



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 23-0220	
<b>LUHO HEARING DATE:</b> April 24, 2023	<b>CASE REVIEWER:</b> Carla Shelton Knight

**REQUEST:** The applicant is requesting a variance from the 8-foot landscape buffer width requirement, Section 6.06.04.D of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on March 6, 2023, is to allow for a reduced buffer width with increased landscape density.

**SUMMARY OF VARIANCE(S):**

**Landscape Buffer**

- 1) Per LDC Sec. 6.06.04.D, a driveway into a parking area shall be bordered by a landscaped buffer a minimum of eight feet in width. The applicant requests a reduction in the width of the buffer, with the width to vary between 4.6 feet and 5.8 feet for a length of approximately 72 feet. The applicant proposes providing a total of 5 ornamental species trees in this buffer area in place of the normally required 3 trees. The applicant also proposes providing a total of 3 ornamental species trees in the buffer area on the opposite side of the driveway in place of the normally required 2 trees.

**Findings**

- 1) The proposed landscape trees are an acceptable species classification (ornamental species) for the reduced buffer width and limited growing area. The species of trees and hedge material should be approved by the Natural Resources section of the Development Services Department during the review of the site construction plans.

**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.

**Attachments: Site Plan**

**ADMINISTRATOR’S SIGN-OFF**



**Hillsborough  
County Florida**  
Development Services

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

# Additional / Revised Information Sheet

Received March 6, 2023  
Development Services

Date Stamp Here

Application Number: VAR 23-0220 Applicant's Name: Pollo Campero

Reviewing Planner's Name: Clare Odell Date: 03/03/2023

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): 04/24/2023

Will this revision add land to the project?  
 Yes  
 No

**IMPORTANT:** If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project?  
 Yes  
 No

### The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.  
 An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.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.*

Digitally signed by Matthew Campo

Date: 2023.03.06 10:02:29 -05'00'

03/06/2023

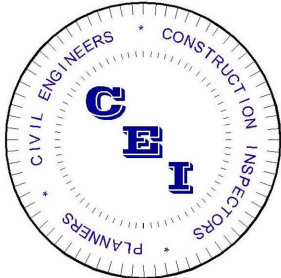
Signature

Date

#### FOR OFFICE USE ONLY

- Notification E-Mail Sent  
  Scanned into OPTIX  
 Transmittal Completed

In-Take Completed by: \_\_\_\_\_



## **CAMPO ENGINEERING, INC.**

1725 East 5th Avenue, Tampa, FL 33605  
Office (813) 215-7372 Fax (813) 902-8782  
[campoengineering.com](http://campoengineering.com)

March 6, 2023

Hillsborough County  
Development Services  
601 E. Kennedy Boulevard  
19th Floor  
Tampa, Florida 33602

**Re:** *Landscape Variance Application*  
**Project:** *Henderson & Waters –Pollo Campero*  
**Folio(s):** *004457-0500*  
**Variance #:** *VAR 23-0220*  
**Address:** *6331 W. Waters Ave. Tampa, FL 33634*

To Whom It May Concern:

Pursuant to comments received from the Straight to Construction Initial Submittal Review for the above referenced project by Hillsborough County staff, the following items have been included for your review:

1. One (1) pdf copy of the Variance Site Plan;
2. One (1) pdf copy of the signed Additional Revised information Sheet;

In addition, please find the following comments from County staff dated on March 3, 2023 below in *italics* and their respective responses in **bold**.

1. *The folio you list on the site plan does not match the folio you list on the application. The folio listed on the application is 4457.0500 and the folio on the site plan is 4457.0000 Please submit a revised site plan along with the form I have attached to [zoningintale-dsd@hillsboroughcounty.org](mailto:zoningintale-dsd@hillsboroughcounty.org).*

**Response: Site Plan has been adjusted to reflect application**

If you have any questions please do not hesitate to contact me at (813) 215-7372 or via email at [matthew@campoengineering.com](mailto:matthew@campoengineering.com).

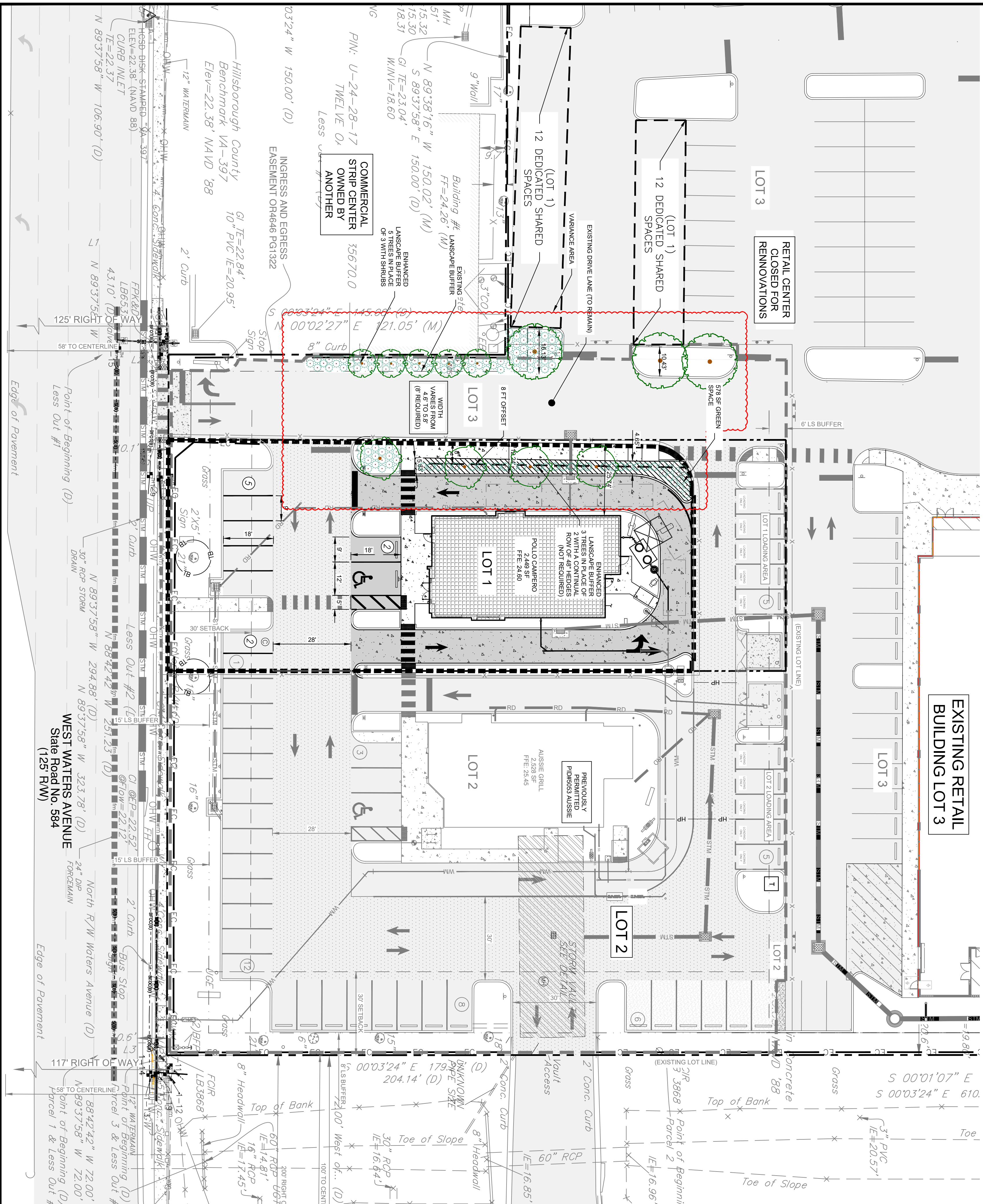
Sincerely,  
**Campo Engineering, Inc.**

Matthew D. Campo, P.E.  
Principal

Enclosures

File: 22-032

Scale 1" = 20 ft



EXISTING RETAIL BUILDING LOT 3

RETAIL CENTER CLOSED FOR RENOVATIONS

LOT 1  
POLLO CAMPERO  
2,449 SF  
FEE 14.80

LOT 2  
PREVIOUSLY PERMITTED ALISSE GRILLE  
2,588 SF  
FEE 25.45

LOT 3  
12 DEDICATED SHARED SPACES

INGRESS AND EGRESS EASEMENT OR4646 PG1322

HILLSBOROUGH COUNTY Benchmark VA-397 Elev=22.38' NAVD 88

WEST WATERS AVENUE State Road No. 584 (125' RW)

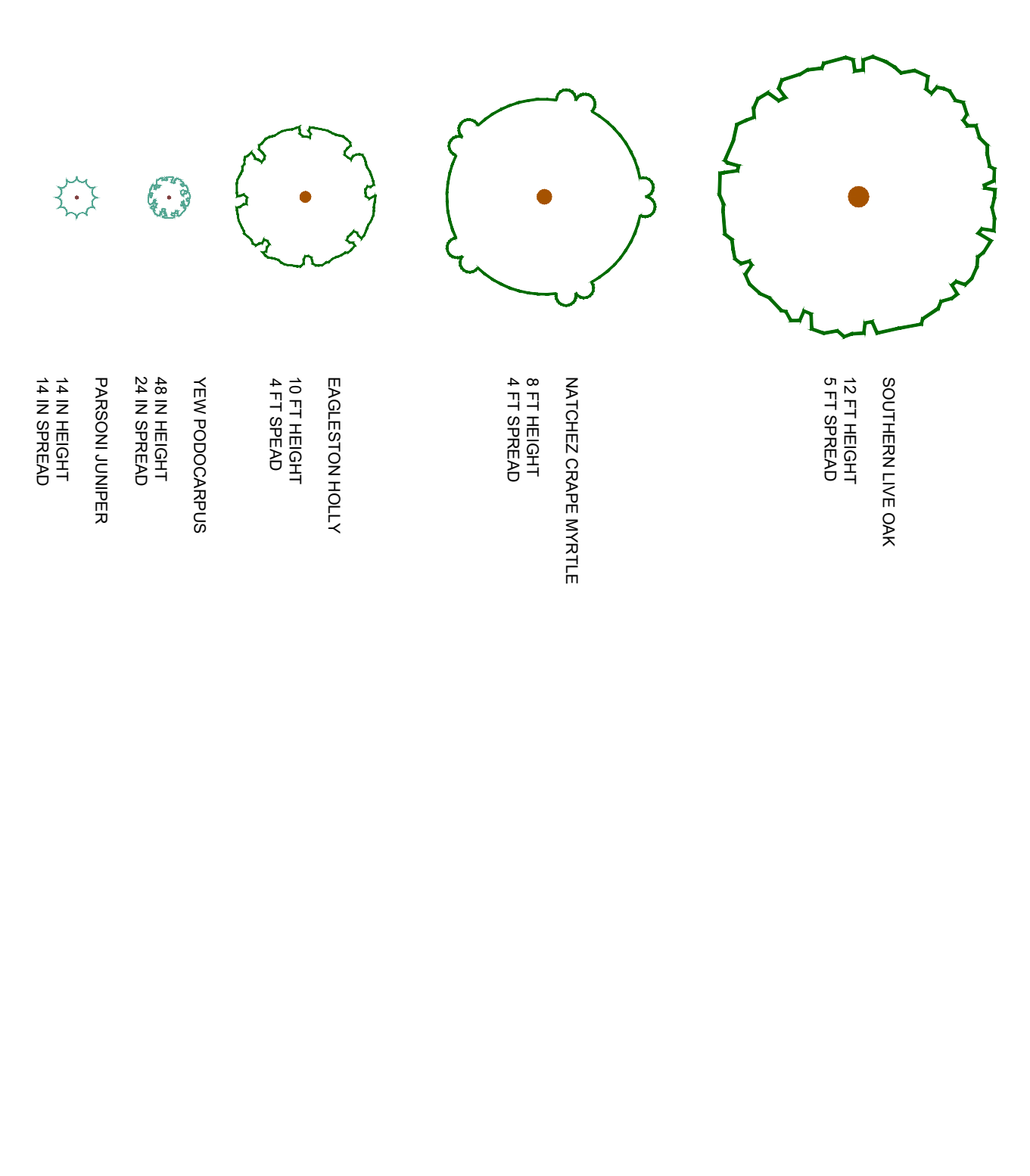
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- REQUIRED LANDSCAPE BUFFER
- PROPOSED SILT FENCE
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONG. SIDEWALK
- PROPOSED CONC. SIDEWALK
- LIGHT POLE BY OTHERS (PREVIOUSLY APPROVED UNDER ALISSE GRILL PERMITS)
- TRANSFORMER (PREVIOUSLY APPROVED UNDER ALISSE GRILL PERMITS)
- 8-FT OFFSET
- GREEN SPACE

SITE DATA TABLE

TOTAL PARCEL AREA:	±18,455 SF (±0.424 AC)	TOTAL PROJECT AREA:	±15,409 SF (±0.353 AC)
SITE ADDRESS:	6311 W. WATERS AVE.	PROPOSED LOT 1:	2,449 SF ~ 1.327%
PROPOSED LOT #:	004457/0500	ASPHALT PAVEMENT:	7,271 SF ~ 39.39%
JURISDICTION:	HILLSBOROUGH COUNTY	CONC. SIDEWALK:	855 SF ~ 4.89%
ZONING:	PD	OPEN SPACE:	5,538 SF ~ 20.00%
FLU:	ROR / RES-6	TOTAL SITE AREA:	18,455 SF ~ 100.00%
CURRENT USE:	COMMERCIAL	EXISTING LOT 1:	15,105 SF ~ 81.84%
PROPOSED USE:	FAST FOOD W/ DRIVE-THRU	BUILDING:	1,221 SF ~ 6.61%
MAX FAR:	0.25	CONCRETE:	802 SF ~ 4.35%
MAX HEIGHT:	50' / 20' PROPOSED	TOTAL IMPERVIOUS AREA:	17,149 SF ~ 92.93%
MAX ISR:	80%	NET IMPERVIOUS AREA:	12,917 SF ~ 69.99%
REQUIRED PARKING:	10 SPACE PER 1000 SF		
TOTAL REQUIRED:	2,449 SF / 1000 X 10 = 25 SPACES		
PROVIDED PARKING:	21 DEDICATED SPACES (UNDER ALISSE GRILL PD#5953)		
TOTAL PROVIDED:	30 SPACES		

VEGETATION KEY



**ENGINEERING, INC.**  
 FBPR REGISTRY NO. 26726  
 1725 EAST 5TH AVENUE  
 TAMPA, FL 33605  
 PHONE: (813) 215-7372  
 FAX: (813) 902-8782

**PROJECT TITLE**  
 POLLO CAMPERO

**CLIENT**  
 HILLSBOROUGH COUNTY, FLORIDA

**CLIENT**  
 NING II, LP,  
 415 S. CEDROS AVE, SUITE 240  
 SOLANA BEACH, CA 92075

**REVISIONS**

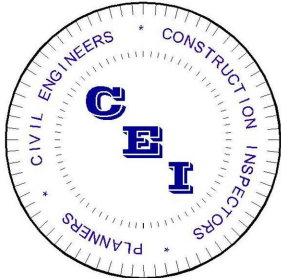
NO.	DESCRIPTION	DATE

**ISSUE DATE:** 1/2023  
**REVIEWED BY:** MDC  
**DRAWN BY:** LAB  
**DESIGNED BY:** MDC

**PROJECT NUMBER**  
 22-032

**SHEET TITLE**  
 VARIANCE SITE PLAN

**SHEET NUMBER**  
 C-6



## **CAMPO ENGINEERING, INC.**

1725 East 5th Avenue, Tampa, FL 33605  
Office (813) 215-7372 Fax (813) 902-8782  
[campoengineering.com](http://campoengineering.com)

February 22, 2023

Hillsborough County  
Development Services  
601 E. Kennedy Boulevard  
19th Floor  
Tampa, Florida 33602

**Re:** *Landscape Variance Application*  
**Project:** *Henderson & Waters –Pollo Campero*  
**Folio(s):** *004457-0500*  
**Address:** *6331 W. Waters Ave. Tampa, FL 33634*

To Whom It May Concern:

Enclosed please find the following documents for the Landscape Variance Application for the above referenced project. This project entails the construction of a 2,449 SF Pollo Campero Restaurant. The existing site used to have a convenience store with gas pumps. It was rezoned to PD (19-0193) to allow for commercial uses. The entrance drive along Waters Ave. remains as the primary access and currently there is no existing landscape buffer provided. The code requires under 6.06.04.D to have 8' of buffer adjacent to parking and driveway. The west side of the drive aisle has an existing 6' landscape buffer. We propose to increase landscape density within the buffer on the east side of the drive lane and along the existing west side buffer area. See attached Site Plan and Landscape Plans. The following items have been included for staff review:

1. One (1) pdf copy of the signed Variance Application;
2. One (1) pdf copy of the Site Plan;
3. One (1) pdf copy of the Deed;
4. One (1) pdf copy of the SunBiz Info;
5. One (1) pdf copy of the Close Proximity Owner List
6. One (1) pdf copy of the Legal Description

If you have any questions please do not hesitate to contact me at (813) 215-7372 or via email at [matthew@campoengineering.com](mailto:matthew@campoengineering.com).

Sincerely,  
**Campo Engineering, Inc.**

Matthew D. Campo, P.E.  
Principal

Enclosures

File: 22-032



### Project Description (Variance Request)

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

The existing site used to have a convenience store with gas pumps. It was rezoned to PD (19-0193) to allow for commercial uses. The entrance drive along Waters Ave. remains as the primary access and currently there is no existing landscape buffer provided. The code requires under 6.06.04.D to have 8' of buffer adjacent to parking and driveway. The west side of the drive aisle has an existing 6' landscape buffer. We propose to increase landscape density within the buffer on the east side of the drive lane and along the existing west side buffer area. See attached Site Plan and Landscape Plans.

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

6.06.04.D for reduction of regular 8' buffer to range from 4.65' to 5.81±'

### Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement?  No  Yes  
If yes, you must submit a copy of the Citation with this Application.
- 2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
 No  Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): An Aussie Grill was permitted and is under construction, PI 5053
- 3. Is this a request for a wetland setback variance?  No  Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
- 4. Please indicate the existing or proposed utilities for the subject property:  
 Public Water  Public Wastewater  Private Well  Septic Tank
- 5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
 No  Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



## Variance Criteria Response

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

See attached for Responses

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

See attached for Responses

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

See attached for Responses

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

See attached for Responses

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

See attached for Responses

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

See attached for Responses

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

The site is existing with existing access points that are already established. Existing buffers on the property line area set by then existing rear parcel and the southwest parcel. There are existing conditions unique to this site.

**2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.**

If this site was vacant it could be with no existing conditions; however, hardships include the ex. underground stormwater vault, a large county ditch to the East & an existing building & Drive lane to the West, it has to work around those limitations. Per the request from the Transportation Dept. we are required to provide a sidewalk connection to the Future Lot 3 which has an existing sidewalk to remain, this path impedes the 8' landscape buffer.

**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 buffer is internal to the parcel and would only affect the subject parcel. The variance promotes pedestrian safety and interconnection between adjacent tenants, providing a linear path connecting Lots 1 and 2 at the front of the plaza to the existing Lot 3 via internal sidewalks. The existing conditions do not provide any landscape buffer, the requested variance with an enhanced western landscape buffer improves this condition which improves the overall facade of the plaza.

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

The intent of the code is providing screening & buffering between vehicles, and tenant spaces/pedestrians. The proposed buffer enhancements on the west and east side would provide screens for vehicles to meet the intent of buffering. The approved variance would provide similar buffer widths with enhanced landscaping on the west side of the primary drive aisle to the Twelve Oaks Plaza while still providing adequate screening between the tenants and the drive aisle.

**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 site is existing, access is existing and the west buffer width is existing. The existing conditions dates to the 1980's. This is not a self-imposed hardship or from illegal acts, the site simply predates current landscape and buffer screening requirements. The sought variance would best relieve the non-compliance given the constraints from the existing infrastructure remaining.

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

Allowing the variance promotes the redevelopment of this run down parcel and promotes a net improvement of what the existing parcel was to what it can be. The Parcel has been vacant for many years. This variance promotes the net improvement of the overall parcel, provide public use, services to the neighborhood and overall benefits to the area. The variance provides ample screening with an enhanced western landscape buffer, while simultaneously promoting internal connectivity as requested by Development Services.



Recording Requested By:  
First American Title  
National Commercial Services

*NCS-89773-05*  
This instrument prepared by:

Robert W. Blanchard  
Blanchard, Krasner & French, APC  
800 Silverado Street, 2<sup>nd</sup> Floor  
La Jolla, CA 92037

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL THIS DEED  
AND ANY TAX STATEMENTS TO:

MNG II, LP  
415 S. Cedros Ave., Suite 240  
Solana Beach, CA 92075

APN: U242817ZZZ000000356800

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

**THIS WARRANTY DEED** made by **Niki Holdings, LP**, a California limited partnership (the "Grantor"), whose address is 11720 El Camino Real, Suite 250, San Diego, CA 92130, to **MNG II, LP**, a California limited partnership, **as to an undivided 27.609% tenancy-in-common interest, representing all my interest** (the "Grantee"), whose address is 415 S. Cedros Ave., Suite 240, Solana Beach, California 92075. (Wherever 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, limited liability companies, partnerships [including joint ventures], public bodies and quasi-public bodies):

### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever, as tenants in common, the following described land, situate, lying and being in Hillsborough County, Florida, to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

Ad valorem tax folio no. 4457.9999

**TOGETHER**, with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging of in anywise appertaining.

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

Grantor hereby covenants with Grantee that, subject to and except for (i) ad valorem taxes and other governmental assessments for the current fiscal year and subsequent years thereto, (ii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of said property, and (iii) those matters of record, Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims and demands of all persons whomsoever.


Executed to be effective August 31, 2018.

**[Signatures Page Follows]**

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed as of the date shown above.

Signed, sealed and delivered in the presence of:

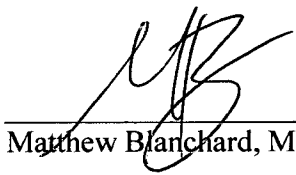
**GRANTOR:**

  
Witness Name Cheri Lehto

Niki Holdings, LP,  
a California limited partnership

By: The Niki Group, LLC,  
a California limited liability company  
Its: General Partner

  
Witness Name Laura Trullino

By:   
Matthew Blanchard, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA


COUNTY OF SAN DIEGO

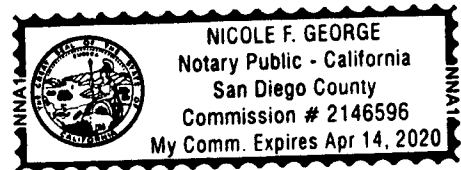
On August 28, 2018, before me, Nicole F. George, Notary Public, personally appeared Matthew Blanchard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal.

Signature 



## Exhibit "A"

### Legal Description

Real property in the City of Tampa, County of Hillsborough, State of Florida, described as follows:

#### PARCEL 1:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE N. 00°03'24" W., ALONG THE EAST BOUNDARY OF SAID SECTION 24, A DISTANCE OF 52.60 FEET TO THE OLD NORTH RIGHT-OF-WAY LINE OF WATERS AVENUE; THENCE N. 89°37'58" W., ALONG SAID OLD NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 72.00 FEET; THENCE N. 00°03'24" W., A DISTANCE OF 24.87 FEET TO A POINT ON THE NEW NORTH RIGHT-OF-WAY LINE OF WATERS AVENUE, AND THE POINT OF BEGINNING; THENCE ON SAID NEW NORTH RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 77,575.83 FEET, THROUGH A CENTRAL ANGLE OF 0°09'53", A CHORD BEARING OF N. 89°49'06" W., AND A CHORD DISTANCE OF 222.84 FEET; A DISTANCE OF 222.84 FEET; THENCE N. 02°10'16" E., A DISTANCE OF 126.74 FEET; THENCE N. 20°00'32" E., A DISTANCE OF 49.77 FEET; THENCE N. 00°05'46" W., A DISTANCE OF 5.07 FEET; THENCE N. 89°58'41" E., 200.84 FEET; THENCE S. 00°03'24" E., A DISTANCE OF 179.27 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS, DRAINAGE, PARKING AND UTILITIES EASEMENT AGREEMENT RECORDED AUGUST 4, 1995, IN OFFICIAL RECORDS BOOK 7844, PAGE 1122, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

APN: U-24-28-17-ZZZ-000000-35680.0



# Submittal Requirements for Applications Requiring Public Hearings

Official Use Only		
Application No: <u>VAR 23-0220</u>		Intake Date: <u>02/23/2023</u>
Hearing(s) and type: Date: <u>04/24/2023</u>	Type: <u>LUHO</u>	Receipt Number: <u>244878</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Keshia Rivas</u>

Applicant/Representative: MNG II, LP c/o John Bosman Phone: (858) 546-0033

Representative's Email: john@midtown-national.com

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

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

## Part A: Property Information & Owner Authorization Requirements

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

**Additional application-specific requirements are listed in Part B.**



# Property/Applicant/Owner Information Form

**Official Use Only**

Application No: VAR 23-0220 Intake Date: 02/23/2023  
 Hearing(s) and type: Date: 04/24/2023 Type: LUHO Receipt Number: 244878  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Keshia Rivas

**Property Information**

Address: 6331 W Waters Ave City/State/Zip: Tampa, FL 33634  
 TWN-RN-SEC: 24-28-17 Folio(s): 004457-050 Zoning: PD Future Land Use: R-6 Property Size: 0.89 AC

**Property Owner Information**

Name: MNG II, LP c/o John Bosman Daytime Phone (858) 546-0033  
 Address: 415 S. Cedros Ave. Ste 240 City/State/Zip: Solana Beach, CA 92075  
 Email: john@midtown-national.com Fax Number \_\_\_\_\_

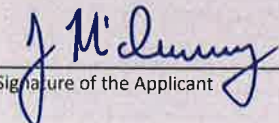
**Applicant Information**

Name: Phoenix Waters, LLC c/o Jesse McInerney Daytime Phone (917) 647-3872  
 Address: 108 MARY MACK LN City/State/Zip: FORT MILL, SC 29715  
 Email: Jesse@phoenixdevpartners.com Fax Number \_\_\_\_\_

**Applicant's Representative (if different than above)**

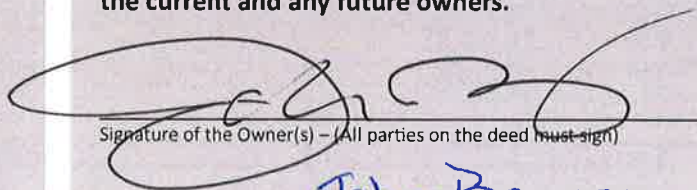
Name: Campo Engineering, Inc. c/o Matthew Campo, P.E. Daytime Phone (813) 215-7372  
 Address: 1725 East 5th Ave. City/State/Zip: Tampa, FL 33603  
 Email: matthew@campoengineering.com Fax Number \_\_\_\_\_

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

  
 Signature of the Applicant

Jesse McInerney  
 Type or print name

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

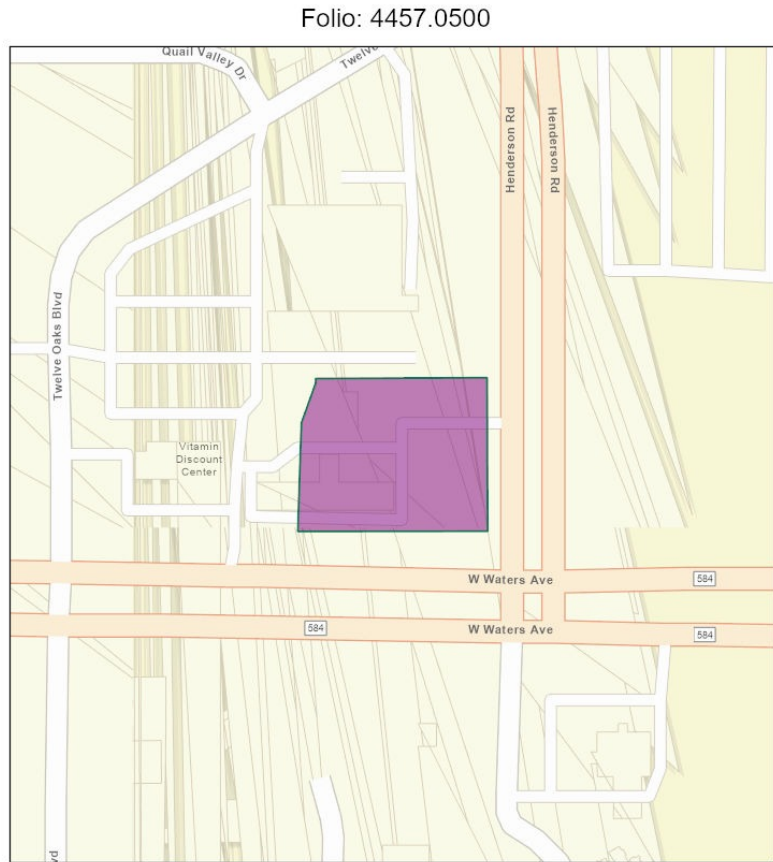
  
 Signature of the Owner(s) - (All parties on the deed must sign)

John Bosman  
 Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	75-0211
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0193H
FIRM Panel	12057C0193H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Planned Development	PD
Re-zoning	null
Personal Appearances	95-0022, 18-0965, 19-0193
Census Data	Tract: 011611 Block: 1006
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



February 23, 2023

1:1,627  
0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio:** 4457.0500  
**PIN:** U-24-28-17-Zzz-000000-35680.0  
**Mng li Lp**  
**Mailing Address:**  
 415 S Cedros Ave Ste 240  
 null  
 Solana Beach, Ca 92075-1978  
**Site Address:**  
 6351 W Waters Ave  
 Tampa, Fl 33634  
**SEC-TWN-RNG:** 24-28-17  
**Acreage:** 0.89124602  
**Market Value:** \$1,157,310.00  
**Landuse Code:** 1410 Store/shp Cente

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >