

Variance Application: VAR 24-0611

LUHO Hearing Date: June 24, 2024

Case Reviewer: Carolanne Peddle



Hillsborough County Florida

Development Services Department

Applicant: Mark Bentley, Esq., B.C.S., AICP

Zoning: ASC-1, AR

Location: Folio: 1750.0000, 002588.0100, & 002560.0200

Request Summary:

The applicant requests a variance to the Design requirements of Keystone-Odessa Rural Development Standards to construct a dining hall for the Boy Scout camp, Camp Brorein.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.08.06.A.1.	All nonresidential buildings, excluding agricultural structures, churches and schools shall be limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor space.	4,500 Sq. Ft.	12,000 Sq. Ft. dining hall.
3.08.09 2	Except as provided herein, parking shall not be located between the principal buildings/use and street rights-of-way.	Eliminate the requirement.	Existing parking area to remain.

Findings: None.

Zoning Administrator Sign Off:

Colleen Marshall
Mon Jun 10 2024 11:11:55

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.



Additional / Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 24-0611 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Carolanne Peddle Date: 5/7/24

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): 5/20/24

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcf.gov

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

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

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

5/7/24
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application VAR 24-0611

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: *Mark Bentley*
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

See attached written statement.

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

Sec. 3.08.06.A.1. & Sec. 3.08.09.2.

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
- 3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
- 4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

Variance Application - VAR 24-0611
Camp Brorein – 16901 Boy Scout Rd., Odessa

WRITTEN STATEMENT:

Camp Brorein, one of the nation's oldest and continuously operating Boy Scout camps, has been in operation since 1922 and is located within the Keystone - Odessa Community Plan area. Consisting of 80 acres of natural areas and two lakes, Camp Brorein hosts over 10,000 camper days/nights and provides life training and services to the Greater Tampa Bay Area (GTBA) and the State of Florida's Boy Scouts.

In 2022, the GTBA Council demolished the former dining hall structure to meet the physical needs and state building and life safety code requirements to allow it to continue to host youth and adults for meals in a safe manner. The GTBA Council is seeking a variance to replace the demolished dining hall and to provide a 12,000 sq. ft. building needed to continue to serve our community's youth.

During the creation of the Keystone-Odessa Community Plan and the subsequent implementing Land Development Code (LDC) Section 3.08.00, a provision was included that limited the size of nonresidential buildings to no more than 7,500 square feet of gross floor space (See below LDC Section 3.08.06.A.1.) After representatives attended a pre-application meeting and further discussions with Hillsborough County staff members, it was determined a variance would be required to increase the nonresidential building size to greater than the 7,500 square feet maximum as outlined in LDC Section 3.08.06.A.1. to accommodate the proposed dining hall.

The LDC Section 3.08.06.A.1. is specific as to what uses are excluded from the nonresidential building regulations, which exclusions are limited to agricultural structures, churches and schools. Although similar in impact and function to the aforesaid uses, the LDC definitions of agriculture, church and school do not include non-profit or civic camp uses. The LDC does not provide any other exclusions for civic or institutional type uses nor does it provide staff with the flexibility to exclude other civic or institutional uses from the nonresidential building requirements.

Additionally, a variance is requested from LDC Section 3.08.09.2. of the Keystone-Odessa Rural Development Standards, which section regulates parking for nonresidential uses. This section requires that parking for nonresidential uses shall not be located between the principal building and road right-of-way. The existing parking area for Camp Brorein is located between the dining hall and the camp's entrance along Boy Scout Road. As mentioned, this is an existing parking area and is not visible from the road right-of-way as there is an approximately 400' driveway from the camp entrance to the existing parking area.

A site plan along with elevations is included in this application for staff review.

CODE SECTION:

LDC Sec. 3.08.06.A.1.:

A. Nonresidential and Accessory Buildings

1. All nonresidential buildings, excluding agricultural structures, churches and schools shall be limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor space. If more than one principal building occupies a parcel, disparate setbacks and

Variance Application - VAR 24-0611
Camp Brorein – 16901 Boy Scout Rd., Odessa

orientations shall be required. Adjacent buildings shall have a front setback differential of at least ten feet or a front orientation differential of at least 90 degrees. All principal buildings shall be connected by walkways covered with metal or shake-style shingle roofs or fabric awnings. Additionally, within the Community Activity Center Overlay District (as shown in Figure 3.35.2), the walkways may be covered with continuous arbors or trellises supporting evergreen vines, such as Confederate Jasmine, Coral Honeysuckle or Beach Elder, sufficient to create a substantial vegetative canopy within two years of planting. Said vines shall be in three-gallon containers or larger at the time of planting.

LDC Sec. 3.08.09.2.:

2. Except as provided herein, parking shall not be located between the principal buildings/use and street rights-of-way. Notwithstanding, the following shall be permitted for projects outside of the Community Activity Center Overlay District:

- a. Pumps and fueling stations for gasoline service stations, and
- b. Not more than one row of angled parking spaces adjoining the principal building.



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?

See attached criteria responses.

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.

See attached criteria responses.

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.

See attached criteria responses.

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*).

See attached criteria responses.

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.

See attached criteria responses.

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.

See attached criteria responses.

CRITERIA RESPONSES:

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?

Camp Brorein is the sole Boy Scout Camp in Hillsborough County, covering 80 acres. The camp's buildings are shielded from public view by old-growth trees and lakes. The Keystone Odessa Community Plan emphasizes a rural, nature-centric vision for the area. It prioritizes preserving the environment, maintaining natural darkness at night, and minimizing noise from urbanization. The Boy Scouts share this vision with the community. During the creation of the Keystone Odessa Community Plan and subsequent implementing codes, Camp Brorein was not identified as a community asset that strives to maintain the rural character. Additionally, the Greater Tampa Bay Council is unaware of any other private, non-profit properties that use and operate a similar facility in Hillsborough County.

The variance request seeks permission to construct a 12,000 sq. ft. building that complies with LDC provisions, instead of being limited to 7,500 sq. ft. Besides inefficiency, restricting the building's size to 7,500 sq. ft. could create financial and potentially environmental difficulties. To address this, the Boy Scouts have explored alternatives, such as constructing two smaller buildings, but these would impose significant financial burdens and necessitate the unnecessary removal of trees, contrary to their stated goals and needs.

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.

This property doesn't fit the mold of a standard agricultural, commercial, or residential property; it's classified as a civic use in accordance with other communities' Land Development Codes (LDCs). Unlike schools or churches, the LDC does not account for Camp Brorein as a distinct use. Therefore, the LDC limits the construction of a 12,000 sq. ft. dining hall, which is necessary to meet the community's requirements, to a maximum of 7,500 sq. ft. without undue burden to the Greater Tampa Bay Council.

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.

This property is entirely shielded from neighboring properties and public rights of way. The construction of the dining hall and its intended uses will not disrupt or interfere with adjacent properties. Furthermore, the applicant has engaged in discussions with the Keystone - Odessa Civic Association and has garnered their support for the continuation of the Boy Scout Camp operations. The association has not expressed any concerns regarding the construction of the dining hall, indicating that it is well-received and does not raise objections from the local community.

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).

The Board of County Commissioners of Hillsborough County aims to establish standards, regulations, and efficient procedures for reviewing and approving property development in unincorporated Hillsborough County. Their goal is to ensure that the development process aligns with the objectives of the Comprehensive Plan, prioritizing public health, safety, comfort, and welfare while promoting harmonious and orderly development in accordance with good planning and design practices and the minimum standards outlined in the Code. This project will be constructed in a manner that achieves the Board's purpose and intent, while maintaining the integrity of the Keystone - Odessa Community 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.

The project is not the result of any illegal acts or resulting from any code violations. The previous dining hall was demolished and the project is to replace the former building meeting today's and projected needs as well as requirements of building and fire codes. If the variance is granted, all elements required by the LDC will be met.

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 rural setting, lakes, and old growth trees on the 80-acre property represent important natural assets in alignment with maintaining the area's rural character. Allowing a larger building may enable the property owner to minimize the overall environmental impact. A 12,000 sq. ft. building can be designed more efficiently, reducing the need for clearing additional land or disturbing more trees. Granting this variance provides responsible land use and conservation of the natural environment, aligning with the public benefit of preserving scenic beauty and ecological balance.

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THIS INSTRUMENT PREPARED BY:

Andrew J. Mayts, Jr.
GrayRobinson, P.A.
P.O. Box 3324
Tampa, Florida 33601

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, executed this 30th day of September, 2009 by SUNTRUST BANK as Trustee of the Gulf Ridge Council Boy Scouts of America, Inc. Trust U/A dated 9/30/52, party of the first part to, Gulf Ridge Council, Inc., Boy Scouts of America, party of the second part, with an address of 13228 N. Central Ave., Tampa, FL 33612.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part have in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever.

IN WITNESS WHEREOF, the said parties of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

SUNTRUST BANK as Trustee Gulf Ridge Council
Boy Scouts of America, Inc. Trust U/A dated 9/30/52

Rori Griffith
Witness Signature

By: Patricia A. Mitulinsky
Print Name: Patricia A. Mitulinsky as

LORI GRIFFITH
Print Witness Name
401 E. Jackson 19th Fl
Tampa Fl 33602
Witness Address

Vice President and Trust Real Estate Officer
401 East Jackson Street, 19th Floor
Tampa, Florida 33602

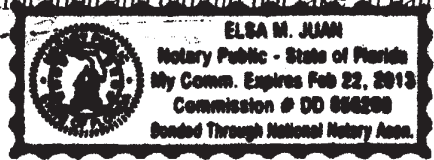
[Signature]
Witness Signature

Leslie Garcia
Print Witness Name
401 E. Jackson 19th Fl
Tampa Fl 33602
Witness Address

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 30th day of September, 2009 by Patricia Mitulinsky, VP + TO of SunTrust Bank. He/she is personally known to me or has produced N/A as identification and did/did not take an oath.



[Signature]
Notary Public

My Commission Expires: 2-22-13

EXHIBIT A

From the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 27 S, Range 17 E, Hillsborough County, Florida, run N 89°38'31" E., 338.11 feet to the Point of Beginning (P.O.B.); thence continue N 89°38'31" E., 19.00 feet; thence S 39°49'24" W., 105.77 feet; thence N 87°58'28" W., 19.00 feet; thence N 39°49'24" E., 105.22 feet to the Point of Beginning.

Tract beginning at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 and run East 338.11 feet; thence South 39°49'24" West 105.22 feet for the Point of Beginning; thence West 154.72 feet; thence North 6.01 feet; thence East to a point that bears North 39°49'24" East from the Point of Beginning thence Southwesterly to the Point of Beginning; all lying and being in Section 28, Township 27 South, Range 17 East, Hillsborough County, Florida.

FEE SIMPLE DEED

THIS FEE SIMPLE DEED, Made this 31st day of December, 1984, by BARNETT BANK OF TAMPA, N.A., a national banking association, hereinafter referred to as "Grantor," and GULF RIDGE COUNCIL, BOY SCOUTS OF AMERICA, INC., a non-profit corporation, whose post office address is P.O. Boy Scout Blvd., Tampa, FL 33607, hereinafter referred to as "Grantee,"

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, for himself, his heirs, personal representatives, and assigns, has granted, bargained, sold, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, convey, and confirm, unto Grantee, his successors and assigns forever, all of that certain parcel of real property situate, lying, and being in the County of Hillsborough, State of Florida, to-wit:

JAMES F. TAYLOR, JR.
CLERK COUNTY COURT
RECORDING DEPT.
HILLSBOROUGH CO.
TAMPA, FL. 33601

INT. TAX
SUBMIT
666 PM
45.00
REC. FEE
1.00
702 RUM
787 PM
62.00
REC. GRA
L.C.

LANDS DESCRIBED IN EXHIBIT "A" HERETO, MADE A PART HEREOF, AND INCORPORATED BY REFERENCE HEREIN.

SUBJECT to taxes and assessments; easements, covenants, conditions, restrictions, and reservations, whether of record or not; any matter or state of facts that would be shown by an accurate survey of the above-described property; rights or claims of parties in possession; and Redemption Rights of United States of America, Internal Revenue Service, as set forth in "Amended Final Judgment of Foreclosure" in Case No. 84-364, Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County.

HILLSBOROUGH COUNTY

4 1 7 7 3 5

STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
STAMP TAX
45.00

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereto belonging; and every right, title, or interest, legal or equitable, of Grantor, of, in, and to the same.

*This DOCUMENT WAS prepared by TRENAM, SIMMONS & Co.
First Florida Tower.
TAMPA, FL.*

TO HAVE AND TO HOLD the same unto Grantee, his successors and assigns, and to his proper use, benefit, and behoof forever.

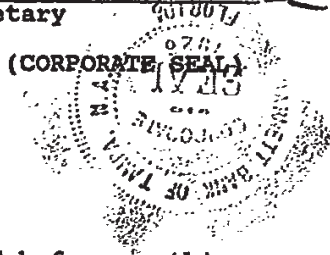
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Signed, Sealed, and Delivered BARNETT BANK OF TAMPA, N.A. in the Presence of:

By: Richard H. Eatman
Executive Vice-President

As to Grantor Attest: Billie Ann Beltram
Secretary

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)



The foregoing instrument was acknowledged before me this ___ day of December, 1984 by RICHARD H. EATMAN and Billie A. Beltram, respectively the Executive Vice-President and Secretary, respectively, of BARNETT BANK OF TAMPA, a national banking association, on behalf of the association.

E. Midge Danvers
Notary Public
My Commission Expires January 6, 1988
Bonded thru LAWYER'S SURETY CORP.

Return to: Richard H. Eatman, Barnett Bank
P.O. Box 30014
Tampa, FL. 33630

EXHIBIT "A"

From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 27 South, Range 17 East, Hillsborough County, Florida; thence S 89°38'31" W., along the North boundary of said Northeast 1/4, 459.61 feet to a point on the Northeasterly right-of-way line of Boy Scout Road; thence S 41°02'43" E., along said Northeasterly right-of-way line, 57.42 feet to the Point of Beginning; thence S 87°41'42" E., 461.38 feet; thence S 00°21'29" E., 35.00 feet; thence N 87°41'42" W., 430.00 feet to a point on the Northeasterly right-of-way line of Boy Scout Road; thence N 41°02'43" W., along said Northeasterly right-of-way line, 48.08 feet to the Point of Beginning.

AND

A tract in the Northeast 1/4 of Section 28, Township 27 South, Range 17 East, Hillsborough County, Florida, described as follows: From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 28, run S 89°38'31" W., along the North boundary of said Northeast 1/4 of Section 28 a distance of 459.61 feet to a point on the Northeasterly right-of-way line of Boy Scout Road; run thence S 41°02'43" E., along said Northeasterly right-of-way line a distance of 105.50 feet; run thence S 87°41'42" E., a distance of 430.00 feet to the Point of Beginning; from said Point of Beginning, run N 00°21'29" W., a distance of 35.00 feet; run thence S 88°09'00" E., a distance of 77.00 feet; run thence S 00°21'29" E., a distance of 100.00 feet; thence N 88°09'00" W., 77.00 feet; thence N 00°21'29" W., a distance of 65.00 feet to the Point of Beginning; TOGETHER WITH an easement for ingress and egress described as follows: From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 27 South, Range 17 East, Hillsborough County, Florida; thence S 89°38'31" W., along the North boundary of said Northeast 1/4, 459.61 feet to a point on the Northeasterly right-of-way line of Boy Scout Road; thence S 41°02'43" E., along said Northeasterly right-of-way line, 57.42 feet to the Point of Beginning; thence S 87°41'42" E., 461.38 feet; thence S 00°21'29" E., 35.00 feet; thence N 87°41'42" W., 430.00 feet to a point on the Northeasterly right-of-way line of Boy Scout Road; thence N 41°02'43" W., along said Northeasterly right-of-way line, 48.08 feet to the Point of Beginning.

AND

A tract of land in the Northeast 1/4 of Section 28, Township 27 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows: Beginning at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 28; thence N 89°38'31" E., 338.11 feet along the North boundary of the Northeast 1/4 of said Section 28; thence S 39°49'24" W., 105.22 feet to a point on the North boundary of Lakeside Grove Estates as recorded in Plat Book 50, Pages 11 and 12 of the public records of Hillsborough County, Florida; thence N 87°58'28" W., along said North boundary, 154.72 feet; thence leaving said North boundary N 00°18'32" W., 6.01 feet; thence N 88°09'00" W., 77.00 feet; thence S 00°21'29" E., 35.00 feet; thence N 87°41'42" W., 430.00 feet to a point on the Easterly right-of-way line of Boy Scout Road; thence N 41°02'43" W., along said Easterly right-of-way line, 105.50 feet to a point on the North boundary of the Northeast 1/4 of said Section 28; thence N 89°38'31" E., along said North boundary, 459.61 feet to the Point of Beginning, LESS AND EXCEPT: A tract of land in the Northeast 1/4 of Section 28, Township 27 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows: From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 28, go thence N 89°38'31" E., 338.11 feet along the North boundary of the Northeast 1/4 of said Section 28; thence S 39°49'24" W., 105.22 feet to a point on the North boundary of Lakeside Grove Estates as recorded in Plat Book 50, Pages 11 and 12, of the Public Records of Hillsborough County, Florida, for a Point of Beginning; thence N 87°58'28" W. along said North Boundary, 154.72 feet; thence N 00°18'32" W., 6.01 feet; thence N 89°38'31" East to a point of intersection with a line which bears N 39°49'24" E. from the Point of Beginning; thence along said line on a bearing of S 39°49'24" W. to the Point of Beginning.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0611 Intake Date: 03/26/2024
Hearing(s) and type: Date: 05/20/2024 Type: LUHO Receipt Number: 353195
Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 16901 Boy Scout Rd. City/State/Zip: Odessa, FL 33556
001750.0000,
TWN-RN-SEC: 27 - 17 - 21 & 27 - 17 - 28 Folio(s): 002588.0100 & 002560.0200 Zoning: AR & ASC-1 Future Land Use: A/R-1/5 & Res-1 Property Size: 80.56 acres (mol)

Property Owner Information

Name: Greater Tampa Bay Area Council, Inc. Daytime Phone _____
Address: 13228 N Central Ave. City/State/Zip: Tampa, FL 33612
Email: development@jpfirm.com Fax Number _____

Applicant Information

Name: Mark Bentley, Esq., B.C.S., AICP Daytime Phone 813-225-2500
Address: 400 North Ashley Drive, Suite 3100 City/State/Zip: Tampa, FL 33602
Email: markb@jpfirm.com Fax Number _____

Applicant's Representative (if different than above)

Name: Same as Applicant above. Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

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

Mark Bentley
Signature of the Applicant

Mark Bentley
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.

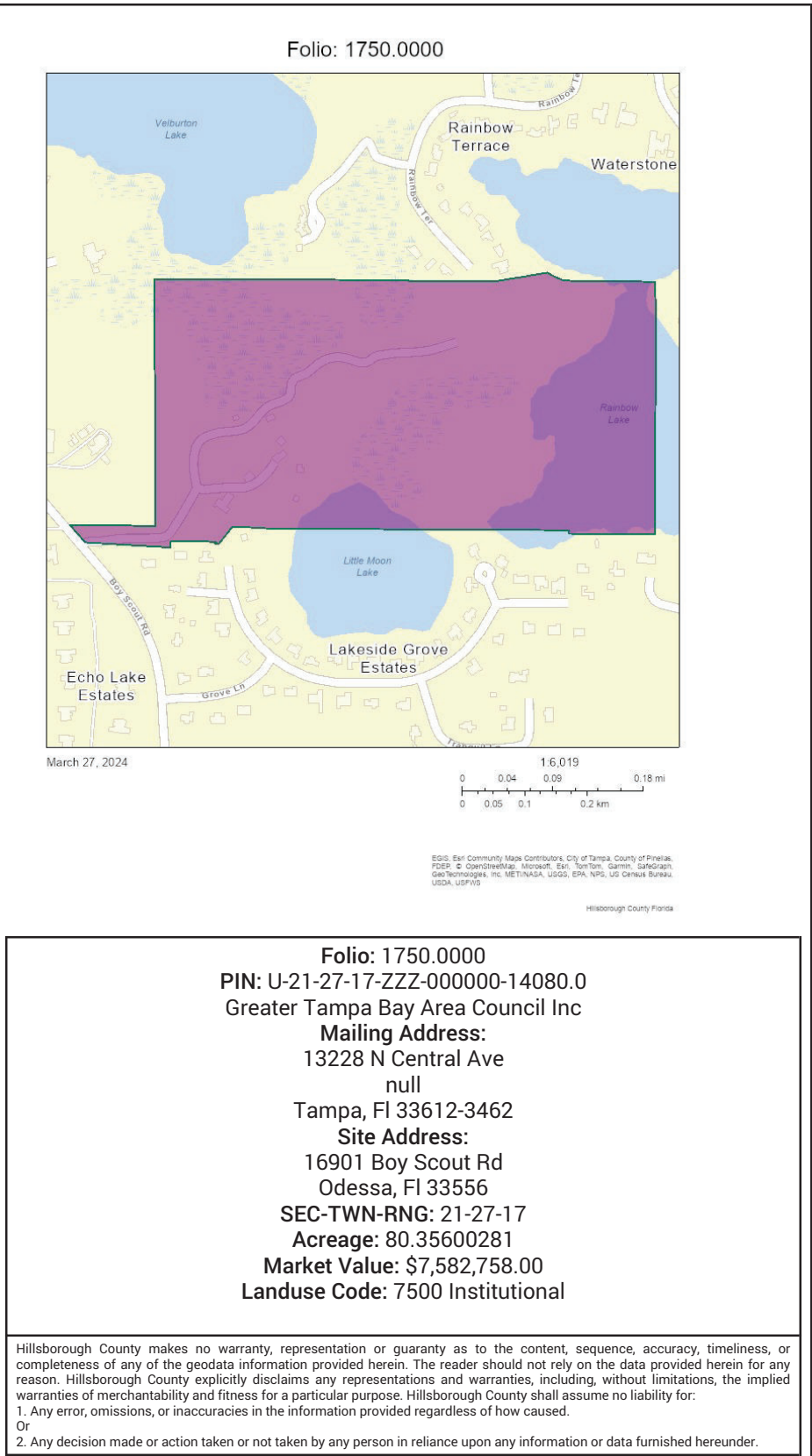
Mark Bentley
Signature of the Owner(s) – (All parties on the deed must sign)

Mark Bentley ("Authorized Agent")
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Restr	null
Flood Zone:AE	BFE = 40.2 ft
Flood Zone:AE	BFE = 40.2 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0180H
FIRM Panel	12057C0180H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa Area
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	01-0149, 02-0347, 08-0614, 16-0942, 18-0560, 18-0813, 21-0063
Census Data	Tract: 011518 Block: 2004
Future Landuse	R-1
Future Landuse	A/R
Mobility Assessment District	Rural
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
Competitive Sites	NO
Redevelopment Area	NO

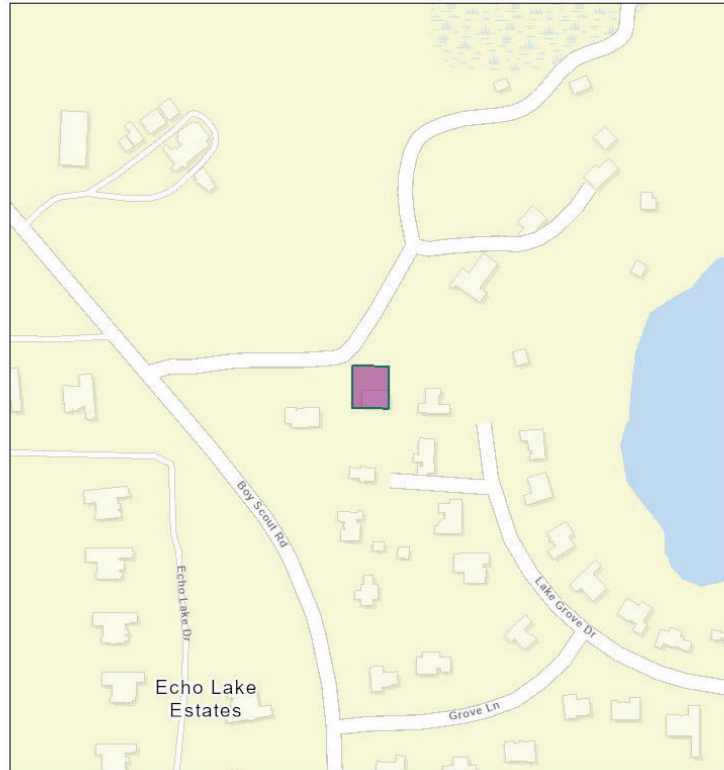




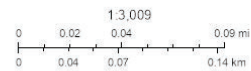
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Redevelopment Area	NO

Folio: 2588.0100



March 27, 2024



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Hillsborough County Florida

Folio: 2588.0100
PIN: U-28-27-17-ZZZ-000000-20820.0
 Greater Tampa Bay Area Council Inc
Mailing Address:
 13228 N Central Ave
 null
 Tampa, FL 33612-3462
Site Address:
 16901 N Boy Scout Rd
 Odessa, FL 33556
SEC-TWN-RNG: 28-27-17
Acreage: 0.18643899
Market Value: \$72,130.00
Landuse Code: 7500 Institutional

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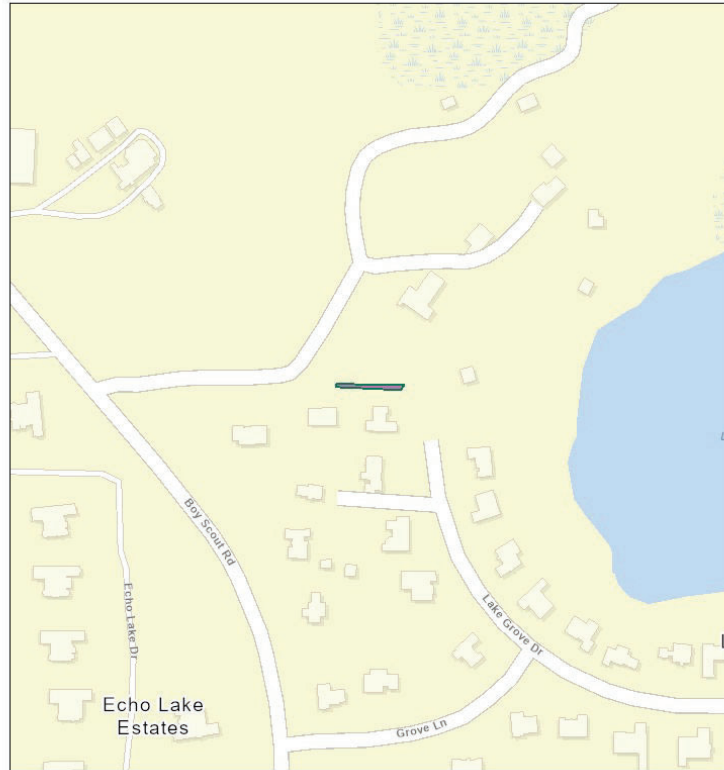
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



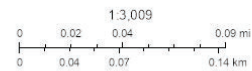
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Redevelopment Area	NO

Folio: 2560.0200



March 27, 2024



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Hillsborough County Florida

Folio: 2560.0200
PIN: U-28-27-17-ZZZ-000000-20400.0
Greater Tampa Bay Area Council Inc
Mailing Address:
 13228 N Central Ave
 null
 Tampa, FL 33612-3462
Site Address:
 0
 Odessa, FL 33556
SEC-TWN-RNG: 28-27-17
Acreage: 0.0336037
Market Value: \$15.00
Landuse Code: 0000 Vacant Resident

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