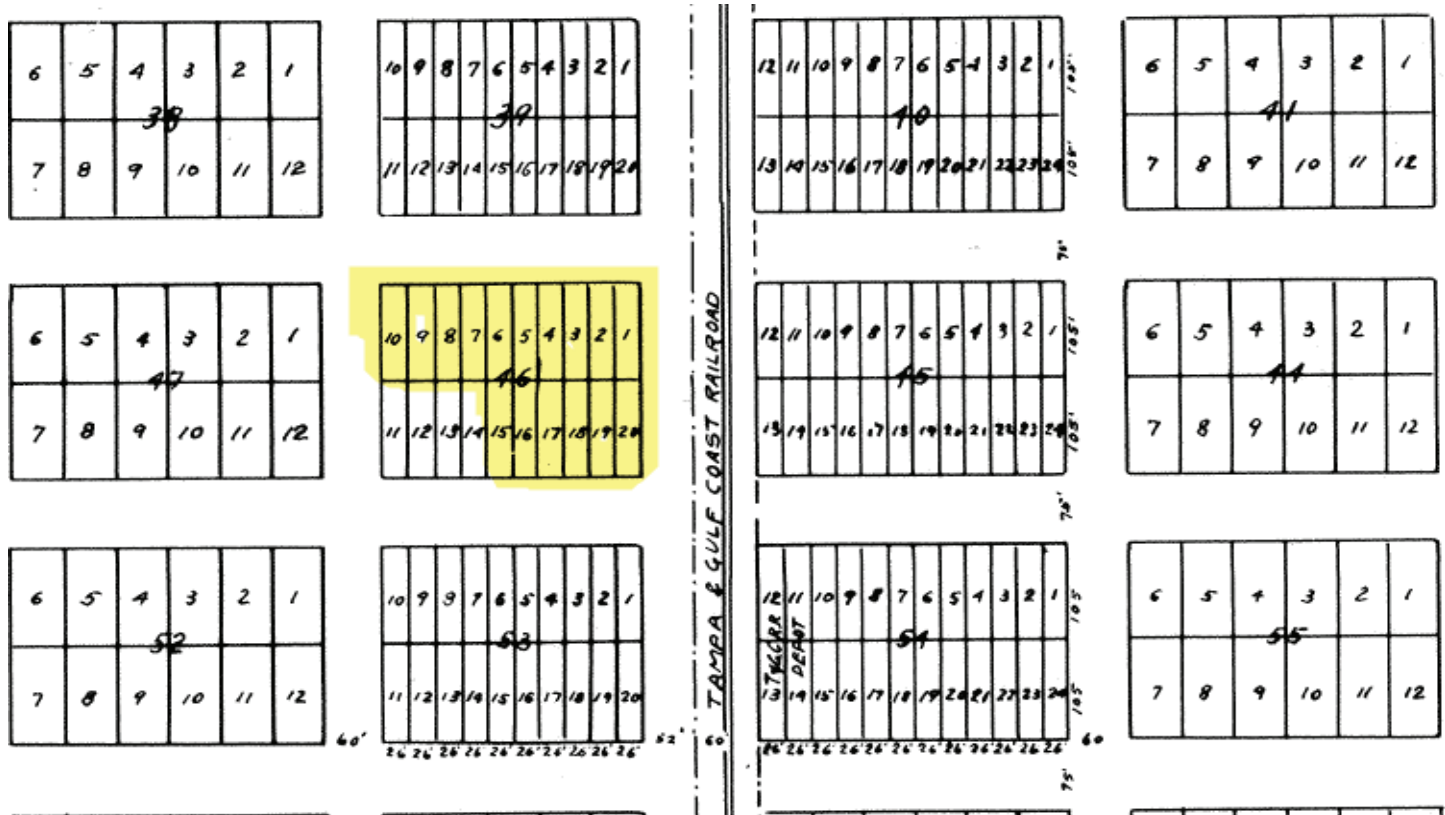
South: Erlich Rd. by way of vacating Altaloma Ave (Petition V42 approved July 18, 1995)

Narrative and Variation Criteria Responses (Folios: 3364.000 and 3365.0000)

May 7, 2024

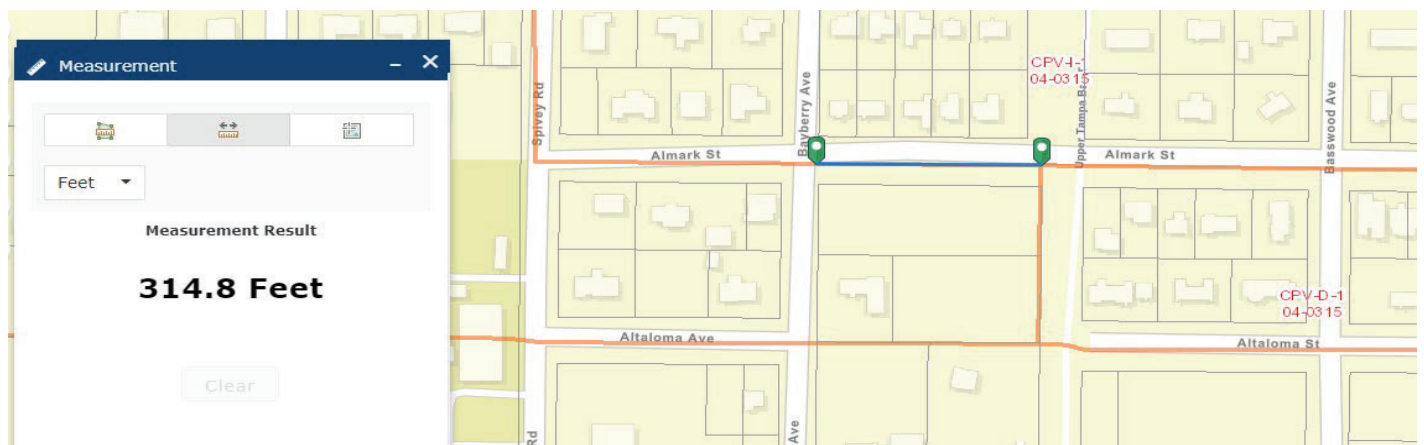
Page 5

The original plat (subject property Highlighted within Block 46) included a separation from Block 45 by railroad right of way which is currently used for the Upper Tampa Bay Trail as depicted below:

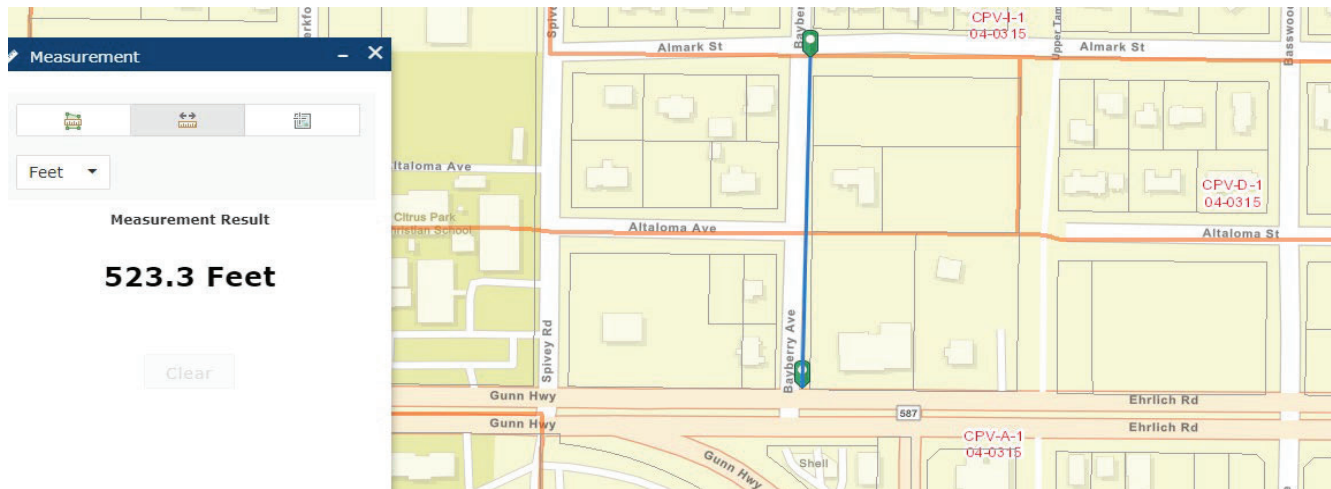


The block face measurement prior to adoption of Citrus Park Village Regulations (CPV) and existing to date is depicted below (Almark St between Bayberry Ave. and the Upper Tampa Bay Trail).

The measurement is approximately 314 feet and is less than the maximum 650 feet block face required pursuant to CPV.



The graphic below depicts the post vacating measurement of the block face of Bayberry Ave. between Almark and Erlich Rd. (approximately 325 feet). The measurement is less than the CPV required maximum block face of 650 feet.



Unique Property Configuration Relative to CPV requirements (Building Orientation and Stormwater Pond Placement Hardships)

Due to the configuration of the site, the County's rezoning of the property to include CPV design standards created hardships which would preclude the south multi family portion of the site from development if relief from the noted regulations is not approved.

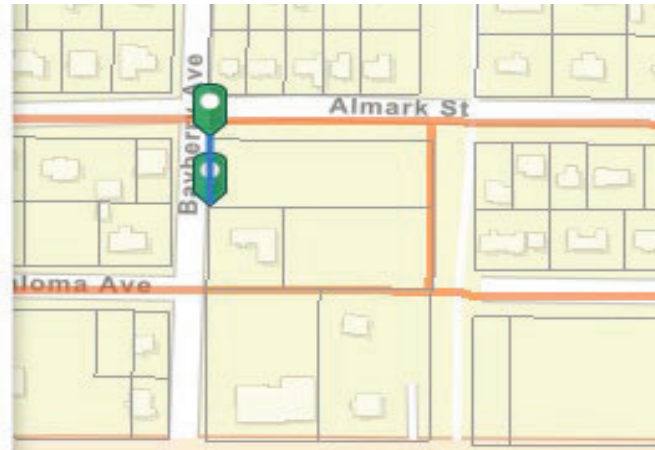
The property is framed by Almark St. (approx. 297' of frontage) and Bayberry Ave. to the west (approx. 113' of frontage). The property has no ability to access public roads to the south or east. Due to the property's depth (depicted below) and limited frontage to a public road, providing access to the southern multi family portion of the project and placement of the master stormwater for the project cannot be provided in literal accord with the CPV design regulations.

The shallow depth (approx. 113') of the frontage along Bayberry Ave. does not provide sufficient area to access the project road from the west. The depth of the property (at its deepest) does not provide sufficient area to accommodate a road to County standards. By providing a drive instead of a road, this eliminates the ability to orient the structures in the rear of the site to a road thereby requiring relief from the CPV orientation requirement.

Measurement Result

113.6 Feet

Clear

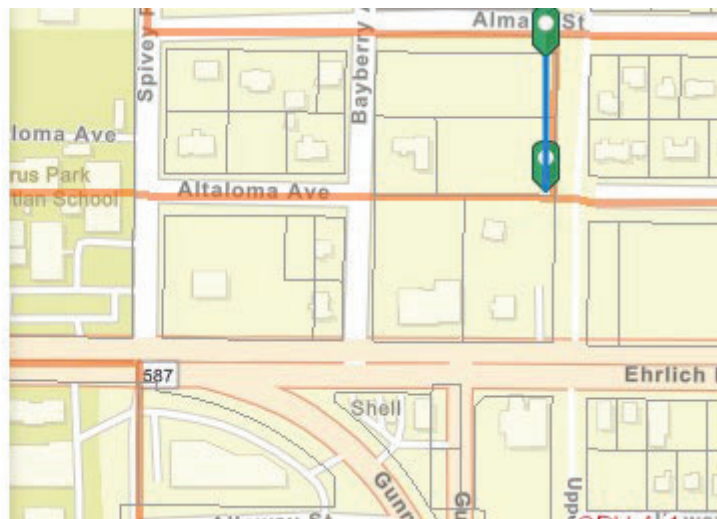


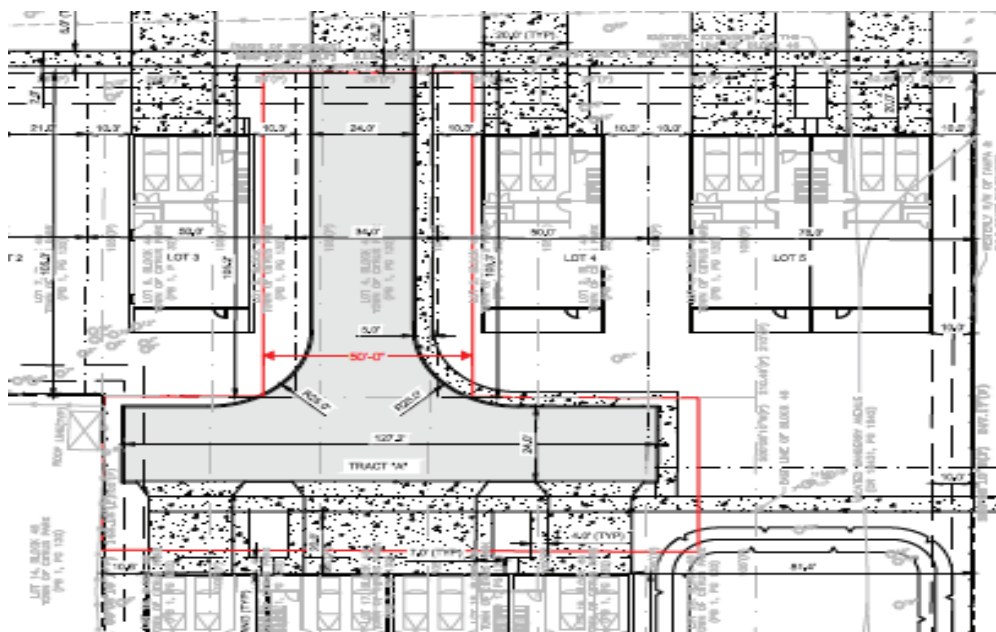
The project is designed with two rows of residential units facing north. The graphic below depicts the constraints of providing a road built (outlined in red) to County standards (50 feet of right of way width) by contrast with a drive. The road would not allow for structures (front and rear) to meet setbacks or adequate area for stormwater. The shallow depth (approximately 230.6 feet) of the property cannot facilitate 50 feet wide right of way for access and sustain the depth needed for lot and structure placement. The drive as propped would provide adequate access and sufficient area to accommodate setbacks, etc. The structures will maintain front façade orientation and setbacks to the drive as they would a street, thereby meeting the intent of the CPV design. Additionally, the drive will be required to provide a public easement to function as a public road.

Measurement Result

230.6 Feet

Clear





The design utilizing a drive for access multi-family development of the south portion of the project is typically used in multifamily development. The drive with a public access easement will function in a manner indistinguishable from a road.

Variance Criteria Response

Variance From Sec. 3.10.06.01. Block Pattern

New development shall occur in a block pattern. Each block shall be rectangular in shape and framed by public streets on at least three sides. The maximum length of any block face shall be 650 feet. **Variations to these requirements may be allowed in accordance with Part 11.04.00 of this Code only to the minimum degree necessary to accommodate irregular parcel boundaries, natural features or existing development patterns on adjacent properties.**

(Ord. No. 03-36, § 2, 11-12-03)

1. **That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.**

Staff has determined the blocks established by plat (noted above) do not comply with CPV block face standards due to the length of the Alamar St. block face between Bayberry Ave. and Basswood Ave. which is approximately 692 feet. The staff does not recognize the platted right of way (initially for railroad and state road) currently used for the Upper Tampa Bay Trail as the eastern block face. Because the property is adjacent to the trail and the block established by the plat is not recognized by the CPV District, this presents a hardship for development of this property as the block size cannot be met. This hardship is unique and singular as other properties **not** oriented along the Upper Tampa Bay Trail are not subject to this CPV standard which was applied after initial platting and made the block size non-conforming. Also, the configuration of the site prevents the depth to accommodate a road to county standards thereby creating a new block

frame with said road. The use of a drive for access to the south portion of the property with structures fronting the drive will meet the intent of the design regulations and seek relief only to the minimum degree necessary.

2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.

The circumstances of the location and configuration of the property relative to the application of the CPV block standards require a variance for development to commence on the property. Without relief the property owner will be deprived of rights commonly enjoyed by other properties in the same district (particularly those outside the trail corridor) and substantial development rights which existed prior to CPV design regulations.

3. That 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 variance will not injure the rights of others. The variance would facilitate new development and needed investment in the area. A layperson would not distinguish the difference from this plan with variances as opposed to one that is literally in accord with regulations.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.

The variance application proposes the minimum amount of relief needed from CPV to develop the southerly area of the site (which would become undevelopable without relief from CPV). The concept is in harmony and furthers the intent of CPV (block size, building orientation).

5. That the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The variance does not result from an illegal act and is not a self-imposed hardship.

6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.

The variance will provide minimal relief from the CPV area wide rezoning in order to allow reasonable development on the property in harmony with CPV and result in substantial justice being done.

Variance From Sec. 3.10.06.07. Building Orientation

The front of all principal buildings shall face an improved street right-of-way and shall not be separated from the right-of-way by another building, storm water facility or common parking area or driveway serving more than one dwelling unit. On parcels with multiple street frontages, buildings shall front the street with the higher functional classification or block face with relatively greater length to the maximum extent possible before facing other streets. **Variances to these frontage requirements may be approved in accordance with Part 11.04.00 of this Code only for projects with unusual site constraints which restrict the number and/or shape of blocks which may be created. In such cases, however, they shall be required to create the maximum number of blocks possible to provide the greatest amount of street frontage for the proposed principal structures.** Accessory buildings are not required to face a street right-of-way, but they shall be placed to the side or rear of the principal building they serve.

(Ord. No. 03-36, § 2, 11-12-03; Ord. No. 16-13, § 2(Exh. A), 6-16-16, eff. 7-30-16)

developer

Note(s)—See the editor's note to § 3.10.06.05.

1. That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.

As noted above, the property is already organized in a platted block albeit not recognized by adoption of the CPV. The configuration of the property presents unusual site constraints which do not provide for placement of a road designed to County standards (50' wide right of way) for access to the south. A drive is proposed for southerly access which would

effectively provide the same urban design benefit of block face separation thereby producing what essentially amounts to additional blocks and related building orientation. The dwellings will meet CPV requirements for setbacks porches, and other design requirements. The design and orientation of the buildings on the drive are the same as for a road.

As depicted in the graphics earlier in this document, the property is framed by Almark St. (approx. 297' of frontage) and Bayberry Ave. to the west (approx. 113' of frontage). The property has no ability to access public roads to the south or east. Due to the property's limited frontage to a public road, providing access to the southern portion of the project and placement of the master stormwater for the project cannot be provided in literal accord with the CPV design regulations. The shallow depth (approx. 113') of the frontage along Bayberry Ave. does not provide sufficient area to access the project with a drive or road from the west.

Accordingly, the project will provide access to the South via Almark St. by use of a drive. The multifamily structures which gain access from the drive will have the front of the buildings facing the drive. For all intended purposes, this meets the intent of the CPV building orientating facing the access and provides a separation along Almark St. providing the same design benefit of a block face. Additionally, the drive will be required to have a public easement allowing the public to utilize the drive. Accordingly, the drive will clearly function in a manner indistinguishable from a public street.

As depicted earlier in the document, due to the unusual configuration of the property, the use of a County Standard Road (which would comply with the CPV building orientation as buildings are facing a public road rather than a drive) would eliminate all development potential of the rear portion of the site and is a hardship created by the CPV rezoning. The use of a drive for multi-family development is typical and would be compliant in other multi-family districts in the Land Development Code.

2. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.

The circumstances of the location of the property and the application of the CPV design standards eliminating the use of drives to access multi-family require a variance for development to commence on the southerly portion of the property.

3. That 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 variance furthers the intent of the CPV and will not injure the rights of others. The variance would facilitate new development and needed investment in the area. A layperson would not distinguish the difference from this plan with variances as opposed to one that is in literal accord with regulations. The drive will be required to have a public easement and will function in a manner indistinguishable from a public road.

4. That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.

The variance application maintains the intent of the CPV and proposes the minimum amount of relief needed from CPV to develop the southerly area of the site (which would become undevelopable without relief from CPV).

5. That the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The variance does not result from an illegal act and is not a self-imposed hardship.

6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.

The variance will provide minimal relief from the CPV area wide rezoning to allow reasonable development on the property and result in substantial justice being done.

Variance From Sec. 3.10.06.9. Accessory Uses

All accessory uses, including but not limited to parking and storm water facilities, shall be located to the rear of the principal structure(s) on a parcel.

(Ord. No. 03-36, § 2, 11-12-03; Ord. No. 16-13, § 2(Exh. A), 6-16-16, eff. 7-30-16)

Note(s)—See the editor's note to § 3.10.06.05.

1. **That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting the variance and are not those suffered in common with other property similarly located.**

Due to the configuration of the site, the County's rezoning of the property from RDC-6 to CPV created hardships which would preclude the south portion of the site from development if relief from the noted regulations is not approved. The master stormwater area for the project cannot be designed on the site without being located to the side of a building. If the pond is limited to placement behind the structures, then the CPV requirement would eliminate all development potential in the southerly area of the site. The CPV requirement is new as the pond could have been placed in this manner with the previous RDC-6 zoning.

2. **That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district and area under the terms of this Code.**

The circumstances of the location of the property relative to the application of the CPV block standards require a variance for development to commence on the property.

3. **That 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 variance will not injure the rights of others. The variance would facilitate new development and needed investment in the area. A layperson would not distinguish the difference from this plan with variances as opposed to one that is in literal accord with regulations.

4. **That the variance is in harmony with and serves the general intent and purpose of this Code and the Comprehensive Plan.**

The variance application proposes the minimum amount of relief needed from CPV to develop the southerly area of the site (which would become undevelopable without relief from CPV). The pond placement meets the intent of CPV stormwater pond location as it is located to the rear of most of the structures and to the side of the rear structures. The pond will not be in the front (between the access and the front façade on any structures).

5. **That the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.**

The variance does not result from an illegal act and is not a self-imposed hardship.

6. **That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Code and the individual hardships that will be suffered by a failure to grant a variance.**

The variance will provide minimal relief from the CPV area wide rezoning to allow reasonable development on the property and result in substantial justice being done.

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Property Appraiser's
Folio No. 003364-0000

PREPARED BY/RETURN TO:
J. Corey Silverman, Esquire
The Silverman Law Firm, P.A.
1455 Court Street, Suite 200
Clearwater, Florida 33756

WARRANTY DEED

THIS INDENTURE is made this 9th day of September, 2021, by and between ALMA L. MUNCEY, the un-remarried surviving spouse of JAMES P. MUNCEY, whose address is 7402 Ehrlich Road, Tampa, Florida 33625 (the "Grantor"), and ALMA L. MUNCEY, as Trustee of the ALMA L. MUNCEY TRUST AGREEMENT DATED JUNE 3, 2021, whose address is 7402 Ehrlich Road, Tampa, Florida 33625 (the "Grantee"), with full power and authority to protect, to conserve, to sell, to lease, to improve, to encumber, or to otherwise manage or convey and dispose of the Property (defined below). The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include all parties to this instrument, and the heirs, legal representatives, successors, and assigns of each.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which if hereby acknowledged, hereby grants, bargains, transfers, and sells unto Grantee, and its successors and assigns, forever, the following described property situate, lying, and being in the County of Hillsborough, State of Florida, together with all improvements thereon (the "Property"):

Lot 1, LESS Railroad right-of-way, and right-of-way for State Road, AND Lots 2 to 10 inclusive, all of Block 46, TOWN OF CITRUS PARK SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, page 130, of the Public Records of Hillsborough County, Florida

[This document was prepared without benefit of title search from information provided by the parties herein. The preparer makes no guaranty as to the marketability of title]

[This is a transfer of unencumbered property for nominal consideration. This is not the homestead property of Grantor]

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to the Property, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and its successors and assigns, forever.

SUBJECT TO all outstanding taxes and assessments, easements, restrictions, and reservations of record.

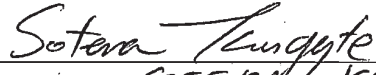
TO HAVE AND TO HOLD the same to Grantee, and its successors and assigns, in fee simple forever.

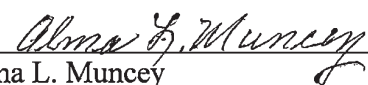
AND Grantor does covenant to and with Grantee, and its successors and assigns, Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

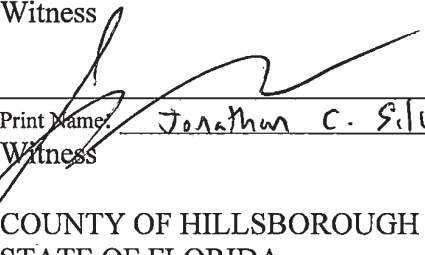
IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on the date aforesaid.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:


Print Name: SOTERA KUNGYTE
Witness


Alma L. Muncey

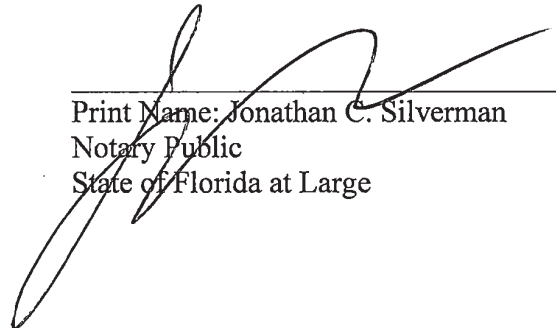

Print Name: Jonathan C. Silverman
Witness

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

Subscribed and sworn to before me on September 9, 2021, by means of physical presence, or online notarization, by ALMA L. MUNCEY, who is personally known to me, or has produced _____ as identification.

[Place Notarial Seal Below]

JONATHAN C. SILVERMAN
Notary Public, State of Florida
My Comm. Expires Aug. 21, 2025
No. HH 142432


Print Name: Jonathan C. Silverman
Notary Public
State of Florida at Large

Property Appraiser's
Folio No. 003365-0000

PREPARED BY/RETURN TO:
J. Corey Silverman, Esquire
The Silverman Law Firm, P.A.
1455 Court Street, Suite 200
Clearwater, Florida 33756

CORRECTIVE WARRANTY DEED

THIS **CORRECTIVE WARRANTY DEED** is made this 18 day of November, 2021, by and between ALMA MUNCEY, the un-remarried surviving spouse of JAMES P. MUNCEY, whose address is 7402 Ehrlich Road, Tampa, Florida 33625 (the "Grantor"), and ALMA L. MUNCEY, as Trustee of the ALMA L. MUNCEY TRUST AGREEMENT DATED JUNE 3, 2021, whose address is 7402 Ehrlich Road, Tampa, Florida 33625 (the "Grantee"), with full power and authority to protect, to conserve, to sell, to lease, to improve, to encumber, or to otherwise manage or convey and dispose of the Property (defined below). The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include all parties to this instrument, and the heirs, legal representatives, successors, and assigns of each.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, transfers, and sells unto Grantee, and its successors and assigns, forever, the following described property situate, lying, and being in the County of Hillsborough, State of Florida, together with all improvements thereon (the "Property"):

Lots 15 to 19 inclusive, and Lot 20 Less Railroad Right-of-Way, and Right-of-Way for State Road, of Block 46, TOWN OF CITRUS PARK SUBDIVISION, as same is recorded in Plat Book 1, page 130 of the Public Records of Hillsborough County, Florida

Parcel ID Number: U-02-28-17-03V-000046-00015.0

[This document was prepared without benefit of title search from information provided by the parties herein. The preparer makes no guaranty as to the marketability of title]

[This is a transfer of unencumbered property for nominal consideration. This is not the homestead property of Grantor]

THIS **CORRECTIVE WARRANTY DEED** IS BEING EXECUTED AND RECORDED TO REFLECT THE CORRECT LEGAL DESCRIPTION OF THE SUBJECT PROPERTY, **correcting the Warranty Deed recorded with Instrument #2021464210**, Public Records of Hillsborough County, Florida.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to the Property, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and its successors and assigns, forever.

SUBJECT TO all outstanding taxes and assessments, easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the same to Grantee, and its successors and assigns, in fee simple forever.

AND Grantor does covenant to and with Grantee, and its successors and assigns, Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on the date aforesaid.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:

[Signature]
Print Name: Ms Stevens
Witness

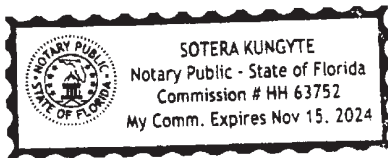
[Signature]
Alma Muncey

[Signature]
Print Name: Kristy Behrens
Witness

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

Subscribed and sworn to before me on November 18th, 2021, by means of physical presence, or online notarization, by ALMA MUNCEY, who is personally known to me, or has produced Florida ID as identification.

[Place Notarial Seal Below]



[Signature]
Print Name: SOTERA KUNGYTE
Notary Public
State of Florida at Large



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: <u>24-0601</u>	Official Use Only	Intake Date: <u>03/25/2024</u>
Hearing(s) and type: Date: <u>05/20/2024</u>	Type: <u>LUHO</u>	Receipt Number: <u>352387</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Clare Odell</u>

Property Information

Address: Tampa City/State/Zip: FL 33625

TWN-RN-SEC: 02-28-17 Folio(s): 3364.0000 & 3365.0000 Zoning: CPV-A-5 Future Land Use: CPV Property Size: approx 1.44 ac.

Property Owner Information

Name: Alma L. Muncey / trustee Daytime Phone _____

Address: 7402 Ehrlich Rd. City/State/Zip: Tampa FL 33625

Email: _____ Fax Number _____

Applicant Information

Name: Same as above Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

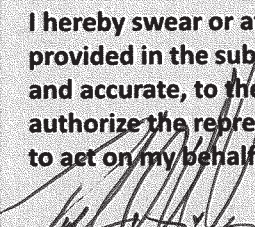
Applicant's Representative (if different than above)

Name: Gardner Brewer Hudson P.A. / Joe Moreda AICP Daytime Phone 813-226-9600

Address: 400 N Ashley Drive Ste 1100 City/State/Zip: Tampa FL 33602

Email: LANDUSE@GARDNERBREWER.COM / Jmoreda@Gardnerbrewer.com Fax Number 813-221-9611

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 of the Applicant

Taylor J. Hudson

 Type or print name

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

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

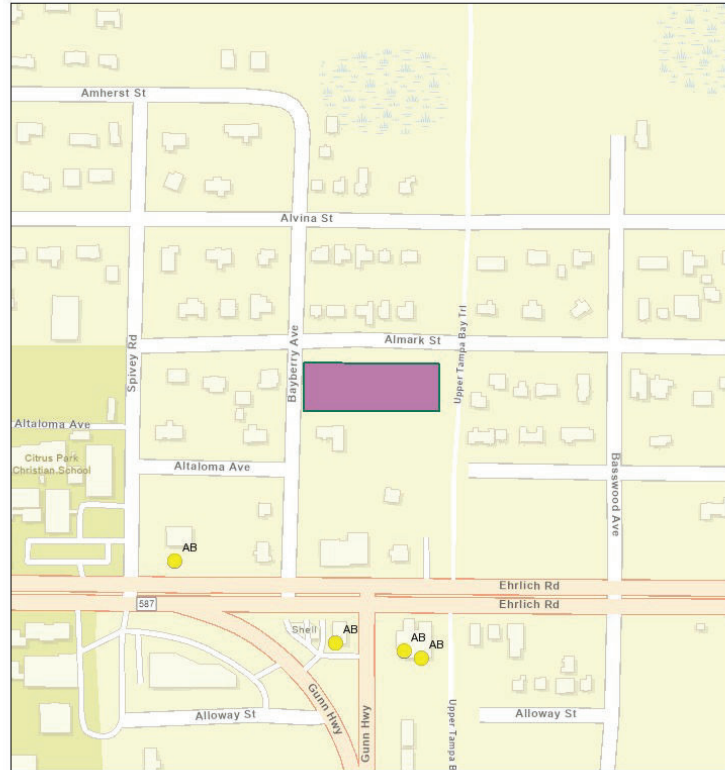
 Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Community Based
Zoning	CPV-A-5
Description	Citrus Park Village
RZ	04-0315
Zoning Category	Community Based
Zoning	CPV-D-1
Description	Citrus Park Village
RZ	04-0315
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0179H
FIRM Panel	12057C0179H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Citrus Park Village
Community Base Planning Area	Citrus Park Village
Census Data	Tract: 011410 Block: 3039
Census Data	Tract: 011410 Block: 3040
Future Landuse	CPV
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Overlay District	Citrus Park Village
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3364.0000



March 26, 2024

1:3,009

0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

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Hillsborough County Florida

Folio: 3364.0000
PIN: U-02-28-17-03V-000046-00001.0
Alma L Muncey/trustee
Mailing Address:
 7402 Ehrlich Rd
 null
 Tampa, Fl 33625-1464
Site Address:
 0
 Tampa, Fl 33625
SEC-TWN-RNG: 02-28-17
Acreage: 0.78588998
Market Value: \$294,840.00
Landuse Code: 0000 Vacant Resident

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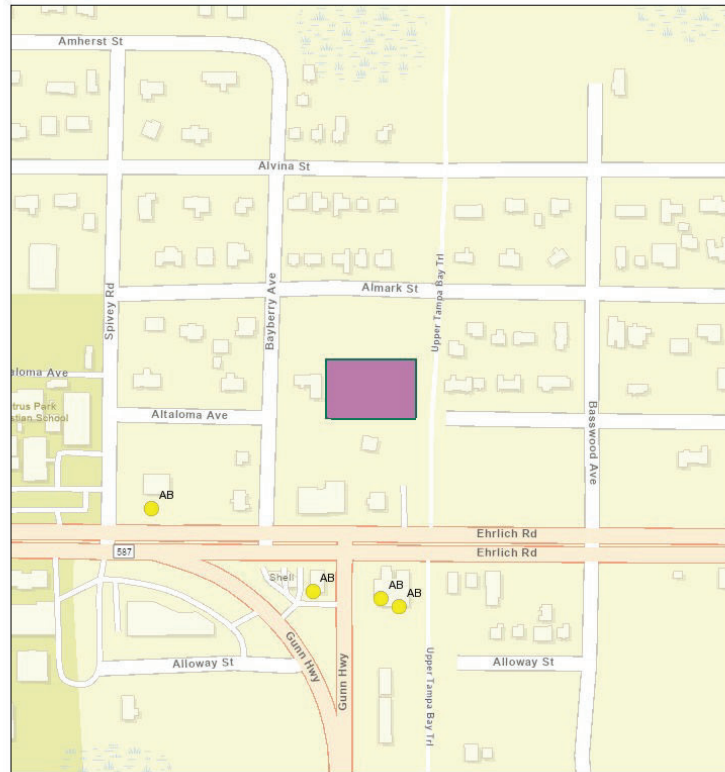
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



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Overlay District	Citrus Park Village
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3365.0000



March 26, 2024

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Hillsborough County Florida

Folio: 3365.0000
PIN: U-02-28-17-03V-000046-00015.0
Alma L Muncey/trustee
Mailing Address:
 7402 Ehrlich Rd
 null
 Tampa, Fl 33625-1464
Site Address:
 0
 Tampa, Fl 33625
SEC-TWN-RNG: 02-28-17
Acreage: 0.64499497
Market Value: \$270,670.00
Landuse Code: 0000 Vacant Resident

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