

Variance Application: VAR 24-0860

LUHO Hearing Date: July 29, 2024

Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: John F. Hose / i2 Visual **Zoning:** PD

Address/Location: 4811 Ehrlich Road, Tampa, Florida (Folio #: 16297.0100)


Request Summary

The applicant is requesting a sign variance to accommodate the modification of an existing ground sign.

Requested Variances

LDC Section	LDC Requirement	Variance	Result
7.03.00.C.2.a.ii	Non-Residential Ground Signs: each Premises with street frontage of 300 feet or more shall be permitted to have one ground sign for each additional 300 feet of street frontage.	Variance of 133.2 feet of street frontage to allow one additional ground sign.	Two ground signs on a property having 466.8 lineal feet of frontage.

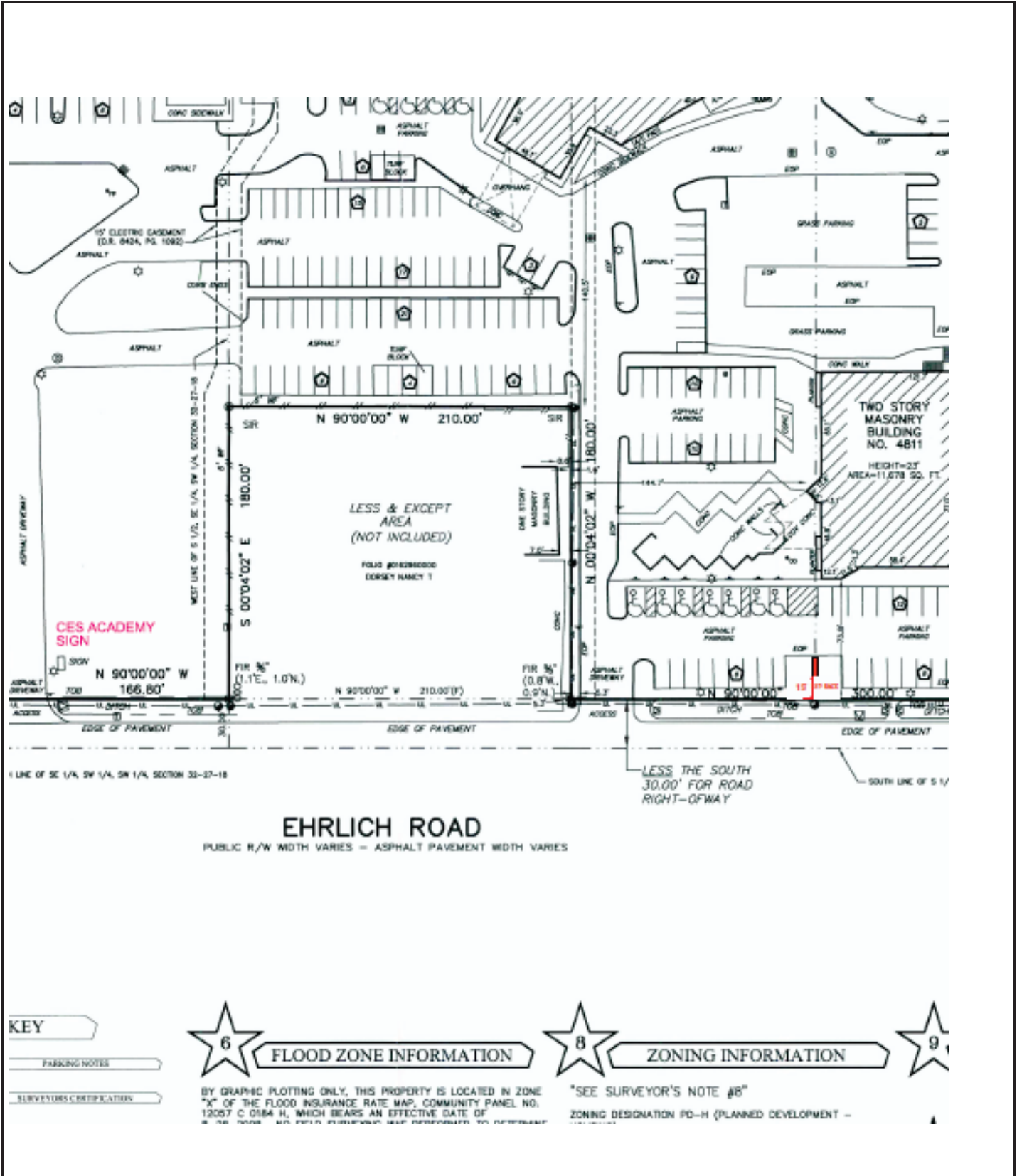
Findings	The residential support use restrictions for this church use do not apply because the PD (96-0120) was not approved for residential use.
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Zoning Administrator Sign Off	 <small>Colleen Marshall Tue Jul 2 2024 16:27:44</small>
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DISCLAIMER:

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

SURVEY/SITE PLAN

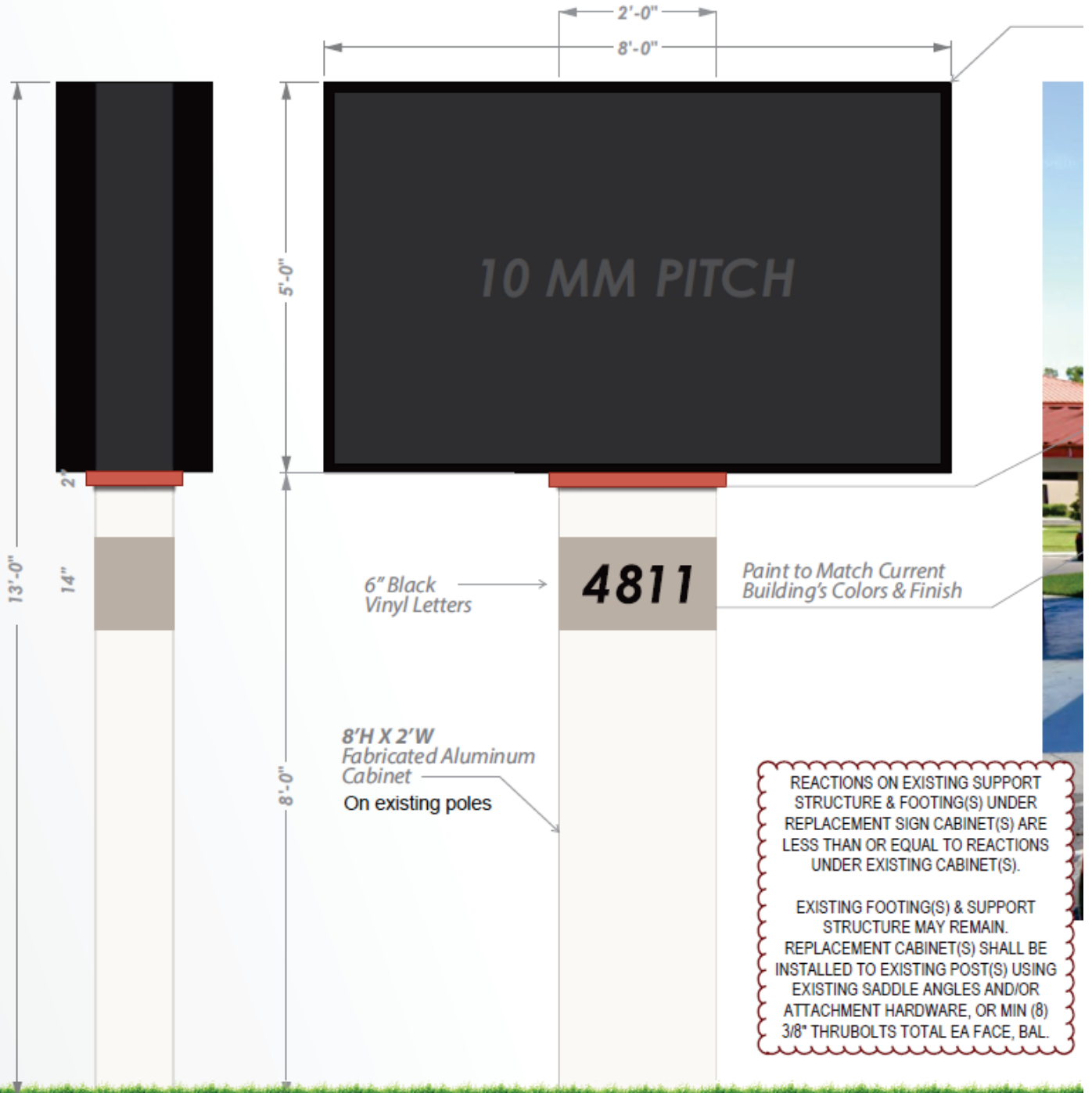


EXISTING SIGN



PROPOSED DRAWING

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Sei



Double Sided EMC Sign

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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.

We are requesting to allow the two sign that are on Folio # 016297-0100. There is currently, one (1) pylon (Church Sign 4811 Ehrlich Rd) and one (1) monument (CES Academy 4903 Ehrlich Rd) sign on their property. One at each side of the dividing property at the entrances to the Church and Academy. We are not adding additional signage we are changing the EMC in existing pylon and adding pylon covers over existing poles.

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

LDC Sec. 7.03.00.C.2.

Additional Information

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

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Variance Criteria Response

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

There is a separate property fronting Ehrlich Rd that separates the Church property frontage. There are roads on each side of the separating property that gives access to the Church main campus and the Academy. Both entry points need to identify the Church property and the Academy.

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.

The code allows for one (1) ground sign per 300 linear feet of frontage, but the fact the property frontage on Ehrlich Rd is not continuous and makes the property appear as three separate properties.

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.

There is currently one (1) pylon (Church Sign) and one (1) monument (CES Academy) sign on their property. One at each side of the dividing property at the entrances to the Church and Academy.

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).

Due to the setback of the Church from the road and the property being split, the property was allowed the two signs that have been serving the property without issues for quite some time. We are not adding additional signage we are changing the EMC in existing pylon and adding pylon covers over existing poles.

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.

Same reason as above #4.

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.

The signage request is serving the Church community and the community at large with many public events. The signage is very important to directing and informing the motoring public of the entry ways identify the Church and the Academy.

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This Warranty Deed made this 15th day of JULY, 1992 between

ROBERT L. NEWTON AND JO ANN NEWTON, HIS WIFE

BOOK 6672 PAGE 20

Whose mailing address is: 5001 E. Seneca Avenue
Tampa, Florida 33617
Hereinafter called the Grantor, and

BIBLE BASED FELLOWSHIP, INC.

Whose mailing address is: 4811 EHRLICH ROAD, TAMPA, FLORIDA 33624

Hereinafter called the Grantee,
WITNESSETH, that the Grantor, for and in consideration of the sum of
(10.00) and other valuable considerations the receipt whereof is hereby
acknowledged has granted, bargained, and sold unto the Grantee, and
Grantee's successors, and assigns forever, all that certain parcel of land
in the county of HILLSBOROUGH and State of Florida to wit:

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the
Southwest 1/4 of Section 32, Township 27 South, Range 18 East, less
and Except: Commencing at the Southwest corner of the Southeast 1/4 of
the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 27
South, Range 18 East, run thence East on South boundary line of said
Section, 332.31 feet to the Point of Beginning, run thence North 265
feet to a point, thence East 166.16 feet to a point, thence South 265
feet to a point, thence West 166.10 feet to the point of beginning and
less right of way for Ehrlich Road, all lying and being in
Hillsborough County, Florida.

THIS DEED IS BEING RECORDED TO CORRECT THAT CERTAIN WARRANTY DEED RECORDED JUNE 15, 1992
IN O. R. BOOK 6640, PAGE 741, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and Grantor does hereby fully warrant title to said land and will defend
the same against the lawful claims of all persons whomsoever, except
taxes for the year 1992 and subsequent, and restrictions, limitations,
covenants, and easements of record, if any. ("Grantor and Grantee" are
used herein for singular or plural, the singular shall include plural,
and any gender shall include all genders, as context requires.)

Signed, Sealed, and Delivered in our presence:

(Wit.) *Donna Lammers*
DONNA LAMMERS

Robert L. Newton (SEAL)
Robert L. Newton

(Wit.) *Doreen Scovill*
DOREEN SCOVILL

Jo Ann Newton (SEAL)
Jo Ann Newton

(Wit.) Documentary Tax Pd - F.S. 201.02 1.60
Documentary Tax Pd - F.S. 201.08 \$ 0

5001 E. Seneca Avenue (SEAL)
Tampa, FL 33617

(Wit.) Intangibles Tax Pd - F.S. 199 \$ 0
Richard Ake, Clerk Hillsborough County

Richard Ake (SEAL)
RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

By: *Richard Ake* Deputy Clerk
State of FLORIDA
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me on this 15th day of
JULY, 1992 by ROBERT L. NEWTON AND JO ANN NEWTON, HIS WIFE
a valid drivers license as identification and did not take an oath.

WITNESS my signature and official seal in the county and state last
aforesaid.

Doreen Scovill
(Notary Public)



My commission expires
(Affix Notary Seal)
PREPARED BY: *Richard Ake*
LAWYERS TITLE INSURANCE CORPORATION
739 W. BRANDON BLVD.
BRANDON, FLORIDA 33511 *wlc*

LTIC NO. 9201492

2N263

1992 JUL 16 PM 12:42

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0860 Intake Date: 05/22/2024
Hearing(s) and type: Date: 07/29/2024 Type: LUHO Receipt Number: 369622
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 4811 Ehrlich Rd City/State/Zip: Tampa, FL 33624
TWN-RN-SEC: 32/18/27 Folio(s): 016297-0100 Zoning: PD Future Land Use: R-4 Property Size: 10.6

Property Owner Information

Name: Bible Based Fellowship INC Daytime Phone _____
Address: 4811 Ehrlich Rd City/State/Zip: Tampa, FL 33624
Email: _____ Fax Number _____

Applicant Information

Name: John F Hose / i2 Visual Daytime Phone 2396873223
Address: 1606 Benchmark Ave City/State/Zip: Fort Myers, FL 33905
Email: Susan.long@i2visual.com Fax Number _____

Applicant's Representative (if different than above)

Name: Susan Long Daytime Phone 2396873223
Address: 1606 Benchmark Ave City/State/Zip: Fort Myers, FL 33905
Email: Susan.long@i2visual.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]
Signature of the Applicant
John F Hose
Type or print name

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

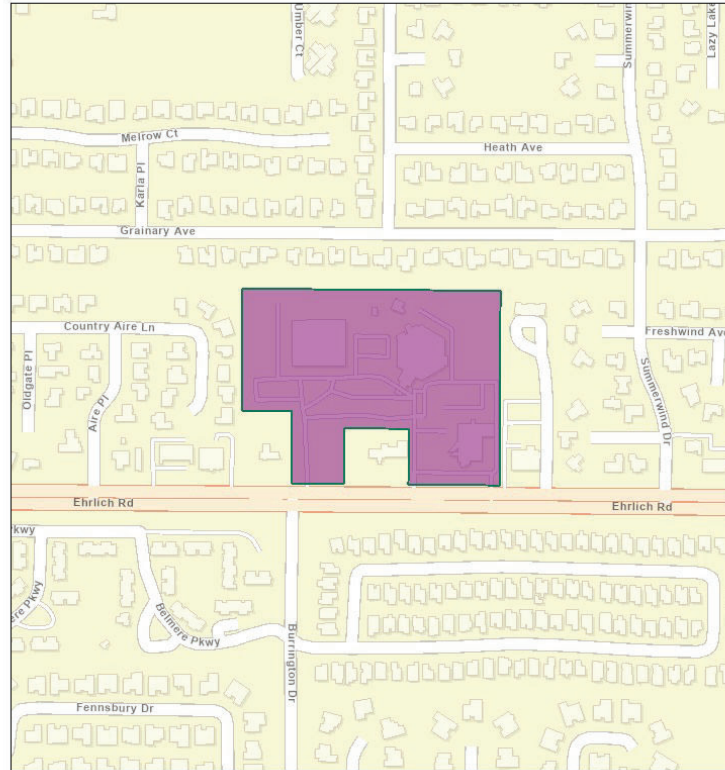
[Signature]
Signature of the Owner(s) (All parties on the deed must sign)
Anthony C. White
Type or print name



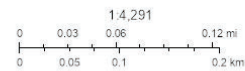
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	96-0120
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Note	OLD PD 84-0349 & 87-0145
Minor Changes	null
Major Modifications	92-0127
Personal Appearances	null
Census Data	Tract: 011515 Block: 1015
Future Landuse	R-4
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
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 16297.0100



May 23, 2024



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Hillsborough County Florida

Folio: 16297.0100
PIN: U-32-27-18-ZZZ-000000-71180.0
Bible Based Fellowship Inc
Mailing Address:
 4811 Ehrlich Rd
 null
 Tampa, Fl 33624-2037
Site Address:
 4811 Ehrlich Rd
 Tampa, Fl 33624
SEC-TWN-RNG: 32-27-18
Acreage: 10.59959984
Market Value: \$16,178,242.00
Landuse Code: 7100 Institutional

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