



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0475	
LUHO HEARING DATE: March 21, 2022	CASE REVIEWER: Israel Monsanto

REQUEST: The applicant is requesting variances from the requirements found in Land Development Code Section 3.10.00, Citrus Park Village Development Regulations. The parcel is located at 14508 Berkford Ave. in Tampa and is 1.2 acres in size. The site is within the CPV A-5 subdistrict and is currently vacant. The applicant intends to develop the site with a 10-unit multifamily building. The CPV Development Regulations requires specific Block design standards, including block pattern, on-street parking and street connectivity. The project will be adding a public right-of-way to serve as access to the multifamily units. Per the submitted site plan, the project is not meeting the block pattern, on-street parking and street connectivity requirements. In order to accommodate the new site design, variances from the CPV standards are needed. All other requirements of the CPV will be met. The variances requested are as follows:

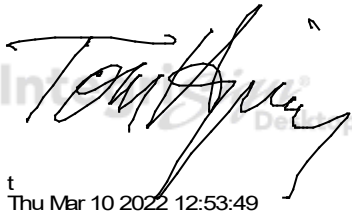
VARIANCE(S):

SUMMARY OF VARIANCES	REQUIREMENTS	VARIANCE	RESULT	APPLICABLE LDC SECTION
Variance to the Block Pattern.	New development shall occur in a block pattern. Each block shall be rectangular in shape and framed by public streets on at least three sides. The maximum length of any block face shall be 650 feet. Variances to these requirements may be allowed in accordance with Part 11.04.00 of this Code only to the minimum degree necessary to accommodate irregular parcel boundaries, natural features or existing development patterns on adjacent properties.	To reduce by one side the number of public streets framing a block.	A total of two sides of the proposed project block would be framed by public streets.	3.10.06.01 Block Pattern
Variance to building Street Connectivity	New streets within a project shall achieve a connectivity ratio of not less than 2.0. For purposes of this regulation, "connectivity ratio" is the number of street links divided by the number of nodes. A "link" is each portion of a street defined by a node at both ends or at one end. A "node" is the intersection of two (2) or more streets, a street corner, a cul-de-sac head or a dead-end. Notwithstanding, connections with existing streets and paved stubouts to adjacent properties to accommodate future street connections shall not be considered nodes.	To allow a reduction of the minimum required connectivity ratio by 1.0	A Connectivity ratio of 1.0 would be provided	3.10.06.02 Street Connectivity
Variance to Parking requirements	All new streets shall provide on-street parking.	To eliminate on-street parking on new streets.	The proposed new street (public) will not have on-street parking.	3.10.06.05 Parking

DISCLAIMER:

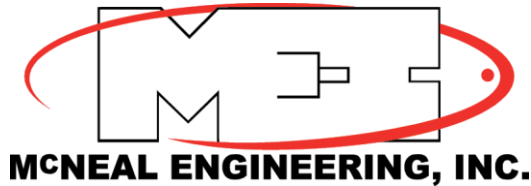
The variances listed above are based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required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

ADMINISTRATOR'S SIGN-OFF



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Thu Mar 10 2022 12:53:49

Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed



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VARIANCE NARRATIVE, REQUEST, & CRITERIA RESPONSE

Project Narrative:

The applicant is requesting a variance from the minimum lot area requirement of 10,000 square feet for the proposed development of 14 townhomes on a 0.25-acre lot. The lot is currently zoned R-1 and the proposed development is consistent with the zoning requirements. The applicant is requesting a variance from the minimum lot area requirement of 10,000 square feet for the proposed development of 14 townhomes on a 0.25-acre lot. The lot is currently zoned R-1 and the proposed development is consistent with the zoning requirements.

- block pattern** - The proposed development is consistent with the zoning requirements and does not require a block pattern.
- street connectivity** - The proposed development is consistent with the zoning requirements and does not require street connectivity.
- parking** - The proposed development is consistent with the zoning requirements and does not require parking.

Applicable Code Sections:

10.06 - Minimum Lot Area
 10.06.01 - Minimum Lot Area
 10.06.02 - Minimum Lot Area
 10.06.03 - Minimum Lot Area

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 proposed development is consistent with the zoning requirements and does not require a block pattern. The proposed development is consistent with the zoning requirements and does not require street connectivity. The proposed development is consistent with the zoning requirements and does not require parking.

To meet this requirement literally (i.e. within the limits of "new development"), it would be necessary to...

Zoning Intake
CITRUS PARK TOWNHOMES
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2022
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require approximately 36% of the site's frontage, and a second would

street connectivity

parking

6.0 02

project site's ar

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- 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.

block pattern

Street connectivity

parking

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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

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

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

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

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

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

Prepared By and Return To:
Affinity Title Services of Florida, LLC
1725 Highway 60 East
Valrico, FL 33594

Order No.: AF21-89926

Property Appraiser's Parcel I.D. (folio) Number:
U-02-28-17-03V-000049-00007.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this April 16, 2021 by Ramirez Nunez Rlty Inc existing under the laws of New York, and having its principal place of business at 50 Brooks Ave., Roosevelt, NY 11575 (the "Grantor"), and DR Jones Holdings LLC, a Florida limited liability company whose post office address is 16609 Villalenda de Avila, Tampa, FL 33613, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$0.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Hillsborough, State of Florida, viz:

Lot 7 and vacated street abutting on the West; Lots 8 through 12 and the North 1/2 of the vacated street abutting on the South, Block 49, Map of The Town of Citrus Park, according to the map or plat thereof as recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

22-0475

Signed, sealed and delivered in presence of:

Ramirez Nunez Rity Inc

BY: [Signature]
Luis Ramirez
President

[Signature]
Witness Signature

FREDDY GENARO
Printed Name of First Witness

[Signature]
Witness Signature

William Braden
Printed Name of Second Witness

Grantor Address:
50 Brooks Ave.
Roosevelt, NY 11575

State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 15th of April, 2021, by means of X Physical Presence or Online Notarization, by Luis Ramirez, President of Ramirez Nunez Rity Inc, who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]
Notary Public

Susan E. Pinchong

My Commission Expires: 02/16/24



(SEAL)



Received
01/27/2022
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

Address: 14508 Berkford Avenue City/State/Zip: Tampa, FL 33625 TWN-RN-SEC: 02/28/17
Folio(s): 3384.0000 Zoning: CPV-A-5 Future Land Use: CPV Property Size: 1.2

Property Owner Information

Name: Daniel Jones, DR Jones Holdings LLC Daytime Phone: 813-781-6041
Address: 16609 Villalenda De Avila City/State/Zip: Tampa, FL 33613
Email: eriecomm@gmail.com FAX Number: N/A

Applicant Information

Name: Daniel Jones, DR Jones Holdings LLC Daytime Phone: 813-781-6041
Address: 16609 Villalenda De Avila City/State/Zip: Tampa, FL 33613
Email: eriecomm@gmail.com FAX Number: N/A

Applicant's Representative (if different than above)

Name: Christopher S. McNeal, McNeal Engineering, Inc. Daytime Phone: 813-968-1081
Address: 15957 N Florida Ave City / State/Zip: Lutz, FL 33549
Email: permitting@mcnealengineering.com FAX Number: _____

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.

Signature of Applicant

Christopher S. McNeal, PE, as 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.

Signature of Property Owner

Type or Print Name

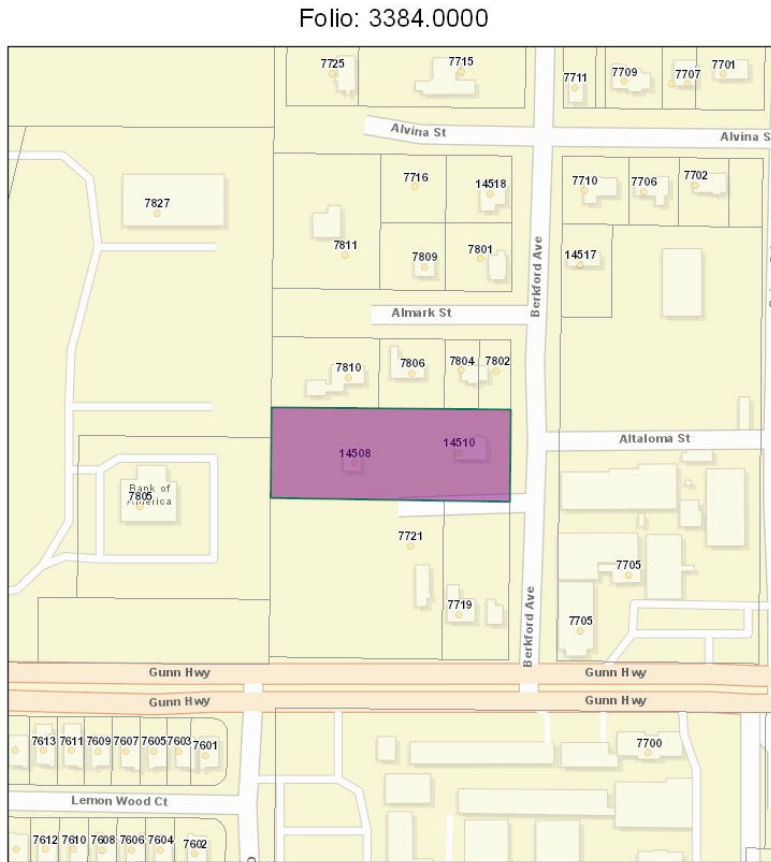
Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 01/27/2022
Case Number: 22-0475 Public Hearing Date: 03/21/2022
Receipt Number: 124460

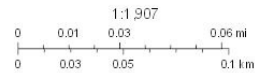


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Community Based
Zoning	CPV-A-5
Description	Citrus Park Village
RZ	04-0315
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0179H
FIRM Panel	12057C0179H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Citrus Park Village
Community Base Planning Area	Citrus Park Village
Census Data	Tract: 011410 Block: 3023
Future Landuse	CPV
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 1
Wind Borne Debris Area	140 MPH Area
Overlay District	Citrus Park Village
Competitive Sites	NO
Redevelopment Area	NO



January 27, 2022



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses
Hillsborough County Florida

Folio: 3384.0000
PIN: U-02-28-17-03V-000049-00007.0
DR JONES HOLDINGS LLC
Mailing Address:
 16609 VILLENDA DE AVILA
 TAMPA, FL 33613-5200
Site Address:
 14508 BERKFORD AVE
 TAMPA, FL 33625
SEC-TWN-RNG: 02-28-17
Acreage: 1.21114004
Market Value: \$365,988.00
Landuse Code: 0000 VACANT RESIDENT

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

22-0475