

Variance Application: VAR 25-0172
LUHO Hearing Date: January 21, 2025
Case Reviewer: Michelle Montalbano



Hillsborough County Florida

Development Services Department

Applicant: Mindy Merriman **Zoning:** PD 15-0678
Address/Location: 8435 S US Hwy 301, Riverview, 33578; Folio # 76020.7480

Request Summary:

The applicant is requesting a variance to allow building signs on a multi-family residential apartment complex.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
7.03.00.A	Building Signs are permitted in all zoning districts except residentially zoned districts.	Building signs to be permitted on residentially zoned property.	Building signs permitted on the residentially zoned multi-family project.

Findings:

The building signs shall be subject to compliance with all other building sign standards in LDC Section 7.03.00.A.1-3.

The applicant is proposing a building sign along the eastern building elevation, as shown in the submitted sign design plans.

The north and south building elevations have existing building signs. The “AL” stucco building features represent the name of the apartment complex (Andrew Landing) and can be seen from the public right-of-way (S US Hwy 301). According to the applicant, the existing signs are 57 square feet each, which would be within the maximum sign area permitted for each building elevation by LDC Section 7.03.00.A.2.

Zoning Administrator Sign Off:

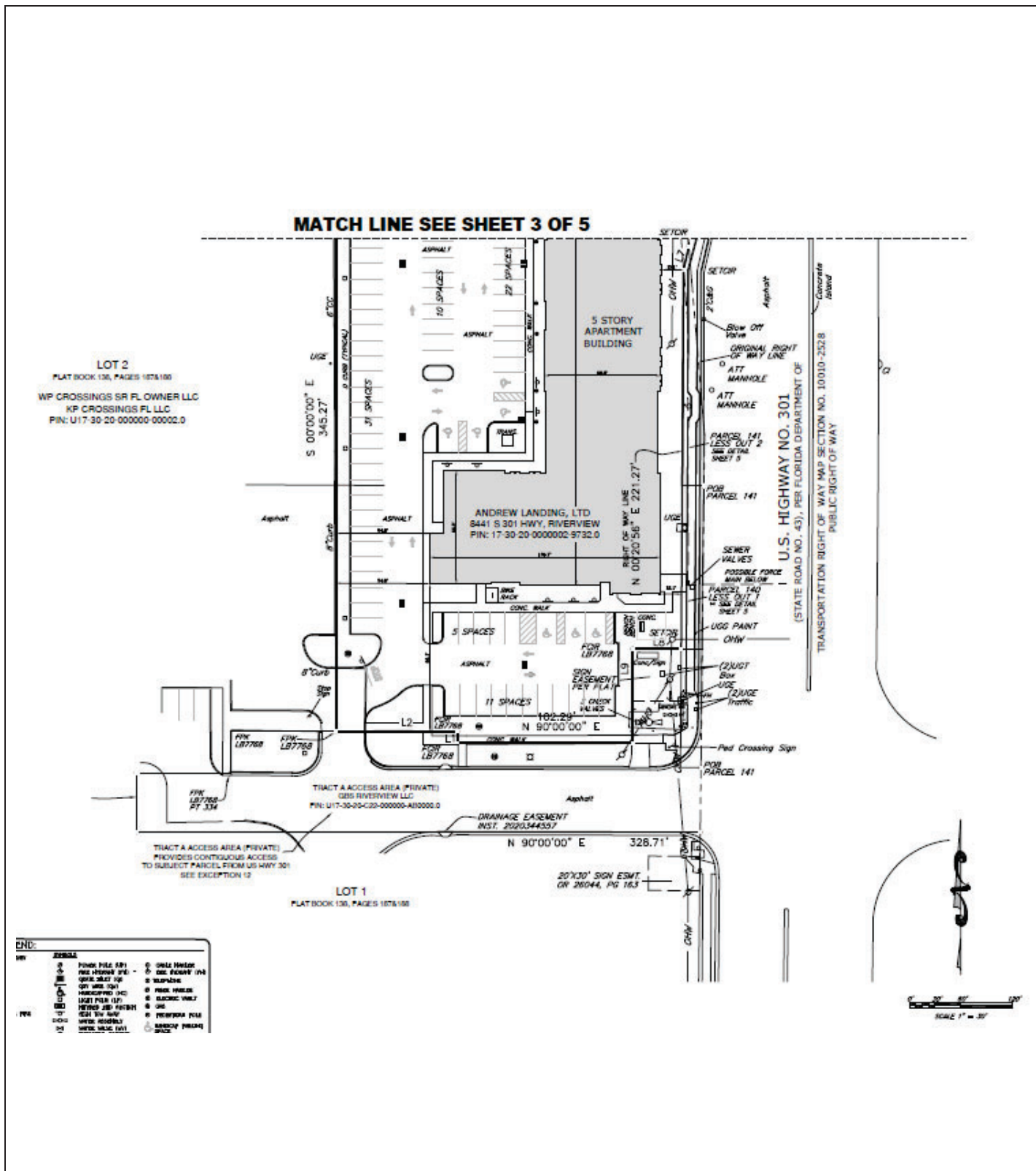
Colleen Marshall

Colleen Marshall
 Fri Jan 10 2025 08:44:11

DISCLAIMER:

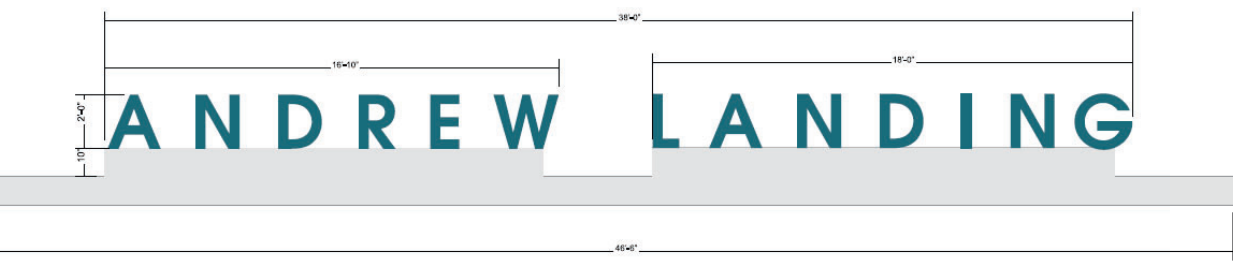
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional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

SURVEY/SITE PLAN





This item has been digitally signed and sealed by Taqj Khawaja, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ANDREW LANDING
VESTCOR
TAMPA, FL

VERSION/ REVISIONS:

NO.	DESCRIPTION
23063RT-25MAR24	20050303 PRODUCED/REVISED/CHANGED LAYOUT MEASUREMENTS FROM RIGHT SIDE OF AWNING

ANS SIGNS, INC.
SALES • SERVICE • INSTALLATION
P: 813.290.4444 | WWW.ANSIGNS.COM

FRONT ENTRANCE AWNING
NON-ILLUMINATED CHANNEL LETTERS



2 ENLARGED EXTERIOR ELEVATION - EAST A
3/16" = 1'-0"

**ANDREW
LANDING**
VESTCOR
TAMPA, FL

VERSION/ REVISIONS:

230803RT-25MAR24	ZB080301-PRODUCTION/NOTYET CHANGED LAYOUT MEASUREMENTS FROM RIGHT SIDE OF JANING

ANS
SIGNS, INC.
SALES • SERVICE • INSTALLATION
FILE#12001865 WWW.ANSIGN.COM
WFLA FOX 35 WWSB WWSB

FRONT ENTRANCE AWNING
NON-ILLUMINATED CHANNEL LETTERS



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.

Wall signs are important for identification and visibility for multiple reasons. Without a sign, it can create a challenge for emergency personnel to locate the building. It can also draw attention to attract potential tenants. Overall the absence of a building sign can hinder the building's functionality, visibility, and appeal, ultimately impacting it's success and well being of it's residents.

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

7.03.00 Building signs are permitted in all zoning districts except residentially zoned districts

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

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Variance Criteria Response

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

Not being allowed to have a wall sign will prevent us from having clear identification from the street which is crucial in attracting tenants and also prevent emergency personnel from finding the apartments in a timely manner

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.

It hinders the ability to market the business creating an unfair disadvantage + potentially impacting economic viability

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.

Being allowed to have a wall sign would not affect any other surrounding property

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

Approving this variance will not go against the intent + purpose of the LDC as it does not affect public health, safety, comfort + welfare

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.

This hardship was not created by the applicant or owner,

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.

Allowing the install of a wall sign will in no way negatively affect any other business and ~~and~~ would greatly increase visibility to this location.

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This instrument prepared by and after recording return to:

Terry M. Lovell, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131

Parcel No. 076020-7478 and 076020-7480

329642401 MC

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of December ~~30~~^{31ST}, 2022, between **GBS REAL ESTATE INVESTMENTS III, LLC**, a Florida limited liability company, and **GBS RIVERVIEW LLC**, a Florida limited liability company, both with an address of 4561 Ortega Boulevard, Jacksonville, FL 32210 (collectively, "Grantor") and **ANDREW LANDING, LTD.**, a Florida limited partnership, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Hillsborough County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO: Taxes and assessments for the year 2023 and all subsequent years; all applicable governmental, zoning and land use ordinances; matters which would be shown by an accurate survey or inspection of the Property; and agreements, easements, and other matters of record that affect the land, all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.

[SIGNATURE PAGE TO FOLLOW]

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of:

GRANTOR:

Witness: [Signature]
Print Name: Richard W. Hawthorne

Witness: [Signature]
Print Name: Suzanne G. McGowan

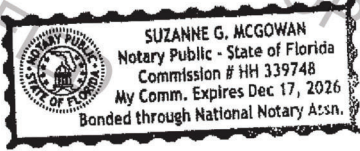
GBS REAL ESTATE INVESTMENTS III, LLC, a Florida limited liability company

By: [Signature]
Name: G. Barry Skitsko
Title: Manager

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

This instrument was acknowledged before me by means of physical presence or online notarization this 22nd of December, 2022, by G. Barry Skitsko, the manager of GBS REAL ESTATE INVESTMENTS III, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Signature
Name: _____
Notary Public, State of Florida
My Commission Expires: _____

UNCERTIFIED COPY

Signed in the presence of:

GRANTOR:

Witness: [Signature]
Print Name: Richard W. Hawthorne

GBS RIVERVIEW LLC, a Florida limited liability company

Witness: [Signature]
Print Name: Suzanne McGowan

By: [Signature]
Name: G. Barry Skitsko
Title: Manager

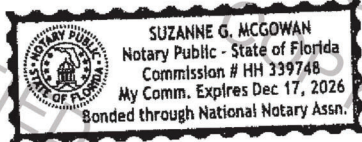
(SEAL)

UNCERTIFIED COPY

STATE OF FLORIDA)
COUNTY OF DUVAL) SS:

This instrument was acknowledged before me by means of physical presence or online notarization this 22nd of December, 2022, by G. Barry Skitsko, the manager of GBS RIVERVIEW LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

UNCERTIFIED COPY



[Signature]
Notary Signature
Name: _____
Notary Public, State of Florida
My Commission Expires: _____

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A, of ALAFIA CROSSINGS, according the plat thereof recorded in Plat Book 138, Page 187, Public Records of Hillsborough County, Florida.

LESS AND EXCEPT: (AKA FDOT PARCEL 140)

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4 IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17, RUN THENCE ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 4, ALSO BEING THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 17, N.00°09'55"E. FOR 105.07 FEET; THENCE N.89°50'05"W. FOR 34.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 43), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 10010-2528; THENCE N.00°37'03"E. ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 305.46 FEET TO THE POINT OF BEGINNING ; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N.89°39'04"W. FOR 11.93 FEET; THENCE N.00°20'56"E. FOR 164.13 FEET; THENCE N.89°57'47"E. FOR 12.71 FEET TO THE PREVIOUSLY MENTIONED WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 43); THENCE S.00°37'03"W., ALONG SAID WESTERLY RIGHT OF WAY FOR 164.21 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT: (AKA FDOT PARCEL 141)

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4 IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17, RUN THENCE ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 4, ALSO BEING THE EAST BOUNDARY OF SAID SOUTHWEST 1/ 4 OF SECTION 17, N.00°09'55"E. FOR 105.07 FEET; THENCE N.89°50'05"W. FOR 34.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 43), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 10010-2528; THENCE N.00°37'03"E. ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 469.68 FEET TO THE POINT OF BEGINNING ; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S.89°57'47"W. FOR 12.71 FEET; THENCE N.00°20'56"E. FOR 126.14 FEET; THENCE N.12°32'56"E. FOR 14.08 FEET TO THE PREVIOUSLY MENTIONED WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 43); THENCE S.04°47'16"E., ALONG SAID WESTERLY RIGHT OF WAY FOR 110.23 FEET; THENCE S.00°37'03"W. FOR 30.03 FEET TO THE POINT OF BEGINNING .



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0172 Intake Date: 11/15/2024
 Hearing(s) and type: Date: 01/21/2025 Type: LUHO Receipt Number: 422426
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 8435 S.W.S Highway 301 City/State/Zip: Riverview, FL 33578
 TWN-RN-SEC: 17/30/20 Folio(s) _____ Mapping: PD Future Land Use: CNH2 Property Size: 5.09
076020-7480

Property Owner Information

Name: Andrew Landing LTD Daytime Phone 904-260-3030
 Address: 1649 Atlantic Blvd City/State/Zip: Kissimmee, FL 32269
 Email: _____ Fax Number _____

Applicant Information

Name: Mindy Mernman Daytime Phone 229-896-4500
 Address: 700 W. Northwest St City/State/Zip: Ade GA 31620
 Email: mindy@ausign.com Fax Number _____

Applicant's Representative (if different than above)

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

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

Mernman
 Signature of the Applicant
Mindy Mernman
 Type or print name

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

[Signature]
 Signature of the Owner(s) - (All parties on the deed must sign)
James E. Hoague, VP
 Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: _____

Applicant/Representative: Mindy Merriman Phone: 229-896-4500

Representative's Email: mindy@anssigns.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

	Included	N/A	Requirements
1	<input type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

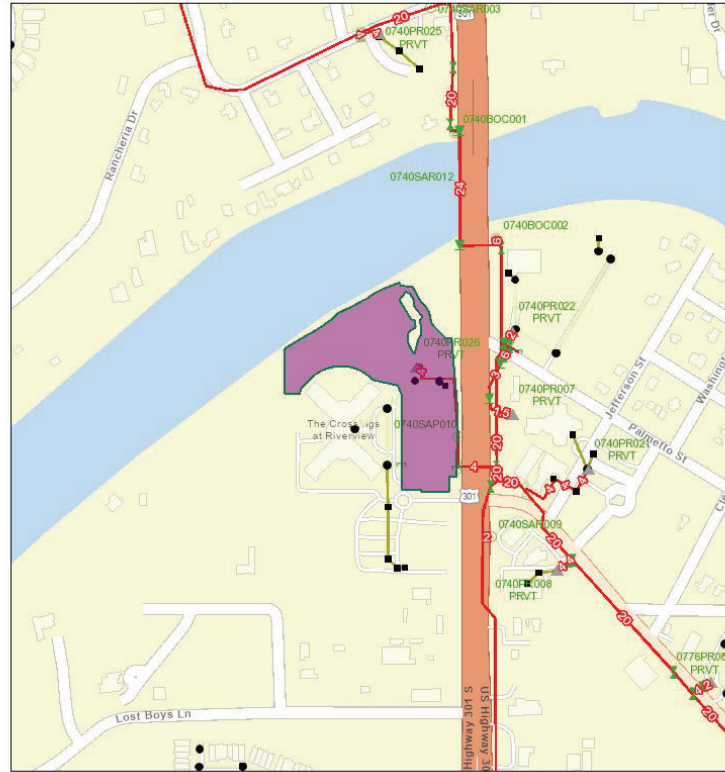
Additional application-specific requirements are listed in Part B.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	15-0678
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0502H
FIRM Panel	12057C0502H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120502B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 013802 Block: 2001
Future Landuse	CMU-12
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 76020.7480



November 19, 2024

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Hillsborough County Florida

Folio: 76020.7480
PIN: U-17-30-20-C22-000000-A0000.1
Andrew Landing Ltd
Mailing Address:
 1649 Atlantic Blvd
 null
 Jacksonville, FL 32207-3346
Site Address:
 8435 S 301 Hwy
 Riverview, FL 33578-
SEC-TWN-RNG: 17-30-20
Acreage: 5.09322
Market Value: \$1,541,688.00
Landuse Code: 1000 VACANT COMM.

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
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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