



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-1372	
LUHO HEARING DATE: March 21, 2022	CASE REVIEWER: Carla Shelton Knight

REQUEST: The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on March 1, 2022, is to allow for construction of retaining walls, buildings, parking spaces and drive lanes within the 30-foot Wetland Conservation Area setback. The applicant also requests a variance from the Parking Standards requirement, Section 6.05.02.E of the LDC, to reduce the number of required parking spaces.

SUMMARY OF VARIANCE(S):

Wetland Setback

- 1) Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests construction of a portion of two buildings, retaining walls, parking spaces and driving lanes within the 30-foot wetland conservation area setback. The applicant requests up to a 30-foot reduction of the setback to allow for a setback of 0 feet in some areas.

Parking Reduction

- 1) Per LDC Sec 6.05.02.E, parking requirements for multi-family developments are as follows: 1.50 spaces for every one-bedroom apartment, and 2.0 spaces for every apartment with two or more bedrooms. The subject development is proposing 228 one-bedroom units and 108 two-bedroom units, which results in a total parking requirement of 558 spaces. The applicant requests a 62-space reduction to the total parking requirement to allow 496 total spaces, which will include 30 ADA compliant spaces. This represents a reduction from an average of 1.66 spaces per unit to an average of 1.47 spaces per unit. However, some of the spaces that are to be provided are located in wetland setback areas and therefor are dependent upon approval of the requested wetland setback variance.

Findings

- 1) The plans submitted with this variance request show proposed wetland impacts that have not yet been approved by the Environmental Protection Commission (EPC).
- 2) The applicant has submitted a general Wetland Setback Compensation Planting Plan. This plan proposes a compensation planting area in excess of the required square footage. At the time of the Site Construction Plan review, a more detailed compensation planting plan that includes the species, size and location of specific plantings will be required to be submitted.
- 3) The applicant has the option of using LDC Sec. 6.05.02.G Determination for Unlisted Uses or Alternative Parking process to request a reduced parking rate through an administrative process. Under the current process this application does not provide an ITE or parking study, as delineated by Sec. 6.05.02.G.

Variance 21-1372
March 21, 2022
Page Two:


DISCLAIMER:

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

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

The Development Services Natural Resources Section has no objections with the result contingent upon the Land Use Hearing Officer's acceptance and referral to the submitted site plan.

Attachments: Site Plan

ADMINISTRATOR'S SIGN-OFF




**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: VAR-WS 21-1372 **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-WS 21-1372 Applicant's Name: Alliance Realty Partners, LLC

Reviewing Planner's Name: Carla Shelton Knight Date: 03/01/2022

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): 03/21/2022

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 next 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 next page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcfllgov.net

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@hcfllgov.net.

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

Carla C. Walden
Signature

3/1/22
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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application VAR-WS 21-1372

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: Carel C. Waelder 3/1/22
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
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16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
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18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 10px; margin-top: 5px;"> <p>Additional detail added to Summary of Site Plan Revisions for Revised Site Plan filed on 2-28-22.</p> </div>

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

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**Sabal Park
10810 E. Dr. Martin Luther King Jr. Blvd.
4206 Williams Road
Tampa, Florida**

Wetland Setback Variance Application: VAR-WS 21-1372

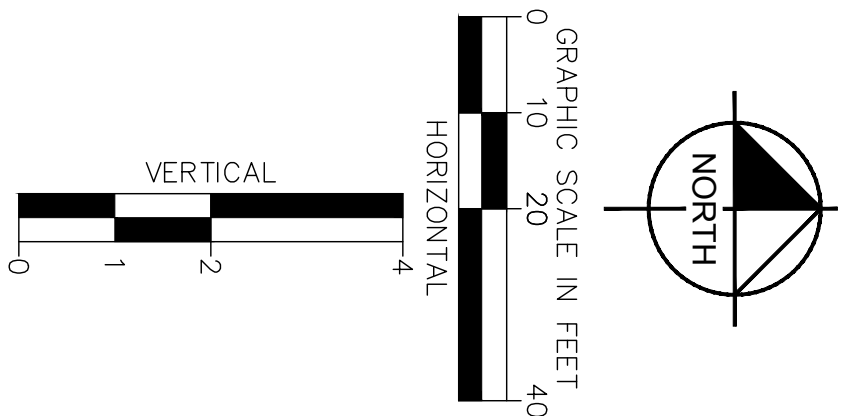
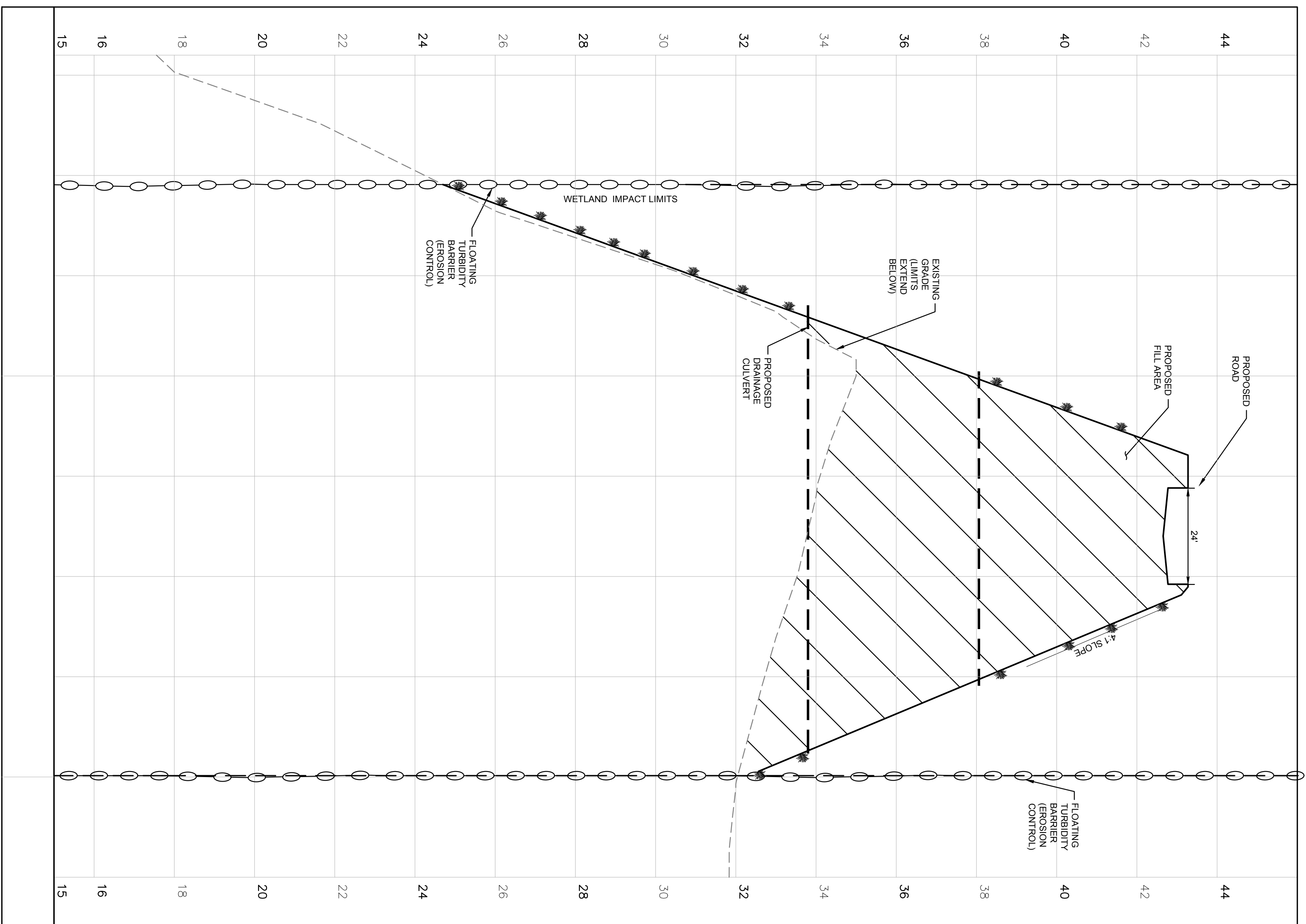
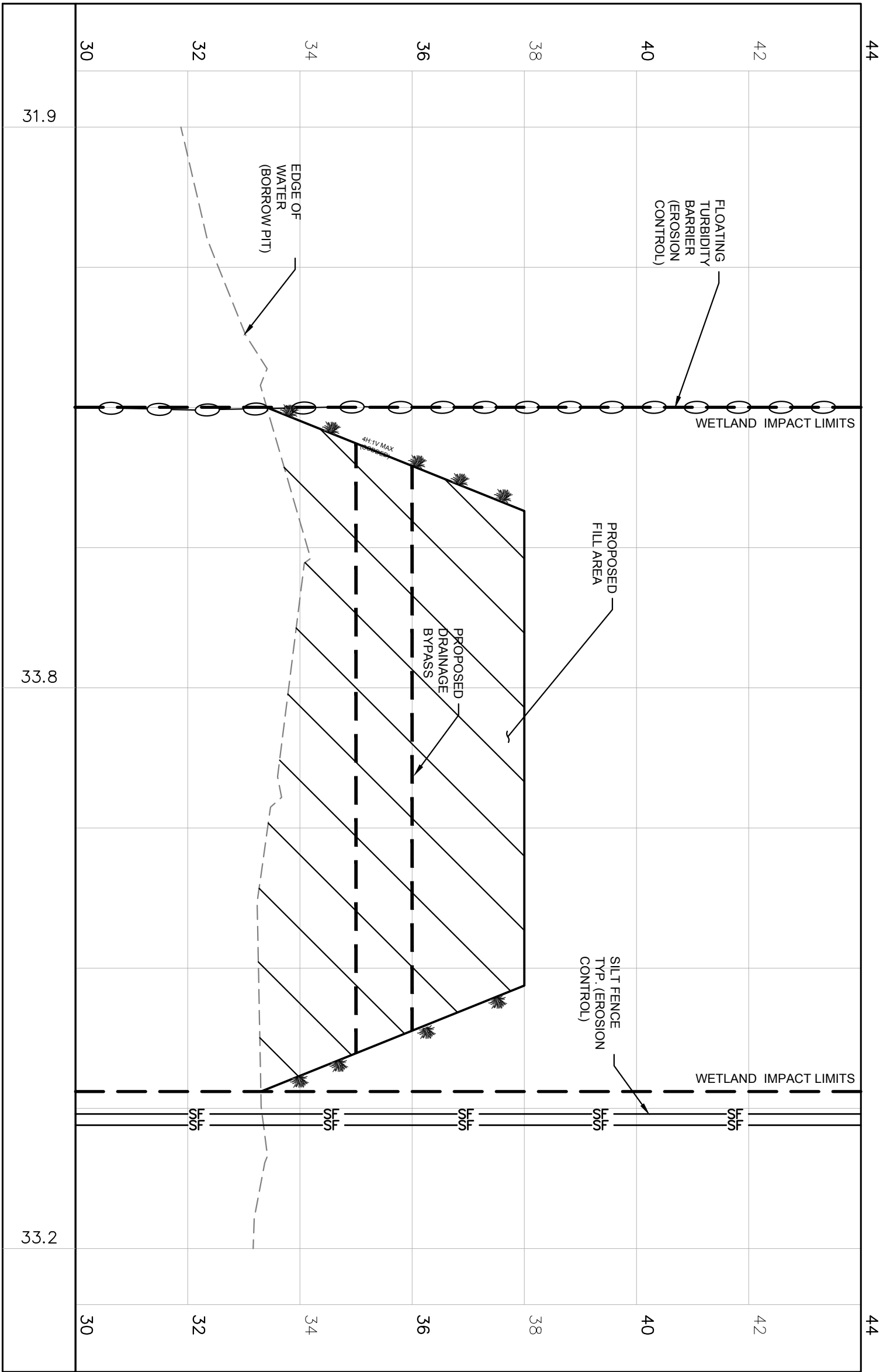
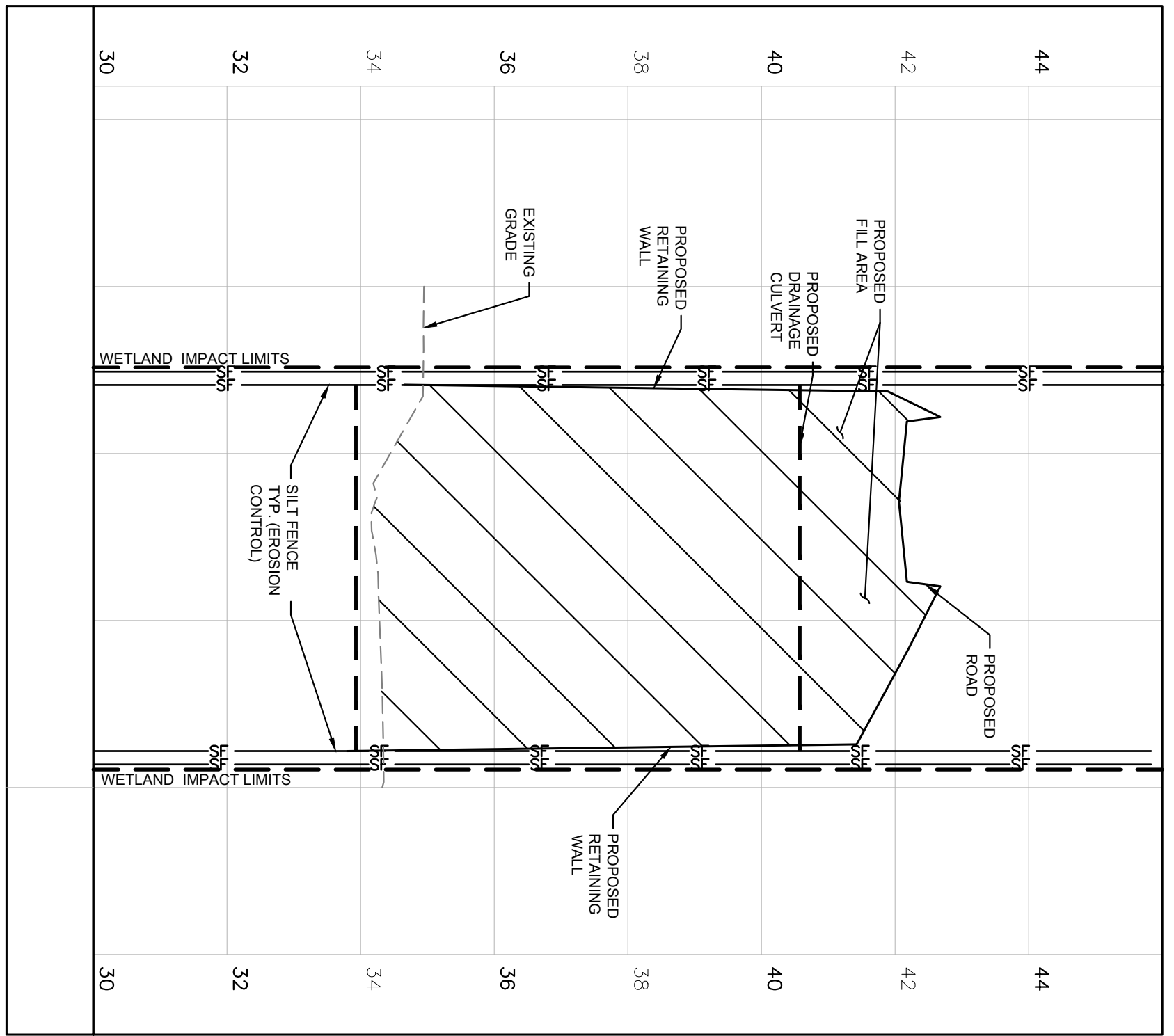
SUMMARY OF SITE PLAN REVISIONS

February 28, 2021

The following revisions have been made to the site plan:

- Removed 5 buildings and adjusted location of buildings;
- Reoriented parking lot;
- Adjusted location of north-south access road;
- Removed parking islands in some areas; and
- Added stormwater detention pond locations.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GROUNDWATER / DEWATERING NOTE:
 THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR GROUNDWATER MONITORING AND DEWATERING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING DRAINAGE AND GROUND WATER MANAGEMENT TO AVOID RENEWAL OF SOILS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
sunshine11.com

FOR PERMITTING PURPOSES ONLY 21-13172

DATE: 2/28/2022 PROJECT NO.: 145117000 SHEET NUMBER: EX-2		SABAL PARK PREPARED FOR ALLIANCE RESIDENTIAL HILLSBOROUGH COUNTY FLORIDA		CROSS SECTIONS		SCALE: AS NOTED DESIGNED BY: JAB DRAWN BY: JAB CHECKED BY: DMB		DESIGN ENGINEER: NATHAN Q. LEE, P.E. FL LICENSE NUMBER: 69843 DATE:		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		REVISIONS No. DATE	
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(Must be signed by applicant or authorized representative)

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Wetland Setback Variance Application: VAR-WS 21-1372

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Wetland Setback Variance Request
Revised February 28, 2022

A. Variance Request - Project Narrative

Alliance Realty Partners, LLC (“**Applicant**”) is requesting two variances for the real property located at 10810 East Dr. Martin Luther King Jr. Blvd. and 4206 Williams Rd. (Folio Nos. 065053.0000 and 065054.0000) (“**Property**”). The Property is owned by SJ MLK LLC but the Applicant has the Property under contract. The requested variances are from the following provisions within the Hillsborough County Land Development Code:

1. **Section 4.01.07.B** – Environmentally Sensitive Areas—Wetlands and Natural Water Bodies
2. **Section 6.05.02.E** – Parking and Loading Standards

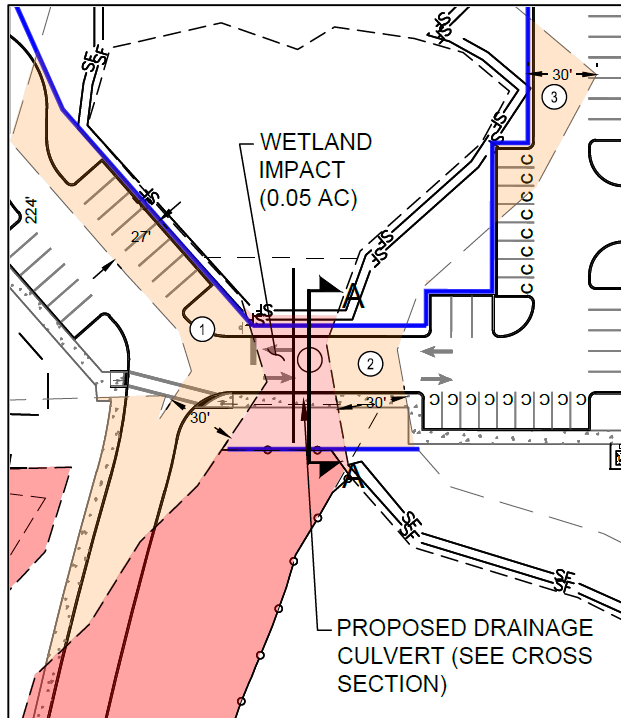
The Property has a future land use designation of UMU-20 and is zoned PD 20-0382. The zoning allows for three distinct development options. As currently proposed, the Applicant is seeking to develop the Property under Option 3, which allows for a maximum of 348 multi-family residential units (“**Project**”) (although the maximum permitted density under the Comprehensive Plan allows for 418 multi-family units). Under the proposed site plan, the Applicant is seeking 336 units. All units will constitute workforce housing by maintaining rents within 80%–120% of the area median income. Alliance is an established multi-family developer with a history of providing workforce housing to communities across the nation.

With Tampa Bay seeing some of the fastest growing rents in the nation, workforce housing is important now more than ever to provide housing affordable to average workers. See <https://www.tampabay.com/news/real-estate/2021/07/19/tampa-bays-rent-rising-faster-than-any-other-metro-area-this-year/>; <https://www.abcactionnews.com/news/price-of-paradise/tampa-renters-to-demand-solutions-to-skyrocketing-rent-prices>; <https://www.tampabay.com/news/pinellas/2022/02/02/florida-renters-scramble-for-shelter-as-affordable-housing-erodes/>.

The Applicant is currently undergoing preliminary site plan review with Hillsborough County Planning & Growth Management – Natural Resources staff. During the preliminary site plan review process, the Applicant was advised that an encroachment into the 30-foot wetland setback line existed. The Applicant is requesting **a variance of the requirements under Section 4.01.07.B, Hillsborough County Land Development Code** in order to be in compliance with Section 4.01.07B. A copy of the Wetland Impact Exhibit is attached hereto as **Attachment “1.”** The Applicant seeks a wetland encroachment variance as follows:

IMPACT AREAS 1, 2 & 3

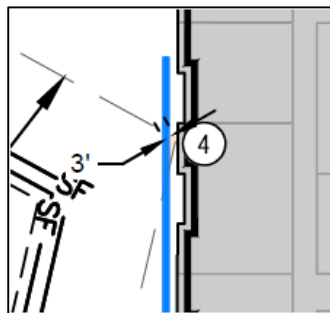
Request for Impact Areas 1, 2, & 3: Reduce wetland buffer setback from 30' to 0' (a reduction of 30').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 4

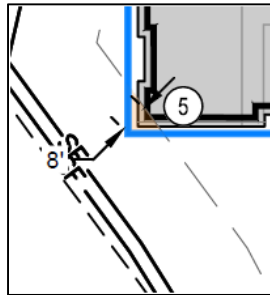
Request for Impact Area 4: Reduce wetland buffer setback from 30' to 27' (a reduction of 3').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 5

Request for Impact Area 5: Reduce wetland buffer setback from 30' to 22' (a reduction of 8').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 6

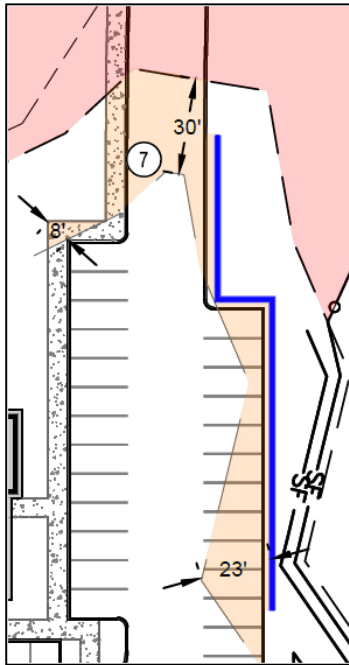
Request for Impact Area 6: Reduce wetland buffer setback from 30' to 21' (a reduction of 9').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 7

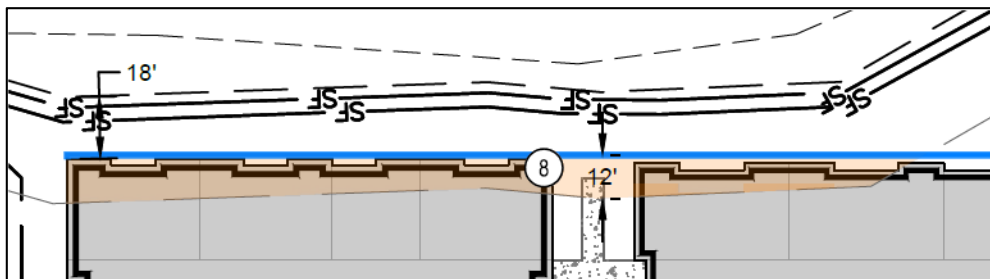
Request for Impact Area 7: Reduce wetland buffer setback from 30' to 0' (a reduction of 30').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 8

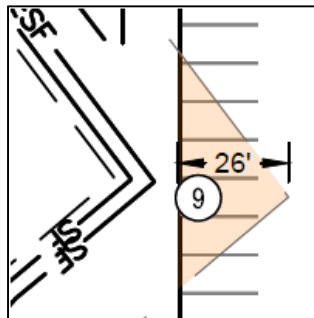
Request for Impact Area 8: Reduce wetland buffer setback from 30' to 12' (a reduction of 18').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 9

Request for Impact Area 9: Reduce wetland buffer setback from 30' to 4' (a reduction of 26').

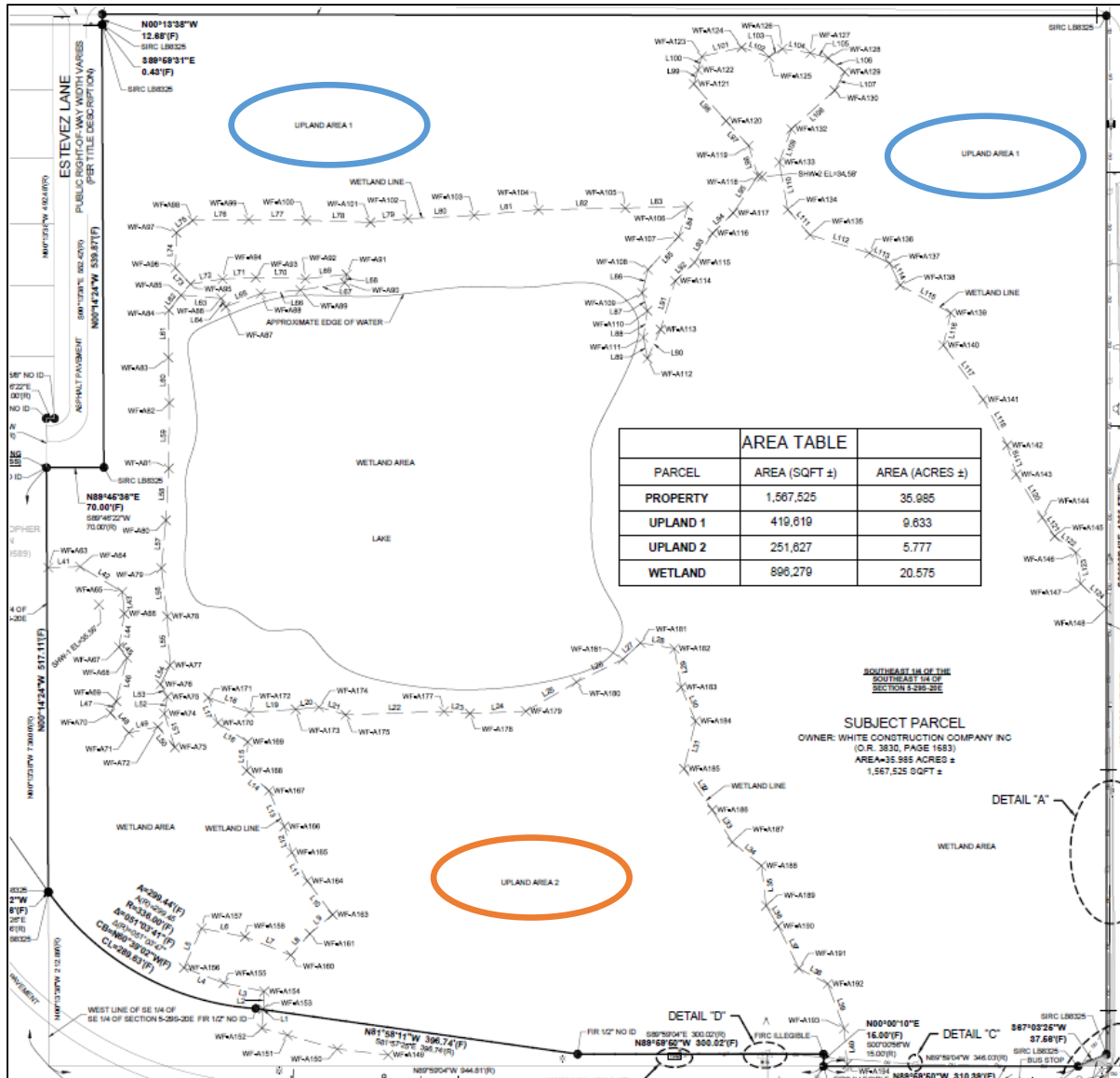


Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

B. Variance Criteria Response – Wetland Buffer Impacts

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

The Property is ± 35.985 acres with ± 20.575 acres of wetlands or a manmade lake. Therefore, over half of the Property (57%) is a wetland area or a manmade lake. The wetland area and manmade lake are generally located in the center of the Property, leaving two distinct areas of uplands along the northern edge of the Property (“Upland Area 1”; blue circle below) and along the southern central area of the Property (“Upland Area 2”; orange circle below).



Excerpt from SWFWMD Approved Wetland/Surface Water Boundary

The Upland Area 2 may only be accessed internally from the site because the south edge of the Property is bordered by the I-75 on-ramp and Dr. Martin Luther King Blvd., which cannot accommodate a driveway due to the proximity to the I-75 on-ramp and intersection with Williams Road.

The manmade lake was created as a borrow pit for the construction of I-75 and is primarily located on the western side of the Property. Never intended to hold stormwater, the borrow pit was used for construction during an expansion of I-75.

Because of the large amount of wetlands on the Property, wetland buffer requirements significantly reduce the buildable area on the Property. Although the Applicant has successfully designed the Project to eliminate all actual wetland impacts (with the exception of two vital access roads), the Project encroaches into the wetland setback areas in certain “Impact Areas,” as described above.

The Project has been designed to include the minimum drive aisles, parking stall, building distance separations, and sidewalk widths to minimize encroachments into the wetland buffer areas. Further, the buildings were increased from three stories to four stories in order to remove some buildings causing encroachment into the wetland buffer area. When the variance was initially submitted, 14 buildings were proposed with one clubhouse. Now, only nine buildings are proposed with one clubhouse.

The purpose of a wetland buffer is to provide water quality protection for the wetland by allowing pollutants within stormwater to filter out within the buffer area. The Project provides **mitigating factors** for the wetland buffer impacts and continues to meet the intent of the wetland buffer. Most notably, all impacted areas utilize a retaining wall, building stem wall, or curb and gutter to direct all stormwater to the stormwater detention areas for treatment before it enters the wetland area. Additionally, a retaining wall is a permissible structure within a wetland buffer per Section 4.01.07.B.4 and impervious areas upland of the retaining walls do not always require variances. Further, roadways essential for access are permissible structures within wetland buffers. Accordingly, some areas may not require a variance. However, a variance is being sought for all wetland setback encroachments in an abundance of caution.

An environmental study has been performed and showed that there are no endangered species or significant habitat on the Property.

Overall, the vast wetlands and manmade lake combined with the inability to access Upland Area 2 except from Upland Area 1 creates a hardship and practical difficulty which are unique and singular to the Property and not suffered in common with other property similarly located.

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.

Section 4.01.07.B of the LDC requires a 30-foot setback from the wetland area. Considering the vast extent of wetlands on the Property, a significant portion of the Property is restricted from development. The Applicant seeks to place parking areas, vital drive aisles, and buildings within the wetland setback buffer. These structures are typical and are enjoyed by other properties within the same district as the subject Property.

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

The variance from the wetland setback buffer is internal to the site only and is not along any common property boundaries. Further, the Applicant is not seeking any variances from the stormwater requirements and intends to fully comply therewith. Accordingly, the variance will not substantially interfere with or injure the rights of others because no other property will be impacted.

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

The variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan. The Project does not directly impact the wetland, with the exception of the

vital access roadways. Direct wetland impacts must be approved separately by Hillsborough County Environmental Protection Commission.

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 variance is not the result of an illegal action by the Applicant and is not the result of a self-imposed hardship. The Property contains a manmade lake created from construction related to I-75 as well as vast wetland areas. The Applicant has designed a Project which would not impact the wetland (except for the vital access roads). The Project will only impact the wetland buffer in limited areas, as described above.

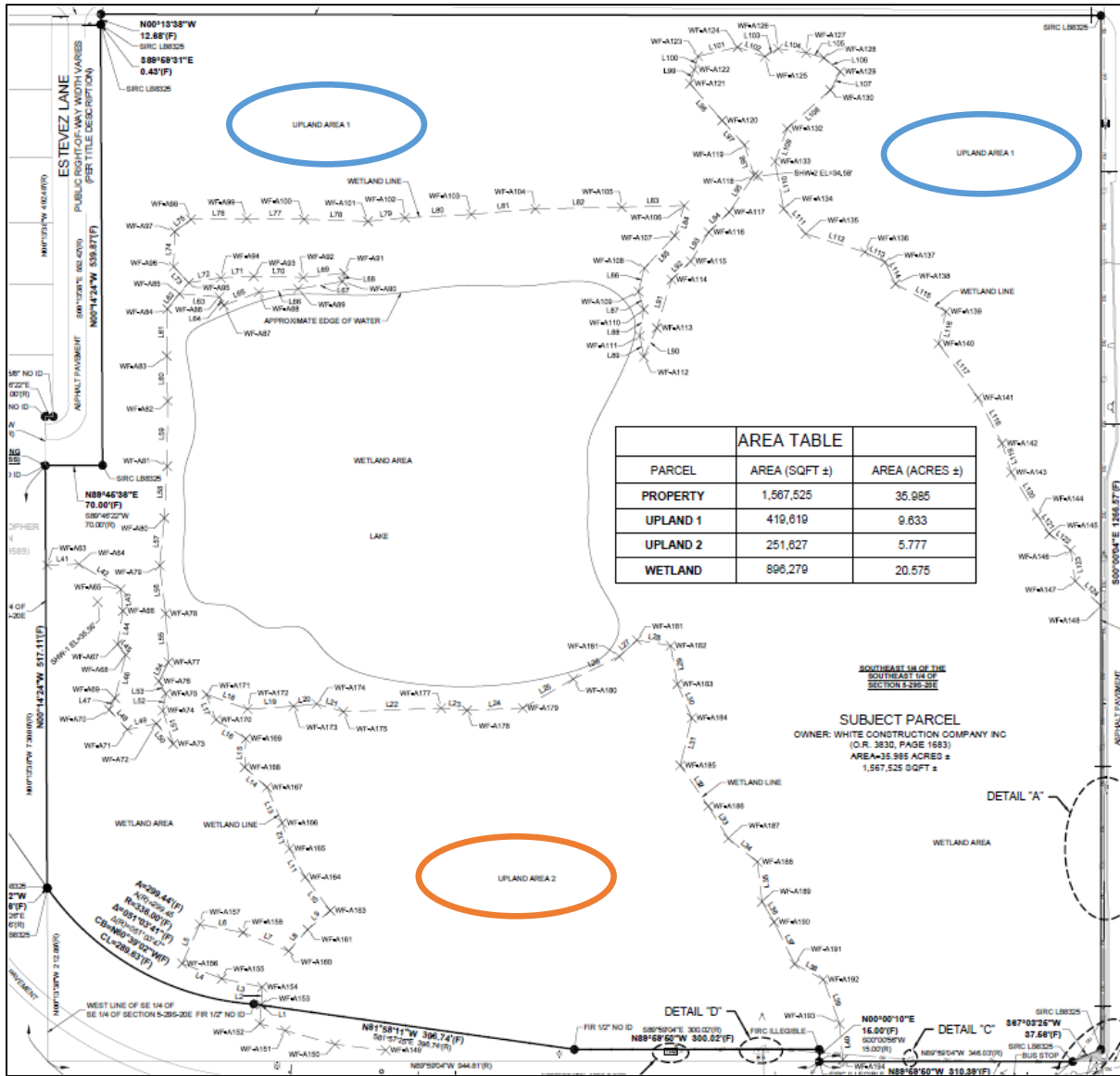
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Granting of the variance will allow for the development of 336 units of workforce housing. Substantial justice will be done and public benefits secured with the granting of the variance.

C. Variance Criteria Response – Parking Reduction

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

The Property is ± 35.985 acres with ± 20.575 acres of wetlands or a manmade lake. Therefore, over half of the Property (57%) is a wetland area or a manmade lake. The wetland area and manmade lake are generally located in the center of the Property, leaving two distinct areas of uplands along the northern edge of the Property (“Upland Area 1”; blue circle below) and along the southern central area of the Property (“Upland Area 2”; orange circle below).



Excerpt from SWFWMD Approved Wetland/Surface Water Boundary

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The manmade lake was created as a borrow pit for the construction of I-75 and is primarily located on the western side of the Property. Never intended to hold stormwater, the borrow pit was used for construction during an expansion of I-75.

Because of the large amount of wetlands on the Property, wetland buffer requirements significantly reduce the buildable area on the Property. A reduction of 62 parking spaces will considerably reduce the wetland buffer impacts as all of those 62 parking spaces would be located within a buffer area.

Overall, the vast wetlands and manmade lake create a hardship and practical difficulty which are unique and singular to the Property and not suffered in common with other property similarly located. In an effort to eliminate all avoidable direct wetland impacts and reduce the extent of wetland buffer impacts, a parking variance is being sought.

This variance requests a reduction from 558 parking spaces to 496 parking spaces, a reduction of 62 parking spaces. The mandatory minimum ADA parking spaces (30) are being provided.

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.

Section 6.05.02.E of the LDC requires 1.5 spaces for each one bedroom unit and 2.0 spaces for each two bedroom unit. A reduction of 62 parking spaces will considerably reduce the wetland buffer impacts as all of those 62 parking spaces would be located within a buffer area. Under the LDC-mandated amount, approximately 1.6 parking spaces must be provided per unit (558 spaces/336 units). As requested by the variance, approximately 1.4 parking spaces are being provided per unit (496 spaces/336 units).

Approximately 21 parking spaces are already proposed to be located within the wetland buffer (variance to wetland buffer being sought in those limited areas). Considering the vast extent of wetlands on the Property, a significant portion of the Property is restricted from development. A literal requirement of the LDC would require impacts to the wetland buffer. The two variances requested (parking reduction and wetland buffer encroachment) seek a balance between the two—the Applicant does not intend to reduce parking such that the residents do not have sufficient parking and the Applicant does not intend to encroach upon the wetland buffer except as minimally necessary.

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

The variance sought will not interfere with the rights of others and other properties will not be impacted. The Property is self-contained and there is no risk of residents parking outside of the Property.

4. Explain how the variance is in harmony with and services 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 variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan. The Project will provide workforce housing (80%-120% AMI), which is consistent with several Goals, Objectives, and Policies of the Hillsborough County Comprehensive Plan, including Housing Element Goal 2 and Future Land Use Element Objective 20. Further, two transit stops are located within 1.25 miles of the Property, providing access to two transit routes. Additionally, grocery stores, drug stores, fast food restaurants, churches, daycares, and other neighborhood-serving commercial uses are located within 0.5 to 0.75 miles of the Property.

Moreover, the project proposes one parking space per bedroom plus 52 spaces for visitors (11% of total parking spaces). This amount of parking is above industry standard (228 1-bedroom, 108 2-bedroom = 444 beds; 496-444=52 visitor spaces).

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.

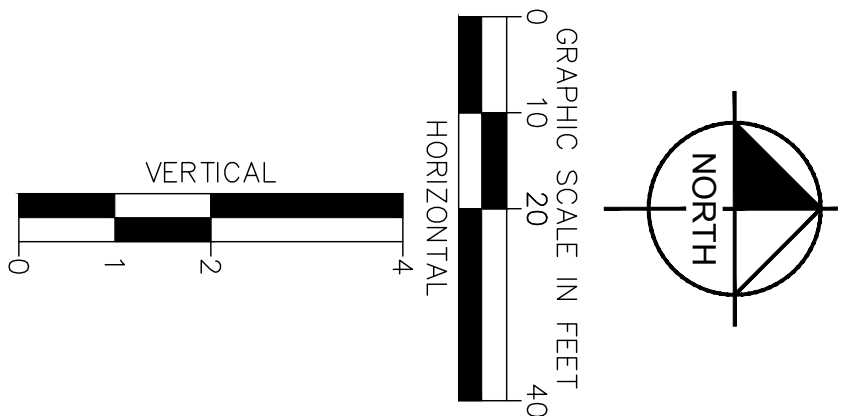
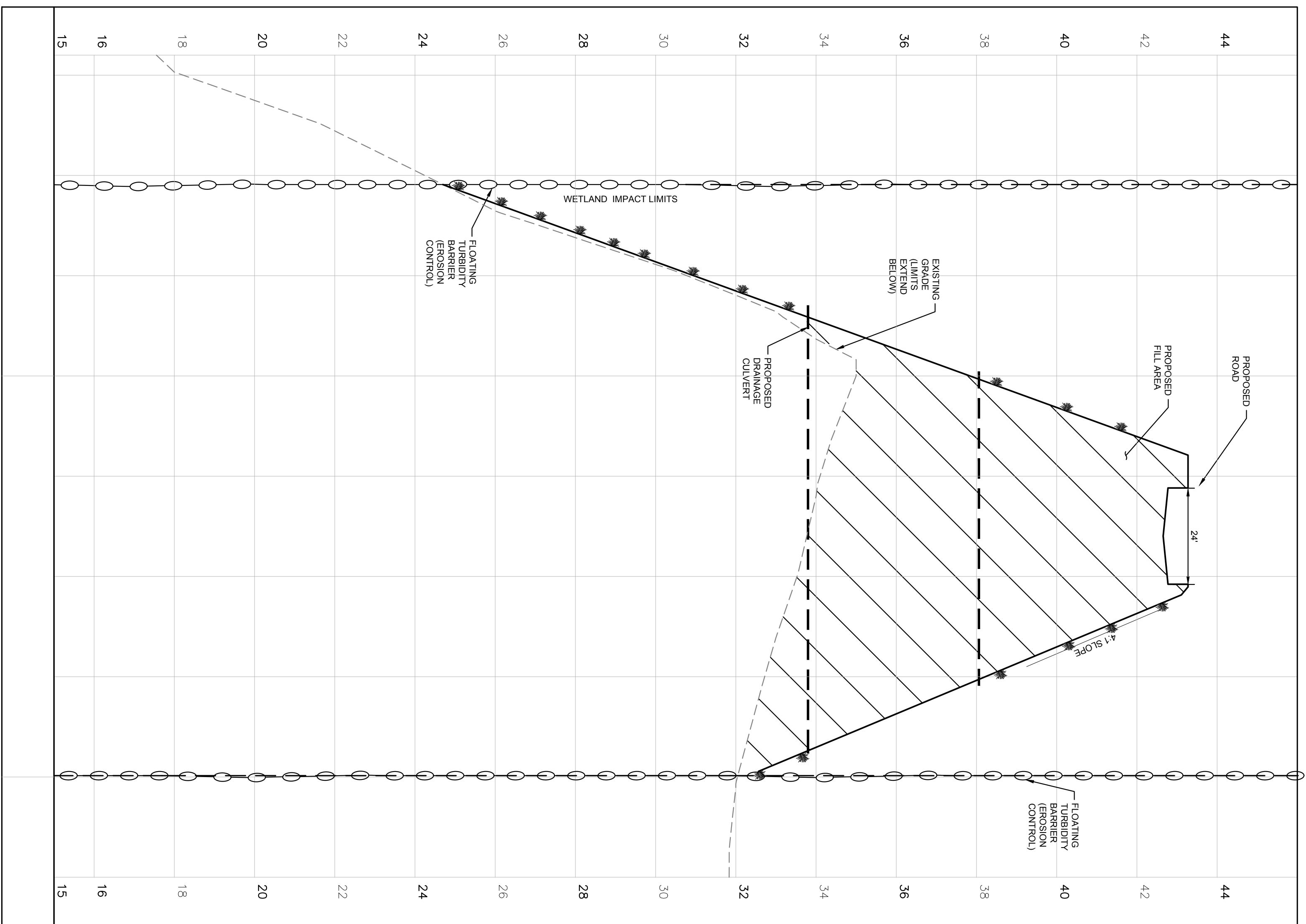
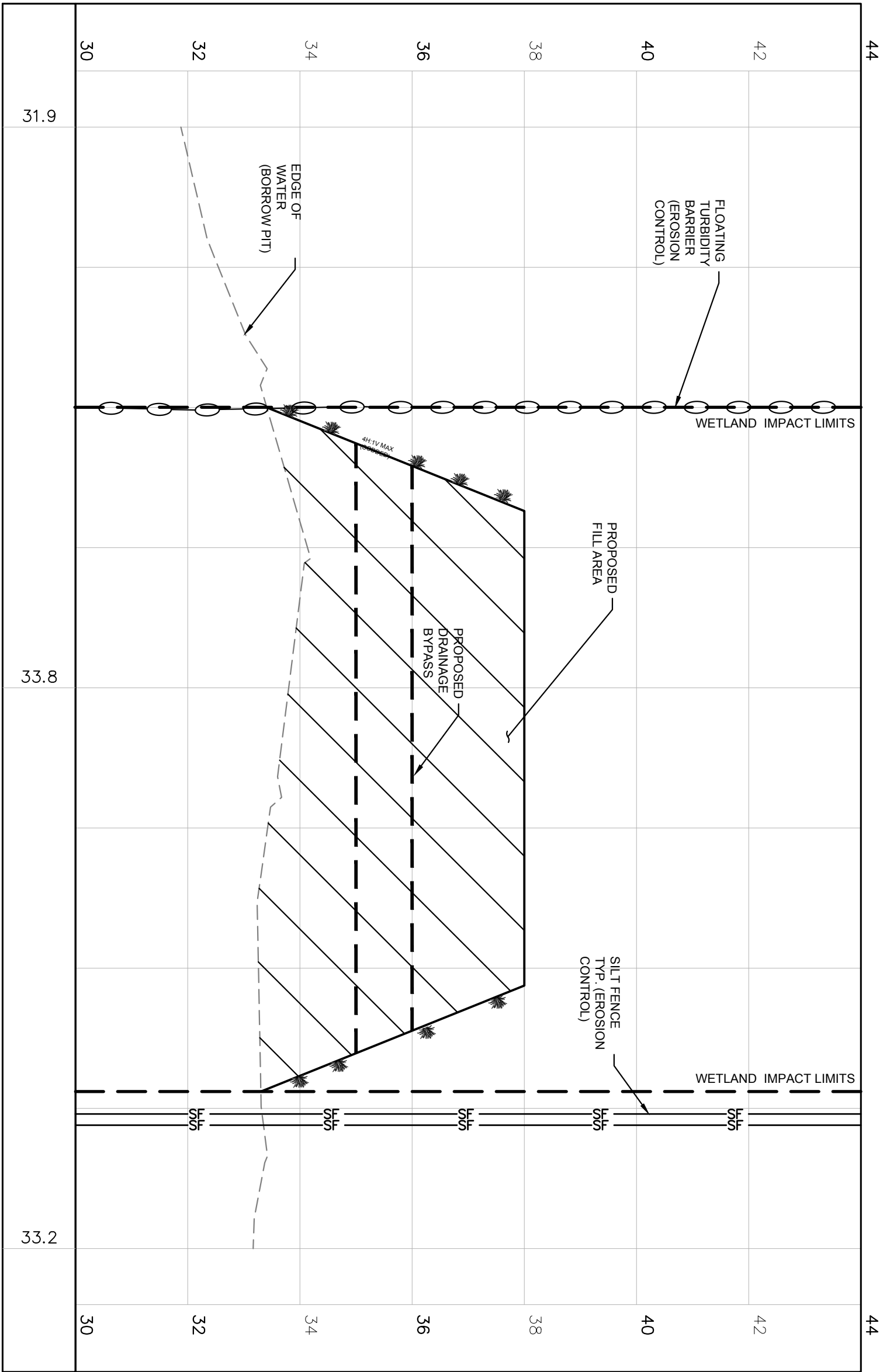
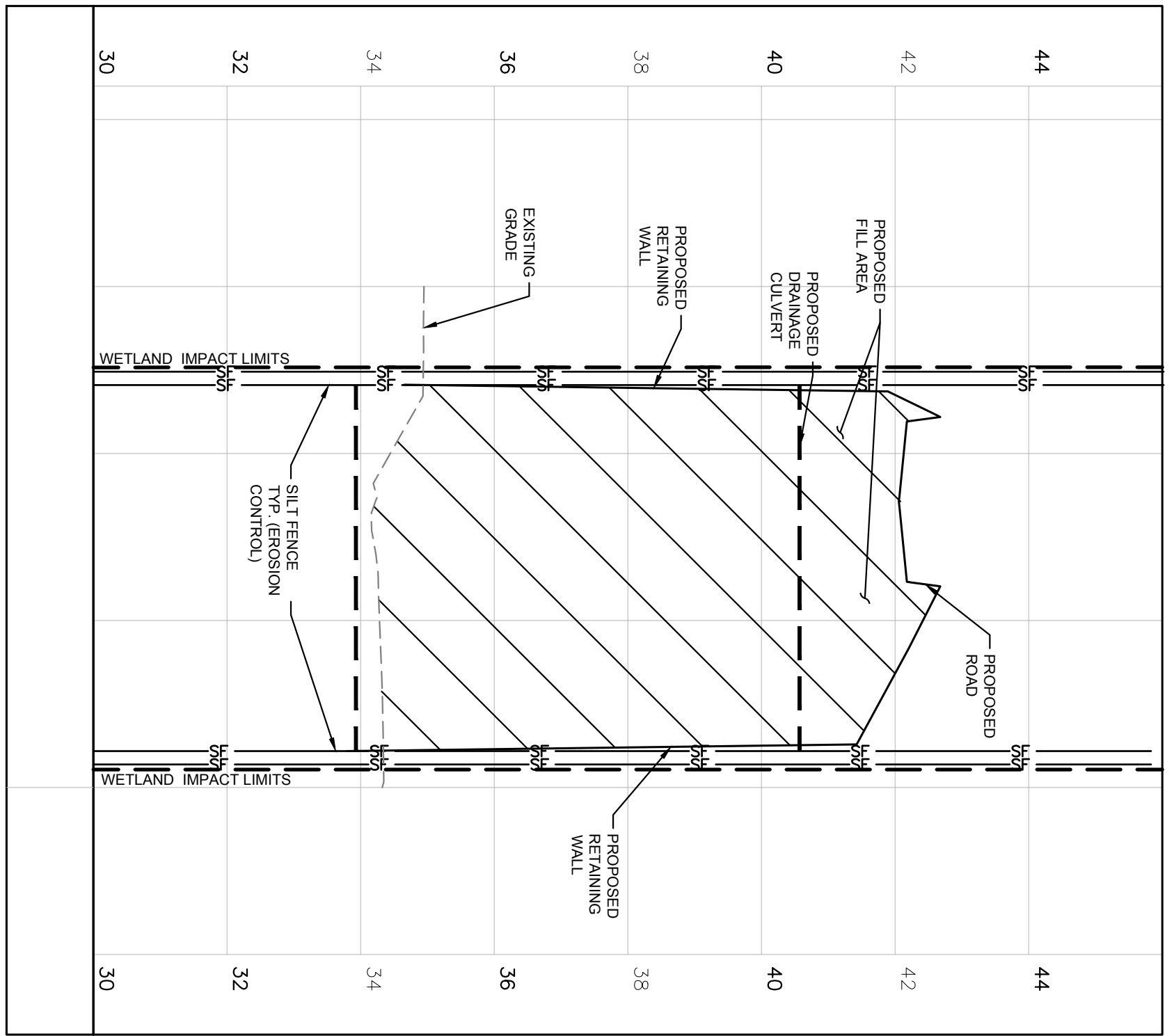
The variance is not the result of an illegal action by the Applicant and is not the result of a self-imposed hardship. The Property contains a manmade lake created from construction related to I-75 as well as vast wetland areas. The Applicant has designed a Project which would not impact the wetland (except for the vital access roads). The Project will only impact the wetland buffer in limited areas, as described in the variance above. The parking variance seeks to minimize the impacts on the wetland buffer.

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.

Granting of the variance will allow for the development of 336 units of workforce housing. Substantial justice will be done and public benefits secured with the granting of the variance.

ATTACHMENT 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GROUNDWATER / DEWATERING NOTE:
 THE CONTRACTOR SHALL VERIFY THE GROUNDWATER TABLE AND DEWATERING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING DRAINAGE AND GROUND WATER MANAGEMENT TO AVOID RENEWAL OF SOILS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
sunshine11.com

FOR PERMITTING PURPOSES ONLY 21-13172

DATE: 2/28/2022 PROJECT NO.: 145117000 SHEET NUMBER: EX-2		SABAL PARK PREPARED FOR ALLIANCE RESIDENTIAL HILLSBOROUGH COUNTY FLORIDA		CROSS SECTIONS		SCALE: AS NOTED DESIGNED BY: JAB DRAWN BY: JAB CHECKED BY: DMB		DESIGN ENGINEER: NATHAN Q. LEE, P.E. FL LICENSE NUMBER: 69843 DATE:		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		REVISIONS No. DATE	
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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR-WS 21-1372	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-WS 21-1372 Applicant's Name: Alliance Realty Partners, LLC
 Reviewing Planner's Name: Carla Shelton Knight Date: 03/01/2022

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): 03/21/2022

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 next 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 next page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcfllgov.net

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@hcfllgov.net.

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

Carla C. Walden
Signature

3/1/22
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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application VAR-WS 21-1372

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: Carel C. Waelder 3/1/22
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 10px; margin-top: 5px;"> <p>Additional detail added to Summary of Site Plan Revisions for Revised Site Plan filed on 2-28-22.</p> </div>

*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.

**Sabal Park
10810 E. Dr. Martin Luther King Jr. Blvd.
4206 Williams Road
Tampa, Florida**

Wetland Setback Variance Application: VAR-WS 21-1372

SUMMARY OF SITE PLAN REVISIONS

February 28, 2021

The following revisions have been made to the site plan:

- Removed 5 buildings and adjusted location of buildings;
- Reoriented parking lot;
- Adjusted location of north-south access road;
- Removed parking islands in some areas; and
- Added stormwater detention pond locations.

Wetland Setback Variance Request
Revised February 28, 2022

A. Variance Request - Project Narrative

Alliance Realty Partners, LLC (“**Applicant**”) is requesting two variances for the real property located at 10810 East Dr. Martin Luther King Jr. Blvd. and 4206 Williams Rd. (Folio Nos. 065053.0000 and 065054.0000) (“**Property**”). The Property is owned by SJ MLK LLC but the Applicant has the Property under contract. The requested variances are from the following provisions within the Hillsborough County Land Development Code:

1. **Section 4.01.07.B** – Environmentally Sensitive Areas—Wetlands and Natural Water Bodies
2. **Section 6.05.02.E** – Parking and Loading Standards

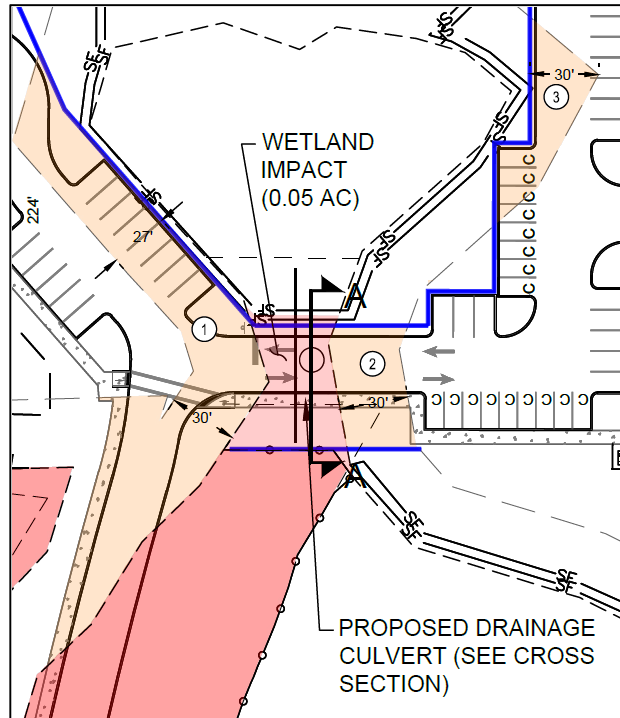
The Property has a future land use designation of UMU-20 and is zoned PD 20-0382. The zoning allows for three distinct development options. As currently proposed, the Applicant is seeking to develop the Property under Option 3, which allows for a maximum of 348 multi-family residential units (“**Project**”) (although the maximum permitted density under the Comprehensive Plan allows for 418 multi-family units). Under the proposed site plan, the Applicant is seeking 336 units. All units will constitute workforce housing by maintaining rents within 80%–120% of the area median income. Alliance is an established multi-family developer with a history of providing workforce housing to communities across the nation.

With Tampa Bay seeing some of the fastest growing rents in the nation, workforce housing is important now more than ever to provide housing affordable to average workers. See <https://www.tampabay.com/news/real-estate/2021/07/19/tampa-bays-rent-rising-faster-than-any-other-metro-area-this-year/>; <https://www.abcactionnews.com/news/price-of-paradise/tampa-renters-to-demand-solutions-to-skyrocketing-rent-prices>; <https://www.tampabay.com/news/pinellas/2022/02/02/florida-renters-scramble-for-shelter-as-affordable-housing-erodes/>.

The Applicant is currently undergoing preliminary site plan review with Hillsborough County Planning & Growth Management – Natural Resources staff. During the preliminary site plan review process, the Applicant was advised that an encroachment into the 30-foot wetland setback line existed. The Applicant is requesting **a variance of the requirements under Section 4.01.07.B, Hillsborough County Land Development Code** in order to be in compliance with Section 4.01.07B. A copy of the Wetland Impact Exhibit is attached hereto as **Attachment “1.”** The Applicant seeks a wetland encroachment variance as follows:

IMPACT AREAS 1, 2 & 3

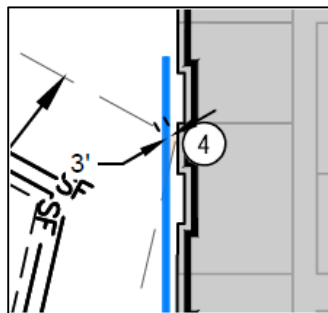
Request for Impact Areas 1, 2, & 3: Reduce wetland buffer setback from 30' to 0' (a reduction of 30').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 4

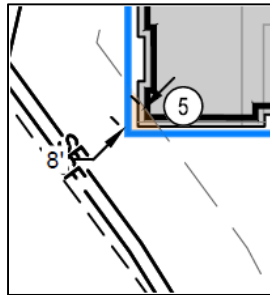
Request for Impact Area 4: Reduce wetland buffer setback from 30' to 27' (a reduction of 3').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 5

Request for Impact Area 5: Reduce wetland buffer setback from 30' to 22' (a reduction of 8').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 6

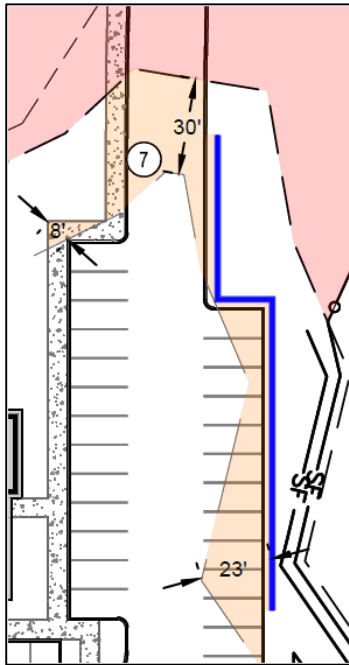
Request for Impact Area 6: Reduce wetland buffer setback from 30' to 21' (a reduction of 9').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 7

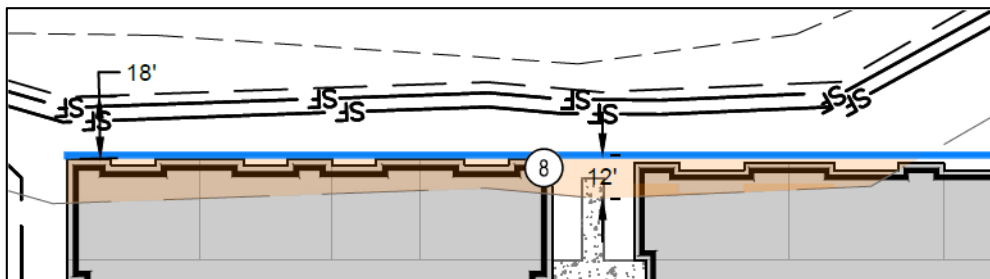
Request for Impact Area 7: Reduce wetland buffer setback from 30' to 0' (a reduction of 30').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 8

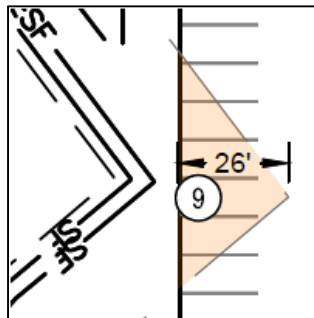
Request for Impact Area 8: Reduce wetland buffer setback from 30' to 12' (a reduction of 18').



Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

IMPACT AREA 9

Request for Impact Area 9: Reduce wetland buffer setback from 30' to 4' (a reduction of 26').

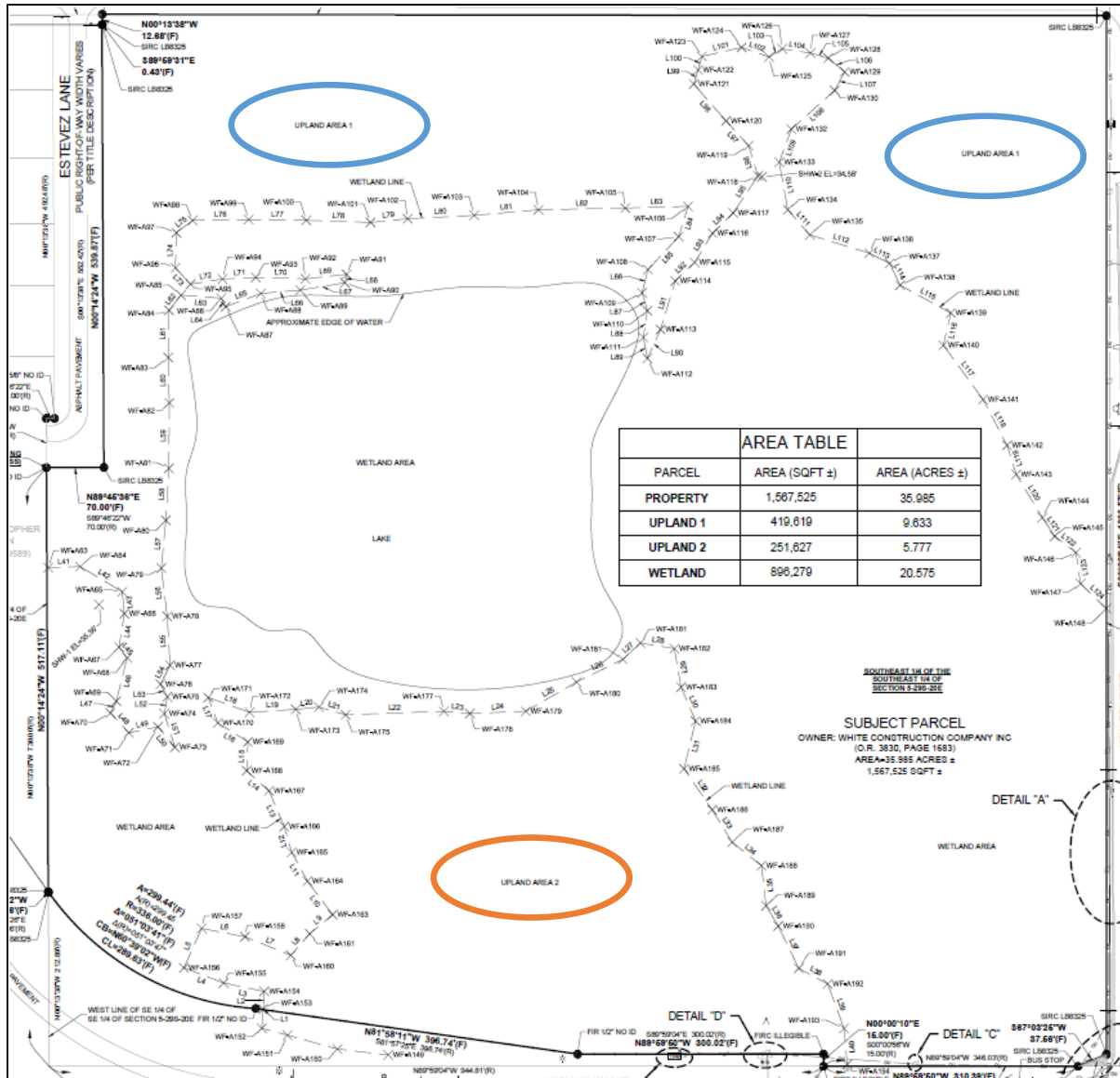


Excerpt from Wetland Buffer Impact Exhibit (Attachment #1)

B. Variance Criteria Response – Wetland Buffer Impacts

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

The Property is ± 35.985 acres with ± 20.575 acres of wetlands or a manmade lake. Therefore, over half of the Property (57%) is a wetland area or a manmade lake. The wetland area and manmade lake are generally located in the center of the Property, leaving two distinct areas of uplands along the northern edge of the Property (“Upland Area 1”; blue circle below) and along the southern central area of the Property (“Upland Area 2”; orange circle below).



Excerpt from SWFWMD Approved Wetland/Surface Water Boundary

The Upland Area 2 may only be accessed internally from the site because the south edge of the Property is bordered by the I-75 on-ramp and Dr. Martin Luther King Blvd., which cannot accommodate a driveway due to the proximity to the I-75 on-ramp and intersection with Williams Road.

The manmade lake was created as a borrow pit for the construction of I-75 and is primarily located on the western side of the Property. Never intended to hold stormwater, the borrow pit was used for construction during an expansion of I-75.

Because of the large amount of wetlands on the Property, wetland buffer requirements significantly reduce the buildable area on the Property. Although the Applicant has successfully designed the Project to eliminate all actual wetland impacts (with the exception of two vital access roads), the Project encroaches into the wetland setback areas in certain “Impact Areas,” as described above.

The Project has been designed to include the minimum drive aisles, parking stall, building distance separations, and sidewalk widths to minimize encroachments into the wetland buffer areas. Further, the buildings were increased from three stories to four stories in order to remove some buildings causing encroachment into the wetland buffer area. When the variance was initially submitted, 14 buildings were proposed with one clubhouse. Now, only nine buildings are proposed with one clubhouse.

The purpose of a wetland buffer is to provide water quality protection for the wetland by allowing pollutants within stormwater to filter out within the buffer area. The Project provides **mitigating factors** for the wetland buffer impacts and continues to meet the intent of the wetland buffer. Most notably, all impacted areas utilize a retaining wall, building stem wall, or curb and gutter to direct all stormwater to the stormwater detention areas for treatment before it enters the wetland area. Additionally, a retaining wall is a permissible structure within a wetland buffer per Section 4.01.07.B.4 and impervious areas upland of the retaining walls do not always require variances. Further, roadways essential for access are permissible structures within wetland buffers. Accordingly, some areas may not require a variance. However, a variance is being sought for all wetland setback encroachments in an abundance of caution.

An environmental study has been performed and showed that there are no endangered species or significant habitat on the Property.

Overall, the vast wetlands and manmade lake combined with the inability to access Upland Area 2 except from Upland Area 1 creates a hardship and practical difficulty which are unique and singular to the Property and not suffered in common with other property similarly located.

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.

Section 4.01.07.B of the LDC requires a 30-foot setback from the wetland area. Considering the vast extent of wetlands on the Property, a significant portion of the Property is restricted from development. The Applicant seeks to place parking areas, vital drive aisles, and buildings within the wetland setback buffer. These structures are typical and are enjoyed by other properties within the same district as the subject Property.

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

The variance from the wetland setback buffer is internal to the site only and is not along any common property boundaries. Further, the Applicant is not seeking any variances from the stormwater requirements and intends to fully comply therewith. Accordingly, the variance will not substantially interfere with or injure the rights of others because no other property will be impacted.

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

The variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan. The Project does not directly impact the wetland, with the exception of the

vital access roadways. Direct wetland impacts must be approved separately by Hillsborough County Environmental Protection Commission.

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 variance is not the result of an illegal action by the Applicant and is not the result of a self-imposed hardship. The Property contains a manmade lake created from construction related to I-75 as well as vast wetland areas. The Applicant has designed a Project which would not impact the wetland (except for the vital access roads). The Project will only impact the wetland buffer in limited areas, as described above.

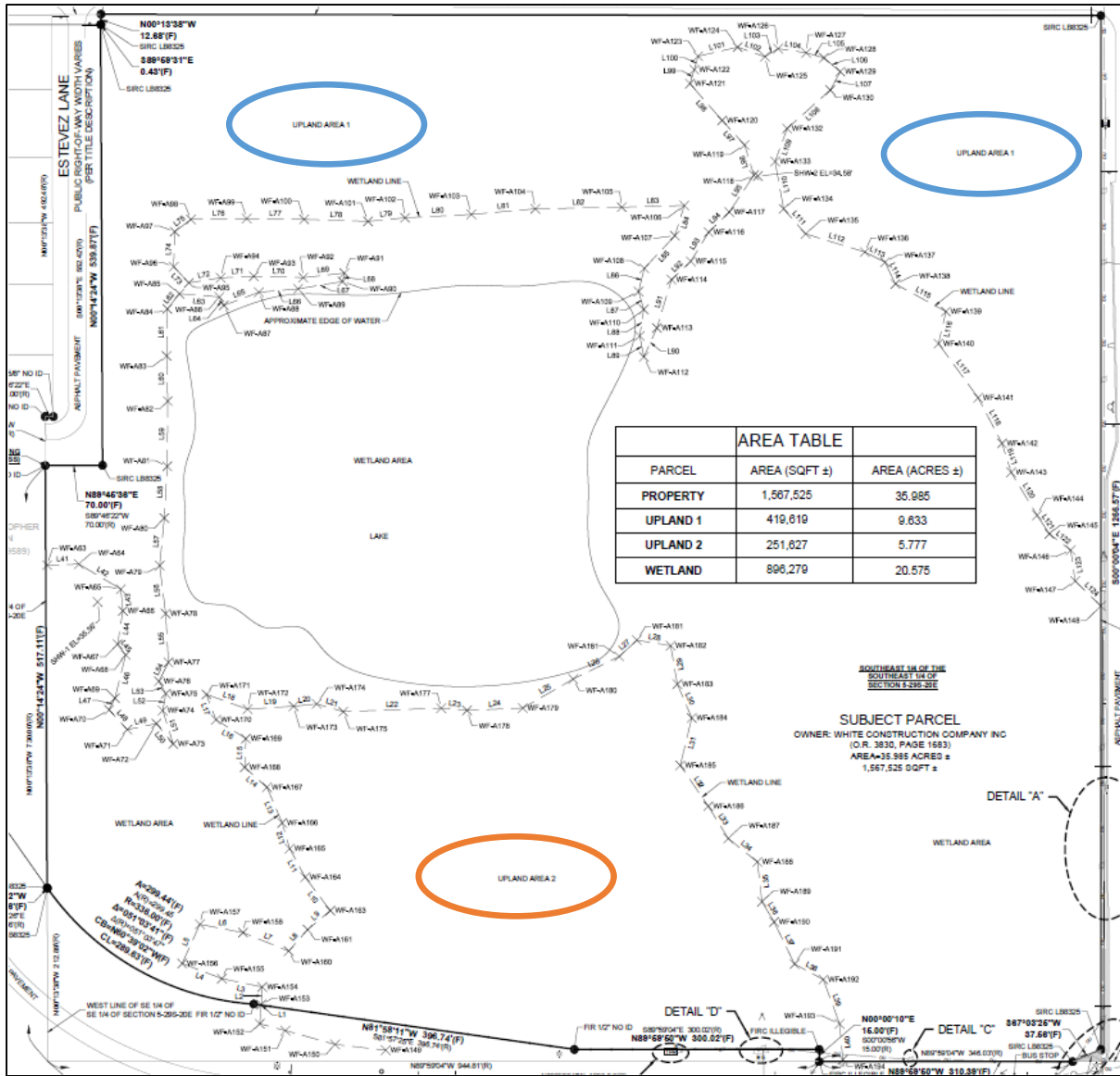
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Granting of the variance will allow for the development of 336 units of workforce housing. Substantial justice will be done and public benefits secured with the granting of the variance.

C. Variance Criteria Response – Parking Reduction

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

The Property is ± 35.985 acres with ± 20.575 acres of wetlands or a manmade lake. Therefore, over half of the Property (57%) is a wetland area or a manmade lake. The wetland area and manmade lake are generally located in the center of the Property, leaving two distinct areas of uplands along the northern edge of the Property (“Upland Area 1”; blue circle below) and along the southern central area of the Property (“Upland Area 2”; orange circle below).



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This variance requests a reduction from 558 parking spaces to 496 parking spaces, a reduction of 62 parking spaces. The mandatory minimum ADA parking spaces (30) are being provided.

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.

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Approximately 21 parking spaces are already proposed to be located within the wetland buffer (variance to wetland buffer being sought in those limited areas). Considering the vast extent of wetlands on the Property, a significant portion of the Property is restricted from development. A literal requirement of the LDC would require impacts to the wetland buffer. The two variances requested (parking reduction and wetland buffer encroachment) seek a balance between the two—the Applicant does not intend to reduce parking such that the residents do not have sufficient parking and the Applicant does not intend to encroach upon the wetland buffer except as minimally necessary.

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

The variance sought will not interfere with the rights of others and other properties will not be impacted. The Property is self-contained and there is no risk of residents parking outside of the Property.

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The variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan. The Project will provide workforce housing (80%-120% AMI), which is consistent with several Goals, Objectives, and Policies of the Hillsborough County Comprehensive Plan, including Housing Element Goal 2 and Future Land Use Element Objective 20. Further, two transit stops are located within 1.25 miles of the Property, providing access to two transit routes. Additionally, grocery stores, drug stores, fast food restaurants, churches, daycares, and other neighborhood-serving commercial uses are located within 0.5 to 0.75 miles of the Property.

Moreover, the project proposes one parking space per bedroom plus 52 spaces for visitors (11% of total parking spaces). This amount of parking is above industry standard (228 1-bedroom, 108 2-bedroom = 444 beds; 496-444=52 visitor spaces).

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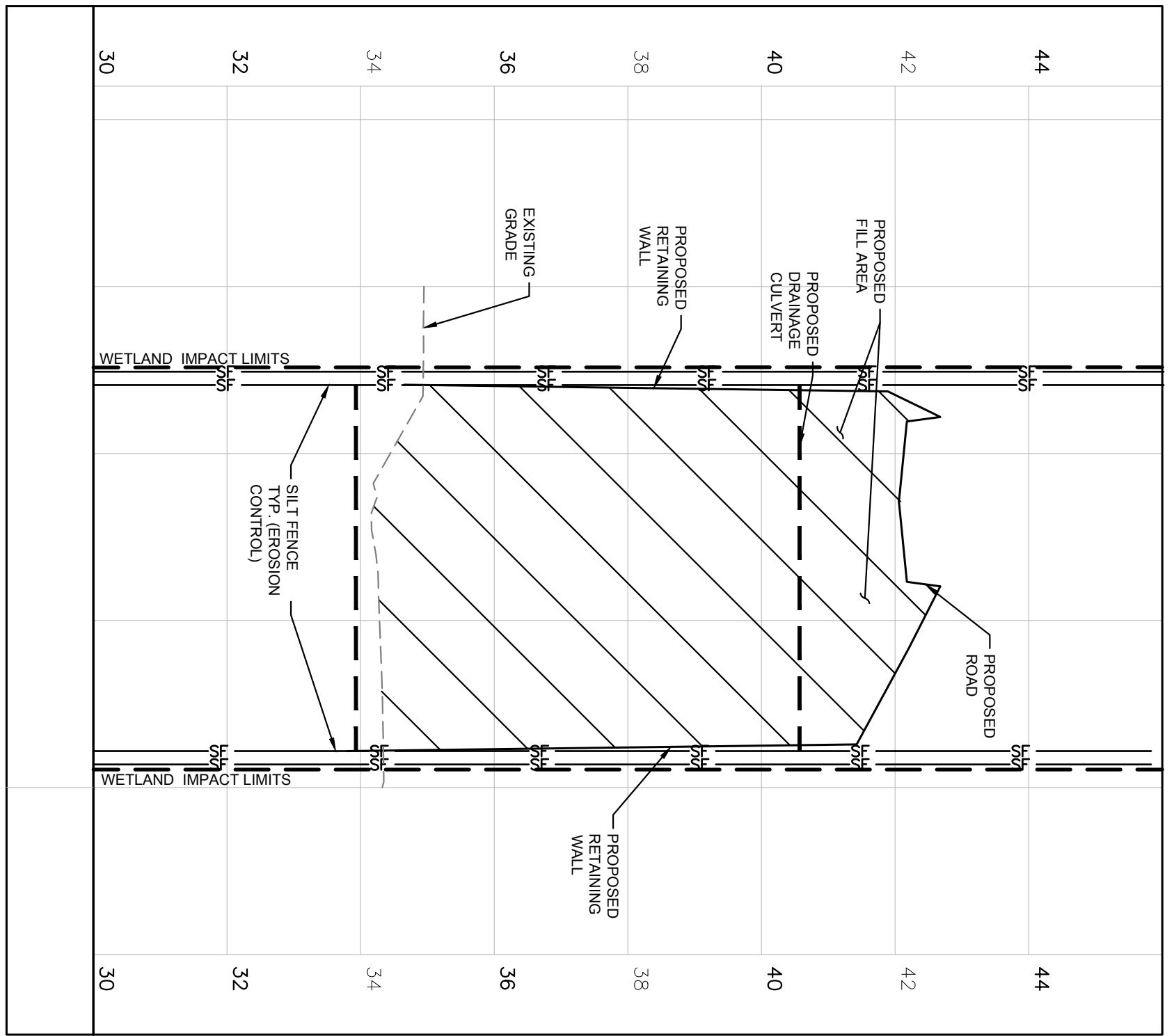
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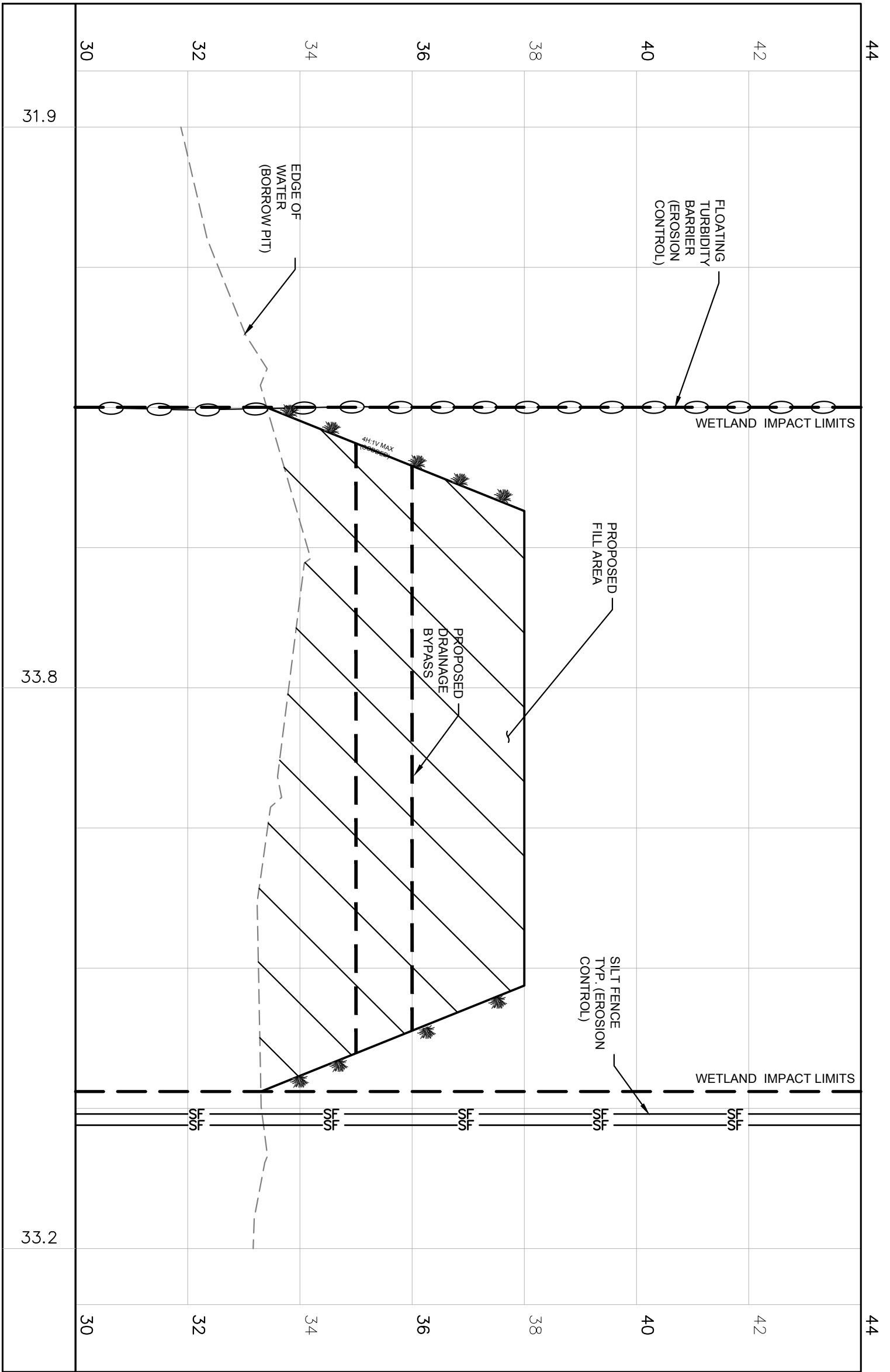
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ATTACHMENT 1

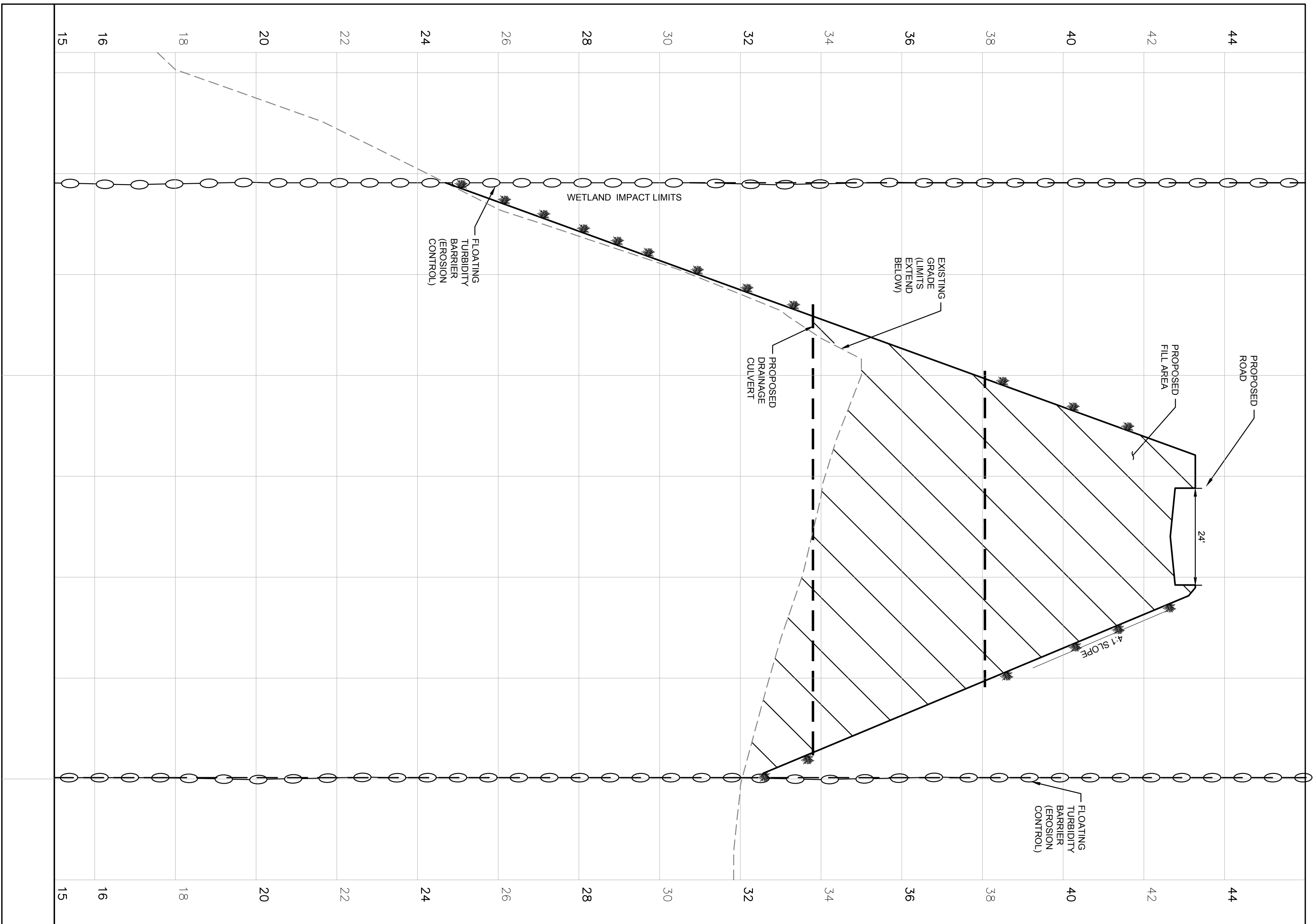
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



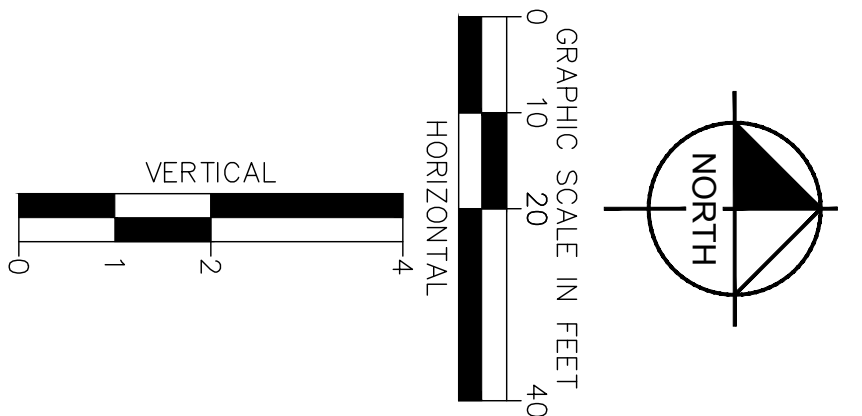
SECTION A-A



SECTION C-C



SECTION B-B



GROUNDWATER / DEWATERING NOTE:
 THE CONTRACTOR SHALL VERIFY THE GROUNDWATER TABLE AND DEWATERING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING DRAINAGE AND GROUND WATER MANAGEMENT TO AVOID RENEWAL OF SOILS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
sunshine11.com

FOR PERMITTING PURPOSES ONLY 21-13172

DATE: 2/28/2022 PROJECT NO.: 145117000 SHEET NUMBER: EX-2		SABAL PARK PREPARED FOR ALLIANCE RESIDENTIAL HILLSBOROUGH COUNTY FLORIDA		CROSS SECTIONS		SCALE: AS NOTED DESIGNED BY: JAB DRAWN BY: JAB CHECKED BY: DMB		DESIGN ENGINEER: NATHAN Q. LEE, P.E. FL LICENSE NUMBER: 69843 DATE:		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		REVISIONS No. DATE	
---	--	---	--	----------------	--	---	--	---	--	---	--	-----------------------	--



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR-WS 21-1372	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-WS 21-1372 Applicant's Name: Alliance Realty Partners, LLC

Reviewing Planner's Name: Carla Shelton Knight Date: 02/28/2022

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): 03/21/2022

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 next 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 next page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcfllgov.net

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@hcfllgov.net.

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

Carol C. Warden
Signature

2/28/22
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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application VAR-WS 21-1372

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: Carol C. Walden 2/28/22
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

- 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):

Tree Survey, WMD approved wetland delineation survey, WMD permit, revised site plan and summary of site plan revisions.

*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.



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-4968
(352) 796-7211 or 1-800-423-1476 (FL only) **Received March 1, 2022**
WaterMatters.org **Development Services**

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 10, 2022

J. D. Alsabbagh, P.E.
8370 West Hillsborough Avenue, Suite 205
Tampa, FL 33615

Subject: **Notice of Intended Agency Action - Approval**
Petition for Formal Determination of Wetlands and Other Surface Waters
Petition No.: 799627/42045632.000
Project Name: MLK/I75 Parcel FWD
County: Hillsborough
Sec/Twp/Rge: S05/T29S/R20E

Dear Permittee:

The Southwest Florida Water Management District (District) has completed its review of the petition for Formal Determination of Wetlands and Other Surface Waters. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the petition.

The File of Record associated with this application can be viewed at www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact Cory Catts at the Tampa Service Office, extension 6104.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Cardno
FDEP Formal JD's



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
TDD only: 1-800-231-6103 (FL only)
On the Internet at WaterMatters.org

Received March 1, 2022
Development Services

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 10, 2022

J. D. Alsabbagh, P.E.
8370 West Hillsborough Avenue, Suite 205
Tampa, FL 33615

Subject: **Notice Agency Action Letter - Approval**
Petition for Formal Determination of Wetlands and Other Surface Waters
Petition No.: 799627/42045632.000
Project Name: MLK/I75 Parcel FWD
County: Hillsborough
Sec/Twp/Rge: S05/T29S/R20E

Dear Permittee:

The Southwest Florida Water Management District (District) is in receipt of your petition for Formal Determination of Wetlands and Other Surface Waters. Based upon a review of the information you submitted, the petition is approved. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the petition described in this letter.

Approved surveys are available for viewing or downloading through the District's Application and Permit Search Tools located at www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, Cory Catts at the Tampa Service Office, extension 6104.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Formal Determination of Wetlands and Other Surface Waters
 Notice of Rights

cc: Cardno
 FDEP Formal JD's

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FORMAL DETERMINATION OF WETLANDS AND OTHER SURFACE WATERS
No. 799627/42045632.000**

EXPIRATION DATE:

January 10, 2027

FORMAL DETERMINATION ISSUED DATE

January 10, 2022

This Formal Determination of Wetlands and Other Surface Waters No. 799627/42045632.000 is issued under the provisions of Section 373.421, Florida Statutes, (F.S.), and 62-330.201, Florida Administrative Code, (F.A.C.). This Formal Determination consists of the District's determination of the locations on the property of the landward extent (boundaries) of wetlands and other surface waters based on the documentation consisting of a certified survey submitted by the Petitioner. This Formal Determination does not authorize any construction activities or constitute conceptual approval of any anticipated projects. Construction, alteration, operation, removal or abandonment of a surface water management system requires a permit from the District pursuant to Rule 62-330.020, Florida Administrative Code, (F.A.C.), and Section 373.413, Florida Statutes, (F.S.), unless exempt pursuant to 62-330.051 or 62-330.0511, F.A.C., or 373.406, F.S. This Formal Determination does not in any way establish boundaries of sovereign submerged lands.

PROJECT NAME:

MLK/175 Parcel FWD

GRANTED TO:

J. D. Alsabbagh, P.E.
8370 West Hillsborough Avenue, Suite 205
Tampa, FL 33615

ABSTRACT: The landward extent of wetlands and/or other surface waters was established by John Bailey of Cardno. These boundaries were identified by applying the rule criteria of Chapter 62-340, F.A.C. Agency review of the site for the potential presence of wetlands and surface waters and verification of the wetland boundaries, was conducted by Environmental Scientist Cory Catts CWE during a site inspection, with John Bailey of Cardno, on August 12, 2021. A certified survey, dated January 26, 2021, signed and sealed by Pierson A. Monetti, Professional Surveyor and Mapper, License #7227, State of Florida, which depicts the wetland boundaries, was received on February 17, 2021. To view the survey, please visit <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> to locate the formal determination record and view the documents associated with this file. The 35.99-acre site contains 20.58 acres of wetlands.

COUNTY:

Hillsborough

SEC/TWP/RGE:

S05/T29S/R20E

PROJECT ACRES:

35.99

**WETLAND AND OTHER
SURFACE WATER ACRES:**

20.58 acres

CURRENT LAND USE:

RESIDENTIAL

DATE PETITION FILED:

February 27, 2020

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Documents depicting the landward extent (boundaries) of wetlands and other surface waters are hereby incorporated into this petition by reference and the Petitioner shall comply with them. These documents are available for viewing or downloading at www.WaterMatters.org.

David Kramer, P.E.

Authorized Signature

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

Prepared by and return to:
Anthony W Surber, Esq.

AWS Title Services, LLC
5326 Van Dyke Road
Lutz, FL 33558

File Number: 19-636

\$2,000,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2021 between **White Holding Company, LLC.**, a Florida limited liability company, f/k/a **White Construction Company, Inc.**, whose post office address is 2811 N. Young Blvd., Chiefland, FL 32626, grantor, and **SJ MLK, LLC**, a Florida Limited Liability Company whose post office address is 8370 W. Hillsborough Ave, Suite 205, Tampa, FL 33615, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

Parcel Identification Number: 065054-0000

and

SE 1/4 of SE 1/4 of Section 5, Township 29 South, Range 20 East, LESS

(A) That part of:

SE 1/4 of SE 1/4 of Section 5, Township 29 South, Range 20 East, described as follows:

COMMENCE on the East line of said Section 5 at a point North 0°02'26" West 30.00 feet from the Southeast corner thereof, run thence North 89°59'04" West 30.00 feet to a point on the North right of way of State Road S-574-A, run thence along said right of way North 89°59'04" West 346.03 feet to the Point of Beginning, continue thence along said right of way North 89°59'04" West 944.81 feet to a point on the West line of the said Southeast 1/4 of the Southeast 1/4, run thence along said West line North 0°13'38" West 212.89 feet, thence South 35°06'26" East 0.66 feet to the beginning of a curve concave to the Northeasterly, having a radius of 336.00 feet, run thence Southeasterly along said curve 299.45 feet through a central angle of 51°03'47" to the end of said curve, thence South 81°57'25" East 396.74 feet, thence South 89°59'04" East 300.02 feet, thence South 0°00'56" West 15.00 feet to said right of way and the **POINT OF BEGINNING**.

Together with all rights of ingress, egress, light, air and view between the grantors' remaining property and any facility constructed on the above described property. Also:

(B) That part of:

SE 1/4 of SE 1/4 of Section 5, Township 29 South, Range 20 East, described as follows:

DoubleTime®

21-1372

COMMENCE on the East line of said Section 5 at a point North 0°02'26" West 30.00 feet from the Southeast corner thereof, run thence North 89°59'04" West 30.00 feet to a point on the North right of way of State Road S-574-A, run thence along said right of way North 89°59'04" West 1290.84 feet to a point on the West line of the said Southeast 1/4 of the Southeast 1/4, run thence along said West line North 0°13'38" West 730.00 feet to the POINT OF BEGINNING, continue thence along said West line North 0°13'38" West 60.00 feet, thence North 89°46'22" East 10.00 feet, thence North 0°13'38" West 492.48 feet to the South right of way of Bryan Road, thence along said South right of way North 89°50'00" East 60.00 feet, thence South 0°13'38" East 552.42 feet, thence South 89°46'22" West 70.00 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT part of land conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in O.R. Book 6982, Page 1738, Hillsborough County, Florida.

Parcel Identification Number: 065053-0000

Subject to easements, reservations and restrictions, if any, governmental regulations and taxes for the year 2021 and subsequent years.

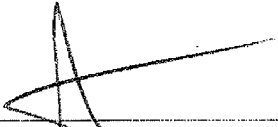
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

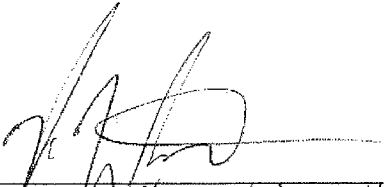
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: ANTHONY SURBER


Witness Name: Hans Weisnitter

White Holding Company, LLC, a Florida limited liability company

By:  co-trustee
Betsy A. White, Co-Trustee of the Juanita M. White Revocable Trust, as Amended and Restated on the 29th day of May, 2012

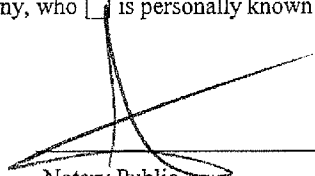
Its: Manager

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of June, 2021 by Betsy A. White, Co-Trustee of the Juanita M. White Revocable Trust, as Amended and Restated on the 29th day of May, 2012, its Manager, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

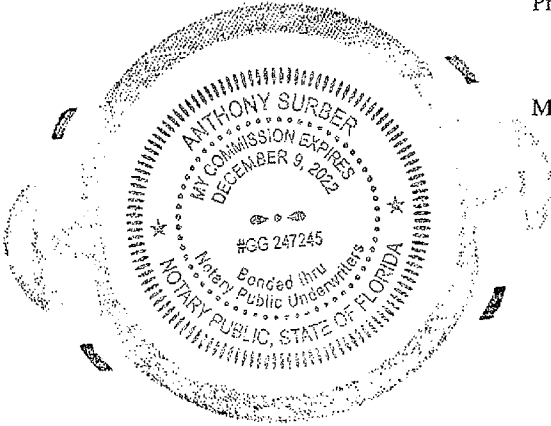
[Notary Seal]



Notary Public

Printed Name: ANTHONY SURBER

My Commission Expires: _____



WHITE HOLDING COMPANY, LLC
CONSENT IN LIEU OF SPECIAL MEETING

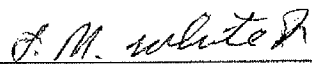
The undersigned, Betsy A. White, Luther M. White and Nancy White Bennett, as Co-Trustees of the Juanita M. White Revocable Trust, as Amended and Restated on the 29th day of May, 2012, (the "Trust"), acting in its capacity as Manager of White Holding Company, LLC (the "Company"), do hereby record this unanimous consent to the following, as if taken at a special meeting of the Company:

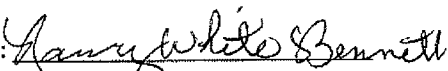
RESOLVED that Betsy A. White, Co-Trustee of the Trust, acting in its capacity as Manager of the Company, is hereby authorized, on behalf of the Company, to execute any and all documents which are appropriate or necessary for the sale of that certain real property owned by the Company and consisting of approximately thirty-five (35) acres, located at 10810 East Dr. Martin Luther King Jr. Boulevard & 4206 Williams Road, Seffner, Hillsborough County, Florida (the "Real Property") being more particularly described in Exhibit "A" attached hereto and being made a part of this Resolution, to Juniper Development, LLC ("Buyer"), all pursuant to the terms of that certain Purchase Agreement entered into by and between the Company and Buyer on October 11, 2019, including, including, without limitation, the deed, closing statement, affidavits, etc.

FURTHER RESOLVED that Betsy A. White is authorized to take such other or further action as she may deem appropriate or necessary to close the contemplated transaction between White Holding Company, LLC and Juniper Development, LLC.

JUANITA M. WHITE REVOCABLE TRUST
AS AMENED AND RESTATED MAY 29, 2012,

Manager of White Holding Company, LLC

By: 
LUTHER M. WHITE, JR., Co-Trustee
Dated: 6.3.21

By: 
NANCY WHITE BENNETT, Co-Trustee
Dated: 6.3.21

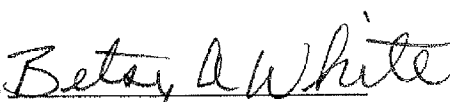
By: 
BETSY A. WHITE, Co-Trustee
Dated: 6.3.21

EXHIBIT A
LEGAL DESCRIPTION

SE 1/4 OF SE 1/4 LESS E 225 FT OF S 140 FT OF N 375 FT & LESS I-75 BY-PASS & LESS ADD'L R/W BEG AT SE COR OF SAID TRACT RUN N 15.08 FT S 67 DEG 04 MIN 11 SEC W 38.67 FT & E 35.63 FT TO POB

and:

E 225 FT OF S 140 FT OF N 375 FT OF SE 1/4 OF SE 1/4

Hillsborough County Folios# 065053-0000 & 065054-0000

DESCRIPTION: (As provided by client)

The land referred to herein below is situated in the County of Hillsborough, State of Florida, and described as follows:

SE 1/4 of SE 1/4 of Section 5, Township 29 South, Range 20 East, Hillsborough County, Florida;

LESS:

That part of the SE 1/4 of the SE 1/4 of Section 5, Township 29 South, Range 20 East, described as follows:

COMMENCE on the East line of said Section 5 at a point North 0°02'26" West 30.00 feet from the Southeast corner thereof; run thence North 89°59'04" West 30.00 feet to a point on the North right of way of State Road S-574-A; run thence along said right of way North 89°59'04" West 346.03 feet to the Point of Beginning; continue thence along said right of way North 89°59'04" West 944.81 feet to a point on the West line of the said Southeast 1/4 of the Southeast 1/4; run thence along said West line North 0°13'38" West 212.89 feet; thence South 35°06'26" East 0.66 feet to the beginning of a curve concave Northeasterly, having a radius of 336.00 feet; run thence Southeasterly along said curve 299.45 feet through a central angle of 51°03'47" to the end of said curve; thence South 81°57'25" East 396.74 feet; thence South 89°59'04" East 300.02 feet; thence South 0°00'56" West 15.00 feet to said right of way and the POINT OF BEGINNING.

AND LESS:

That part of the SE 1/4 of the SE 1/4 of Section 5, Township 29 South, Range 20 East, described as follows:

COMMENCE on the East line of said Section 5 at a point North 0°02'26" West 30.00 feet from the Southeast corner thereof; run thence North 89°59'04" West 30.00 feet to a point on the North right of way of State Road S-574-A; run thence along said right of way North 89°59'04" West 1290.84 feet to a point on the West line of the said Southeast 1/4 of the Southeast 1/4; run thence along said West line North 0°13'38" West 730.00 feet to the POINT OF BEGINNING; continue thence along said West line North 0°13'38" West 60.00 feet; thence North 89°46'22" East 10.00 feet; thence North 0°13'38" West 492.48 feet to the South right of way of Bryan Road; thence along said South right of way North 89°50'00" East 60.00 feet; thence South 0°13'38" East 552.42 feet; thence South 89°46'22" West 70.00 feet to the POINT OF BEGINNING.

AND LESS that portion thereof conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 6982, Page 1738, of the Public Records of Hillsborough County, Florida.

**PROPERTY CONTAINS 1,567,411 SQUARE
FEET OR 35.98 ACRES MORE OR LESS**

21-1372



Received
09/21/2021
Development Services

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

10810 E. Dr. Martin Luther King Jr.
Address: Blvd. and 8370 W. Hillsborough Ave City/State/Zip: Tampa, Florida TWN-RN-SEC: 29-20-5
065053-0000 and
Folio(s): 065054-0000 Zoning: PD Future Land Use: UMU-20 Property Size: 35.98 Acres

Property Owner Information

Name: SJ MLK LLC Daytime Phone: _____
Address: 8370 W. Hillsborough Avenue, Suite 205 City/State/Zip: Tampa, FL 33615-3815
Email: _____ FAX Number: _____

Applicant Information

Name: Alliance Realty Partners, LLC Daytime Phone: _____
Address: 7135 E. Camelback Road, Suite 360 City/State/Zip: Scottsdale, AZ 85251
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Jessica Icerman - Stearns Weaver Miller Daytime Phone: (813) 223-4800
Address: PO Box 3299 City / State/Zip: Tampa, FL 33601-3299
Email: jicerman@stearnsweaver.com & cwalden@stearnsweaver.com FAX Number: (813) 222-5089

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.
By: Jessie Icerman
Signature of Applicant
Jessica Icerman, As Authorized Agent
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.
STEARNS WEAVER MILLER
By: Jessie Icerman
Signature of Property Owner
Jessica Icerman, As Authorized Agent
Type or Print Name

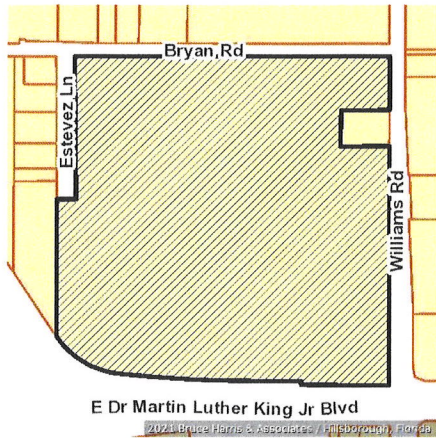
Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 09/21/21
Case Number: 21-1372 Public Hearing Date: 11/15/21
Receipt Number: _____



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpaf1.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 065053-0000



Owner Information

Owner Name SJ MLK LLC
Mailing Address 8370 W HILLSBOROUGH AVE STE 205
 TAMPA, FL 33615-3815
Site Address 10810 E DR MARTIN LUTHER KING JR BLVD, TAMPA
PIN U-05-29-20-ZZZ-000002-37080.0
Folio 065053-0000
Prior PIN
Prior Folio 000000-0000
Tax District U - UNINCORPORATED
Property Use 9900 VACANT ACREAGE
Plat Book/Page /
Neighborhood 220011.00 | NW Area of 579 & MLK E of I75
Subdivision ZZZ | UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$695,304	\$695,304	\$0	\$695,304
Public Schools	\$695,304	\$695,304	\$0	\$695,304
Municipal	\$695,304	\$695,304	\$0	\$695,304
Other Districts	\$695,304	\$695,304	\$0	\$695,304

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
3830 / 1683	2021302574	06	2021	WD	Unqualified	Vacant	\$2,000,000
		07	1981	WD	Unqualified	Improved	\$400,000

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
995B	Acreage Class 5	AR	0.0	0.0	AC ACREAGE	23.89	\$684,054
9610	LOWLANDS	AR	0.0	0.0	AC ACREAGE	15.00	\$11,250

Legal Description

SE 1/4 OF SE 1/4 LESS E 225 FT OF S 140 FT OF N 375 FT & LESS I-75 BY-PASS & LESS ADD'L R/W BEG AT SE COR OF SAID TRACT RUN N 15.08 FT S 67 DEG 04 MIN 11 SEC W 38.67 FT & E 35.63 FT TO POB



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 065054-0000



Owner Information

Owner Name	SJ MLK LLC
Mailing Address	8370 W HILLSBOROUGH AVE STE 205 TAMPA, FL 33615-3815
Site Address	4206 WILLIAMS RD, TAMPA
PIN	U-05-29-20-ZZZ-000002-37090.0
Folio	065054-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	0000 VACANT RESIDENTIAL
Plat Book/Page	/
Neighborhood	220011.00 NW Area of 579 & MLK E of I75
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$46,260	\$46,260	\$0	\$46,260
Public Schools	\$46,260	\$46,260	\$0	\$46,260
Municipal	\$46,260	\$46,260	\$0	\$46,260
Other Districts	\$46,260	\$46,260	\$0	\$46,260

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
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3830 / 1683		07	1981	WD	Unqualified	Improved	\$400,000

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
995B	Acreage Class 5	RDC-12	140.00	225.00	AC ACREAGE	0.61	\$46,260

Legal Description

E 225 FT OF S 140 FT OF N 375 FT OF SE 1/4 OF SE 1/4

ATTACHMENT A - TO BE COMPLETED FOR ALL WETLAND SETBACK VARIANCE REQUESTS

MEMORANDUM

To: Land Use Application Intake and Review Staff, Planning and Growth Management
From: Natural Resources Section Staff, Transportation & Land Development Review Division
Subject: **Request for a Variance to a Wetland Setback**


065053-0000 and
065054-0000

A preliminary review of the request for a variance to the wetland setback for folio number _____ has been conducted by Planning & Growth Management (PGM)-Natural Resources Section staff. As a result of this review it has been determined that a variance application must be filed to achieve compliance with Article 4.0 of the Land Development Code. The decision concerning this application will be determined by the Land Use Hearing Officer (LUHO) fifteen (15) business days following the public hearing.

In order for this application to be processed, all applicable fees must be paid at the time of filing.

Additional Submittal Requirements:

- Any correspondence from other jurisdictional agencies pertinent to the request.
- Scaled tree survey identifying trees 5 inches DBH (trunk diameter at 4 ½ feet above grade) located within that portion of the setback for proposed encroachment and within 30 feet from the boundaries of the proposed encroachment.
- Site Plan Requirements (must be to scale):
 - Official EPC accepted wetland survey. A signed EPC accepted survey of the wetland line must be provided unless the property is a platted subdivision lot with an official date of recording 5 years or less from the date of this application.
 - Pertinent wetland setback line (i.e. 30 feet or 50 feet) clearly identified.
 - A cross-section of the wetland setback area identifying proposed impervious and pervious improvements, existing grade elevations, proposed finished grade elevations & any special design (i.e. stemwalls or retaining walls) to minimize encroachments into the setback.
 - Label each area of wetland setback impervious encroachment, providing the depth and widths of the encroachment and from these dimensions calculate the **actual encroachment square footage area**.
 - Submit a Wetland Setback Encroachment Compensation Planting Plan meeting the criteria of the PGM's and EPC's Wetland Setback Encroachment Vegetation Compensation Guidelines if the impervious and/or pervious encroachment square footage area is 500 square feet or more. However, for residential lots a Compensation Planting Plan must be submitted if the impervious/pervious encroachment square footage area is more than 500 square feet or 10% or greater than the total square footage area of the property's wetland setback whichever is less.
 - Provide a narrative for justification of the encroachment.
 - Show the compensation area and label the square footage of the compensation area
 - Identify vegetative cover type within the wetland setback.

Preliminary Review and Site Plan Sufficiency Check Conducted By:  _____

Specific Variance Requested: Encroachment into the 30-foot wetland setback line.