

Variance Application: VAR 25-0689**LUHO Hearing Date:** June 23, 2025**Case Reviewer:** Sam Ball**Hillsborough
County Florida****Development Services Department****Applicant:** BH Storage Riverview, LLC**Zoning:**

PD

Address/Location: S US Highway 301: 250 feet south of Wes Kearney Way and S US Highway. 301 intersection, West side of the street. Riverview, FL 33578 (Folio: 72269.0300)**Request Summary**

The applicant is requesting a variance to allow for a single 12 by 12-foot dumpster enclosure to contain trash and recycling receptacles where at least two 12 by 12-foot receptacles or at least one 12 by 24-foot receptacle is required.

Requested Variance

LDC Section	LDC Requirement	Variance	Result
6.03.15(B) Dumpster and Recycling Collection Space	Except as provided in E [Section 6.03.15(E)], enclosures for each solid waste or recycling dumpster container shall have minimum internal dimensions of 12 by 12 feet. An alternative is an enclosure with minimum internal dimensions of 12 by 24 feet for no less than two standard receptacles dumpsters contained inside (one for garbage and one for recycling). All enclosures shall be subject to the screening requirements of Section 6.06.06.C.8. of this Code.	Reduce the number of required enclosures from two to one.	One 12 by 12-foot enclosure to contain trash and recycling receptacles.

Findings

Minor modification PRS 25-0234 includes an approved waiver to LDC 6.11.04 to allow for a setback reduction for the dumpster enclosures. To mitigate the impacts of the front setback reduction from 50 feet to 8 feet, condition of approval #3 requires dumpster enclosures on the property shall be entirely (100%) screened on the north, south, and eastern elevations from the US 301 right-of-way with a 6-foot-tall evergreen hedge. At the time of planting, this hedge shall be at least 6 feet tall and provide an overall screening opacity of 75 percent.

Zoning Administrator Sign Off:Colleen Marshall
Fri May 30 2025 11:53:55**DISCLAIMER:**

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

[illegible]



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.

For the proposed 90,600GFA mini-warehouse, it is requested to only require a single dumpster enclosure instead of the required two (2) dumpster enclosures to contain trash and recycling separately. Due to the anticipated limited amount of solid waste from this facility, a single dumpster enclosure will be more than adequate to handle the collection and storage of both solid wastes prior to pickup.

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

LDC Section 6.03.15

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): PI#7213
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☐ Public Water ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

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

The configuration of the wetland and upland areas leaves a very narrow and challenging layout for the building, driveway, and parking in order to mitigate wetland impact while maintaining economic feasibility. It was challenging to accommodate a single dumpster enclosure let alone two. The added width of the second enclosure would also partially obscure the visibility of the building from Hwy 301

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.

Due to the limited and unique layout of the upland area fronting Hwy 301, the only feasible area to place the dumpster enclosures was in the front of the building. Even then, a setback reduction was necessary to accommodate the dumpster enclosures as there was not enough space to accommodate it per the LDC.

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.

Our lease prohibits public use of the dumpster, and only the office manager has access for minimal waste disposal and recycling. Since all leasing is now done electronically, the amount of waste generated is extremely limited, ensuring no significant impact on neighboring properties.

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 variance aligns with the intent of the LDC and Comprehensive Plan by promoting commercial development in the area, enhancing local amenities that serve the community like self-storage. This facility will offer a new option for self-storage and improve local business diversity.

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 need for a variance arises from the property's physical limitations, not from any actions taken by the applicant.

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 the variance will allow for the development of a community-oriented use and benefit local commercial. Denying it would add an eyesore which obscures the view of the office, potentially creating hazards to pedestrians and vehicles due to the proximity to the main ingress/egress for the site.

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Prepared by and return to:
PATRICK SEIDENSTICKER, ESQ.



2033 Main Street, Suite 600
Sarasota, Florida 34237
Tel: (941) 366-8100

Consideration: \$795,000.00
Documentary Stamps: \$5,565.00
Recording Fees: \$44.00

Hillsborough County Folio ID No.: 072269-0300

GENERAL WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2024, between **Carolina Ang, a single woman**, whose post office address is: 47 Abueva St., Corinthian Gardens, Quezon City, Ugong Norte, Philippines 11100 (the "Grantor"), and **BH Storage Riverview, LLC, a Florida limited liability company**, whose post office address is: 2 N. Tamiami Trail, Suite 104, Sarasota, FL 34236 (the "Grantee").

(Whenever used herein the term "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)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida, viz:

See attached **EXHIBIT "A"**.

SUBJECT TO valid covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year and thereafter.

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 GRANTOR HEREBY COVENANTS with 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:


(Signature of first Witness)

CHRISTIANE RENA ANG
(Printed name of first Witness)

Address of first Witness:

11 COLUMBIA ST. NORTHEAST GREENHILLS,
SAN JUAN CITY, METRO MANILA, PHILIPPINES


(Signature of second Witness)

CECILE A. ALVAREZ
(Printed name of second Witness)

Address of second Witness:

BLK 3 LOT 24 GREENVIEW 1
ORIENTAL NA TUBIG, PARRAL, CAVITE, PHILIPPINES

REPUBLIC OF THE PHILIPPINES
PASIG CITY

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of 16 AUG 2024, 2024, by Carolina Ang, who ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Doc. : 79
Page : 13
Book : 90
Series : 2024

FERDINAND D. AYALAO
Notary Public
Notary Public For and in Pasig City and the Municipality of Pateros
Print Name: Appointment No. 96 (2024-2025) valid until 12/31/2025
My Commission Expires: Registration No. VM-BT-003234, dated 04/14/23
REPUBLIC OF THE PHILIPPINES, OFFICE OF THE NOTARY PUBLIC
MIN 123-001-000, ROOM 1004, PSCA, 010 TCS, Pasig City
10th St. Corner 1st Avenue, 1st Floor
Ortigues Center, Pasig City 1600

EXHIBIT "A"

Legal Description

Those portions of Tracts "I" & "J" of Boulevard Villas Subdivision in Section 31, Township 29 South, Range 20 East, as per plat thereof recorded in Plat Book 8, Page 45, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

Commence at a 2 inch iron pipe at the SE corner of said Tract "I"; thence N 89°29'09" W, 644.55 feet along the South line of said Tract "I" to the survey line of SR 43 (US Highway 301); thence N 8°06'54" W, 264.85 feet along said survey line; thence S 81°53'06" W, 92.00 feet; thence S 8°06'54" E, 18.87 feet for a Point of Beginning; continue thence S 8°06'54" E, 232.02 feet to the South boundary of said Tract "I"; thence N 89°29'09" W, 99.13 feet along the South boundaries of said Tracts "I" & "J"; thence N 8°06'54" W, 231.84 feet; thence S 89°35'09" E, 99.10 feet to the Point of Beginning.

AND

Part of Tract "J" in the NW 1/4 of Section 31, Township 29 South, Range 20 East of Boulevard Villas Subdivision, as recorded in Plat Book 8, Page 45, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Beginning at a point marking the SW corner of said Tract "J" and run thence N 00°10'36" E along the West boundary thereof, a distance of 328.10 feet to the NW corner of said Tract "J"; thence S 89°33'36" E along the North boundary of the said Tract "J", a distance of 584.84 feet; thence S 00°26'24" W, a distance of 100.00 feet; thence S 89°33'36" E, a distance of 191.91 feet to a point on the Westerly right-of-way line of State Road 43 (US Highway 301), as described in Official Records Book 3703, Page 1278; thence S 08°06'54" E along said Westerly right-of-way line, a distance of 231.97 feet to a point on the South boundary of the aforementioned Tract "J"; thence N 89°28'08" W along said South boundary, a distance of 809.74 feet to the Point of Beginning.

EXHIBIT "A"

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0689

Hearing(s) and type: Date: 06/23/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 04/09/2025

Receipt Number: 468458

Intake Staff Signature: Alejandra Prado

Property Information

Address: S U.S. Hwy 301

City/State/Zip: Riverview, FL 33578

TWN-RN-SEC: 31-29-20

Folio(s): 072269-0300

Zoning: PD

Future Land Use: UMU-20

Property Size: 6.02 Acres

Property Owner Information

Name: BH STORAGE RIVERVIEW LLC

Daytime Phone: 401-527-4552

Address: 2 N Tamiami Trl Ste 104

City/State/Zip: Sarasota, FL 34236

Email: Jordan@BaldwinHowell.com

Fax Number: _____

Applicant Information

Name: BH STORAGE RIVERVIEW LLC

Daytime Phone: 401-527-4552

Address: 2 N Tamiami Trl Ste 104

City/State/Zip: Sarasota, FL 34236

Email: Jordan@BaldwinHowell.com

Fax Number: _____

Applicant's Representative (if different than above)

Name: Salvatore G. DePaolis

Daytime Phone: 941-914-3328

Address: 503 8th Ave West

City/State/Zip: Palmetto, FL 34221

Email: sgdepaolis@transystems.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

Type or print name

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

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

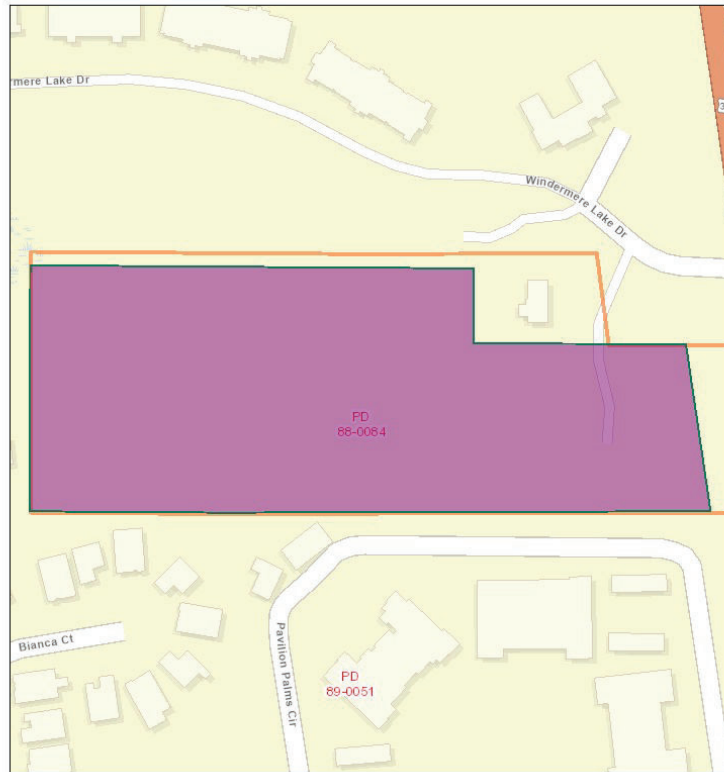
Type or print name



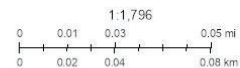
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	88-0084
Flood Zone:AE	BFE = 25.4 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0386J
FIRM Panel	12057C0386J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120386E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Planned Development	PD
Re-zoning	88-0084
Minor Changes	null
Major Modifications	23-0881
Personal Appearances	25-0234
Census Data	Tract: 013703 Block: 1005
Census Data	Tract: 013703 Block: 1002
Future Landuse	UMU-20
Future Landuse	CMU-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	Palm River Redevelopment Area

Folio: 72269.0300



April 9, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 72269.0300
PIN: U-31-29-20-10W-000000-10000.1
Bh Storage Riverview Llc
Mailing Address:
 2 N Tamiami Trl Ste 104
 null
 Sarasota, FL 34236-5562
Site Address:
 0 S 301 Hwy
 Riverview, FL 33578
SEC-TWN-RNG: 31-29-20
Acreage: 6.35
Market Value: \$1,558,698.00
Landuse Code: 1000 VACANT COMM.

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.