

Variance Application: VAR 24-0391
LUHO Hearing Date: March 25, 2024
Case Reviewer: Carolanne Peddle



Hillsborough County Florida

Development Services Department

Applicant: Hillsborough County Real Estate Dept Zoning: CPV A-1
 Location: 7404 Altaloma St, Tampa, FL 33625; Folios: 3406.0000, 3416.0000, 3415.0000, 3414.0000, 3413.0000, 3417.0000, 3411.0000

Request Summary:

The applicant requests multiple variances in order to build a fire station in the Citrus Park Village Overlay District.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.10.06.01	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.	35 feet	Maintain the existing block pattern of a 685-foot block length facing Ehlich Road and Altaloma Street.
3.10.06.07	The front of all principal buildings shall face an improved street right-of-way and shall not be separated from the right-of-way by another building, storm water facility or common parking area or driveway serving more than one dwelling unit. On parcels with multiple street frontages, buildings shall front the street with the higher functional classification or block face with relatively greater length to the maximum extent possible before facing other streets. Variances to these frontage requirements may be approved in accordance with Part 11.04.00 of this Code only for projects with unusual site constraints which restrict the number and/or shape of blocks which may be created. In such cases, however, the developer shall be required to create the maximum number of blocks possible to provide the greatest amount of street frontage for the proposed principal structures. Accessory buildings are not required to face a street right-of-way, but they shall be placed to the side or rear of the principal building they serve.	Allow an enclosed structure to be permitted between the principal structure and the right-of-way (Altaloma St).	Enclosed structure between the principal structure and Altaloma Street.
		Not create a new block to meet this requirement.	Block to remain the same.

3.10.06.08	In yards with required build-to lines, the entire length of each building façade containing enclosed floor space shall be placed on the build-to line or, on parcels with curved or irregular build-to lines, the chord of the build-to line. Doorways and minor architectural features, such as transoms, sidelights and porticos, recessed into the façade shall be permitted. A maximum of one foot of relief from the build line shall be permitted for architectural features such as cornices and expression lines.	Eliminate requirement for entire length of each building façade to be placed on the built-to line.	Emergency vehicle bay area recessed beyond main building area with portico in front along Ehrlich Road.
3.10.06.9	All accessory uses, including but not limited to parking and storm water facilities, shall be located to the rear of the principal structure(s) on a parcel.	Allow parking and stormwater facilities to be located to the sides of the principal structure.	Parking and stormwater facilities located to the sides of the principal structure.
3.10.14.A.1	Except for storefronts as regulated in Section 3.10.14.B, at least 20 percent of the area of each first story wall on the front and sides of the structure shall be comprised of windows.	7% window area reduction	Southern façade first story wall to be comprised of 13% windows (front).
3.10.14.A.1	Except for storefronts as regulated in Section 3.10.14.B, at least 20 percent of the area of each first story wall on the front and sides of the structure shall be comprised of windows.	5% window area reduction	Eastern façade first story wall to be comprised of 15% windows (side).
3.10.14.A.1	Except for storefronts as regulated in Section 3.10.14.B, at least 20 percent of the area of each first story wall on the front and sides of the structure shall be comprised of windows.	20% window area reduction	Western façade first story wall to be comprised of 0% windows (side).
3.10.14.A.1	Windows shall be defined with shutters, raised exterior casings/trims, awnings, decorative pediments or similar treatments.	Windows to be defined without shutters, raised exterior casings/trim, awnings, decorative pediments or similar treatments.	Windows fitting the design of the Fire Station as shown on the elevation.

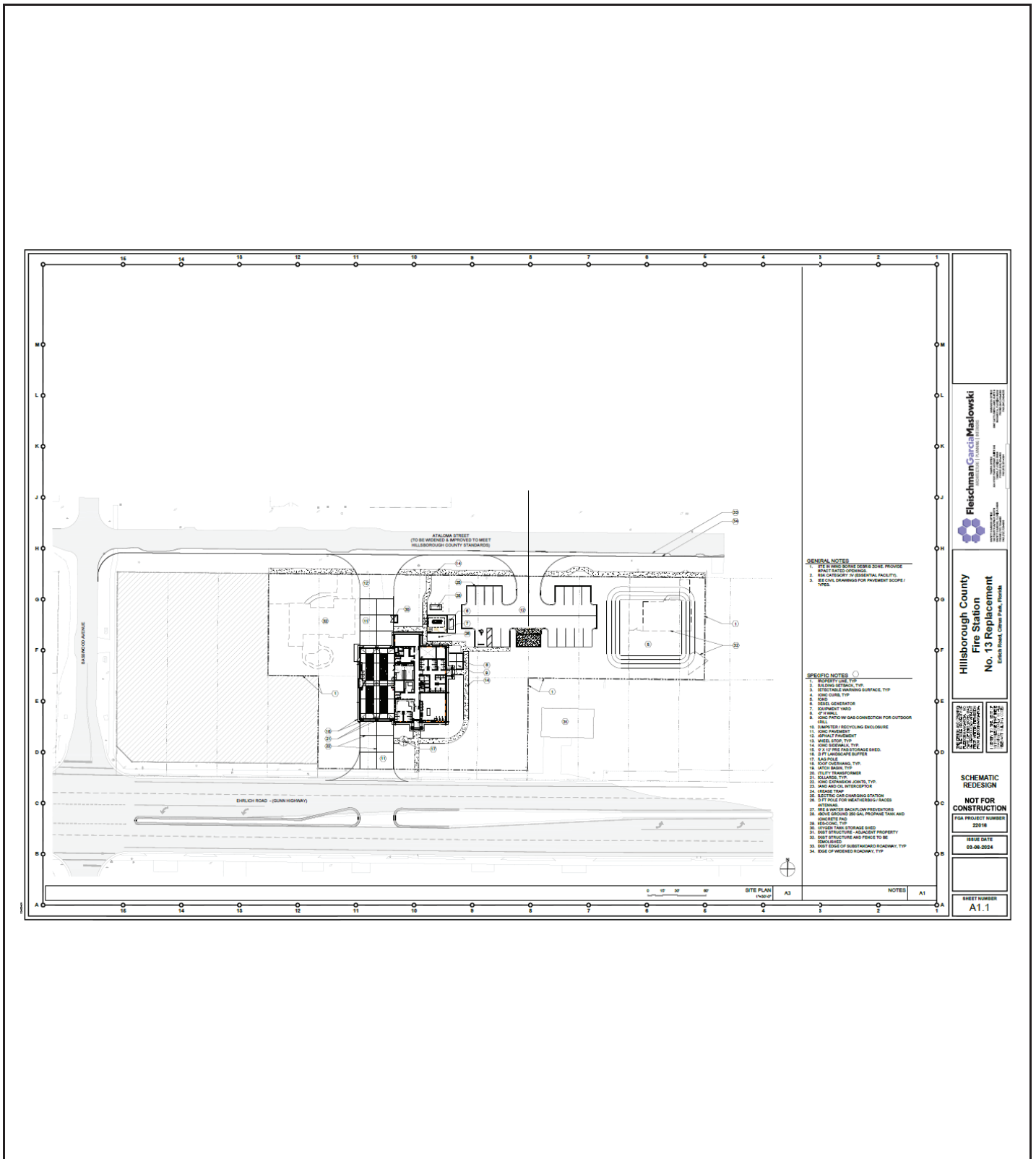
<p>3.10.14.A.1</p>	<p>Doorways shall be defined with arches, raised exterior casings/trim, sidelights or similar treatments. In addition to the window space required above, at least 20 percent of the wall area shall be comprised of window treatments, doors, doorway treatments, transoms, structural canopies, balconies, architectural expressions such as porticos and pilasters, or other similar enhancements. Such expressions or enhancements shall have a minimum projection or recess of two inches from the wall surface.</p>	<p>Allow less than 20 percent of the wall area to be comprised of window treatments, doors, doorway treatments, transoms, structural canopies, balconies, architectural expressions such as porticos and pilasters, or other similar enhancements to be replaced with wall area containing 3-foot band of brick veneer to visually "break up" the façade material and brick veneer extended up along the portico's columns and between the garage doors.</p>	<p>Wall area with 3-foot band of brick veneer to visually "break up" the façade material and brick veneer extended up along the portico's columns and between the garage doors.</p>
<p>3.10.14.C</p>	<p>Exterior Cladding: All exterior surfaces shall be architecturally finished. If lap siding is used, lap exposure shall be no less than four inches and no more than eight inches. Paint shall not constitute an architectural finish.</p>	<p>Allow exterior surfaces to be architecturally finished with surfaces to include painted cement plaster.</p>	<p>Exterior surfaces architecturally finished with surfaces including painted cement plaster.</p>
<p>3.10.14.L</p>	<p>Parking and Loading Areas: Surface parking areas, loading docks and garage doors shall be located at the rear of structures and, on corner lots, shall be no closer to any side street right-of-way than the structure. Driveways shall be located at the rear or side of structures and shall not cross a front yard functioning as a front yard unless no other access to the parcel is available, but in no case shall the driveway be placed between the side of a structure and a street right-of-way. Notwithstanding, garage doors and driveways for emergency public use facilities such as fire stations may be located on any side of the structure.</p>	<p>Allow surface parking area to the side of the structure.</p>	<p>Surface parking area to the east side of the structure.</p>
<p>3.10.15.01</p>	<p>The front yard shall have a zero-foot build to line, except that where a front yard functions as a rear yard, no build-to line or minimum setback will be required.</p>	<p>Eliminate front yard zero-foot build to line to allow a maximum setback of 50 feet</p>	<p>50-foot maximum front yard setback</p>
<p>3.10.15.01</p>	<p>Minimum two stories required for buildings fronting Gunn Highway/Ehrlich Road.</p>	<p>Allow a minimum of one story.</p>	<p>One story fire station building.</p>

Findings:	None.
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Zoning Administrator Sign Off:	 Colleen Marshall Fri Mar 8 2024 14:18:05
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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



- GENERAL NOTES**
1. SITE BOUNDARY DEPENDS ON THE PROPOSED SPACED POSTS POSITIONING.
 2. PER CATEGORY 'A' (ESSENTIAL FACILITY).
 3. SEE CIVIL DRAWINGS FOR FINISHMENT SLOPE/TYPES.
- SPECIFIC NOTES**
1. RECONSTRUCT EXISTING PAVEMENT.
 2. 24" CONCRETE SLAB ON GRADE.
 3. DETECTABLE WARNING SURFACE, TYP.
 4. 12" CONC. CURB, TYP.
 5. 12" CONC. CURB, TYP.
 6. DIESEL GENERATOR.
 7. SURVEYED AND ADJUSTED.
 8. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 9. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 10. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 11. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 12. ASPHALT PAVEMENT.
 13. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 14. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 15. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 16. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 17. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 18. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 19. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 20. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 21. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 22. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 23. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 24. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 25. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 26. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 27. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 28. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 29. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 30. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 31. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 32. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 33. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.
 34. 12" CONC. W/ GAS CONNECTION FOR OUTDOOR USE.

FleischmanGarciaMaslowski
 ARCHITECTS / ENGINEERS / PLANNERS

**Hillborough County
 Fire Station
 No. 13 Replacement**
 12000 UNIVERSITY AVENUE, SUITE 100
 MADISON, WI 53704
 TEL: 608.261.1111
 FAX: 608.261.1112

SCHEMATIC REDESIGN

NOT FOR CONSTRUCTION

FIGA PROJECT NUMBER: 202418

ISSUE DATE: 02-28-2024

SHEET NUMBER: A1.1

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Additional / Revised Information Sheet

Office Use Only		
Application Number:	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 24-0391 Applicant's Name: Isabelle Albert

Reviewing Planner's Name: Carolanne Peddle Date: 3-11-2024

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): March 25th LUHO

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 last 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 last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.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@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.

Isabelle Albert
Signature

3-11-2024
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. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

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

I hereby confirm that the material submitted with application _____

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: Isabelle Albert

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
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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):

*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.

Variance Request 1-31-2024

REVISED 3-11-2024

The request is to construct a fire station (#13) on Ehrlich Road within the Citrus Park Village, subsection A-1 (CPV-A1). The applicant, Hillsborough County Facilities Management & Real Estate Services, is seeking variances to the regulations outlined below. The areas of request are indicated with blue comments for easy identification. **Comments that are not applicable are noted in orange.** Any regulations without accompanying comments will be adhered to, and there is no request for a variance in those specific areas.

Sec. 3.10.06.01. 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.

The request is to maintain the existing block pattern of 685' facing Ehrlich Road and Altaloma Street and 210' facing Basswood Avenue and Del Vallee Road. **A variance of 35' is requested to allow a greater block length than permitted.**

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

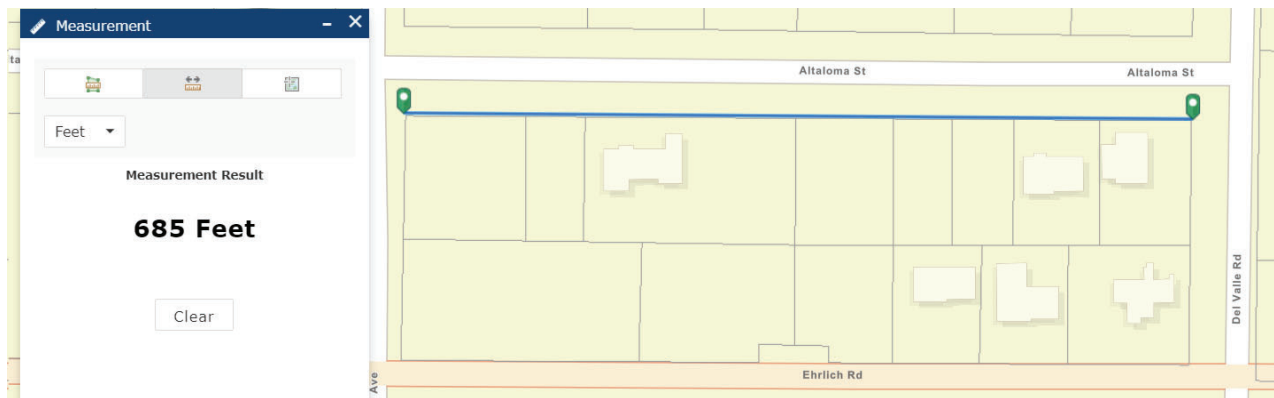
The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.



Sec. 3.10.06.02. Street Connectivity **Not applicable.**

New streets shall follow a grid pattern and connect with existing streets and rights-of-way to provide multiple through routes for vehicles and pedestrians. Additionally, paved street stubouts shall be provided to all vehicular cross-access points required in adjacent planned development (PD) districts and to other adjacent properties where feasible to accommodate future potential street connections.

[No new streets are proposed.](#)

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. Additionally, alleys and their connections shall not be included in the connectivity ratio calculation.

[No new streets are proposed.](#)

Sec. 3.10.06.03. Street Design

New streets and improvements of existing streets, excluding regulated roadways as defined in the Hillsborough County Comprehensive Plan, shall conform to the design standards established in this Part and the Transportation Technical Manual cross sections and design criteria for Traditional Neighborhood Developments, henceforth identified as TND Street Standards, which are hereby incorporated by this reference. Development shall comply with standards for roadway access in the Transportation Technical Manual.

TND Street Standards, including, but not limited to, traffic calming, lane width reductions, removal of travel lanes for on-street parking, etc., shall not be applied to any regulated roadways as defined in the Comprehensive Plan where such treatments will reduce the system capacity and resulting level of service of the existing conditions through and around the proposed TND. Any development impacting a regulated road (including those utilizing TND street standards), shall meet the adopted level of service standards as defined in Section 4.02 of this Code. In some cases this may necessitate adding capacity on other existing roadways or by constructing new roadways that provide a bypass for moving vehicles around the TND. The construction of additional connections to the adjacent local road network may also provide additional capacity to compensate for the reduction in capacity that may result from the application of TND Street Standards to a regulated roadway.

The developer is responsible for the traffic capacity-LOS studies being performed during the planning stages of development. The studies shall be performed in accordance with criteria established by the County. The developer may use available County data and shall meet with the County to discuss criteria and shall submit the studies to the County for Approval. If LOS models are developed by the County, they will either be made available to the developer or the County will, at the expense of the developer, perform the studies with input from the developer.

[Improvements of existing streets will be addressed separately through a Design Exception.](#)

Sec. 3.10.06.04. Street Vacations Not applicable.

Existing street rights-of-way shall not be vacated where such action decreases through-route opportunities for vehicular traffic.

Sec. 3.10.06.05. Parking Not applicable.

All new streets shall provide on-street parking. Off-street parking for all uses shall be provided in accordance with Part 6.05.00 of this Code, except that the minimum number of off-street parking spaces required for a proposed use shall be reduced by the number of on-street parking spaces adjacent to the use. Spaces that are adjacent to more than one use shall contribute to the parking requirements of the use with the greatest frontage on the space. Joint use of off-street parking spaces shall be permitted in accordance with the requirements of this Code.

Sec. 3.10.06.06. Traffic Calming Not applicable.

Traffic calming measures shall be permitted in accordance with Section 5.08.09.E of this Code.

At such time the west end of Alvina Street is connected to another street, traffic control devices shall be installed at the new intersection to prohibit or discourage through traffic on Alvina Street.

Sec. 3.10.06.07. Building Orientation

The front of all principal buildings shall face an improved street right-of-way and shall not be separated from the right-of-way by another building, storm water facility or common parking area or driveway serving more than one dwelling unit.

Although the principal front building is facing Ehrlich Road, the rear of the building is also facing Altaloma Street with a structure (enclosed equipment structure) separating the building from the right-of-way. **A variance to allow an enclosed structure is being requested to be permitted between the structure and the right-of-way (Altaloma St).**

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

On parcels with multiple street frontages, buildings shall front the street with the higher functional classification or block face with relatively greater length to the maximum extent possible before facing other streets. Variances to these frontage requirements may be approved in accordance with Part 11.04.00 of this Code only for projects with unusual site constraints which restrict the number and/or shape of blocks which may be created. In such cases, however, the developer shall be required to create the maximum number of blocks possible to provide the greatest amount of street frontage for the proposed principal structures. Accessory buildings are not required to face a street right-of-way, but they shall be placed to the side or rear of the principal building they serve.

The building is fronting the street with the higher functional classification, Ehrlich Road. The site contains unusual sites constraints with existing block layouts and being developed on a portion

of the block, without control of the remainder of the block. **A variance is being requested to not create a new block to meet this requirement.**

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

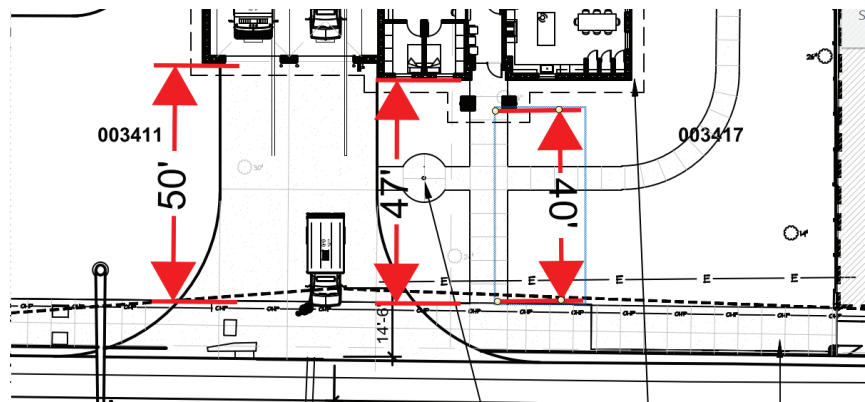
The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

Sec. 3.10.06.08. Build-To Line, Maximum Setback

In yards with required build-to lines, the entire length of each building façade containing enclosed floor space shall be placed on the build-to line or, on parcels with curved or irregular build-to lines, the chord of the build-to line. Doorways and minor architectural features, such as transoms, sidelights and porticos, recessed into the façade shall be permitted. A maximum of one foot of relief from the build line shall be permitted for architectural features such as cornices and expression lines.

Per section 3.10.15.01 (A-1), the front yard setback shall be zero-foot build-to-line. This proposed development stands out due to its specialized nature as a fire station, necessitating a distinctive building design. Specifically, a crucial element is the apparatus bay, dedicated to housing and maintaining emergency vehicles. Typically, these bays are set back to enhance safety during building evacuation, ensuring a broader sightline for safe egress rather than directly accessing oncoming traffic. Hence, the structure and bay area are setback at a safe distance of 50' for the bay, 47' for the front main façade and 40' for the portico's columns. **A variance of 50 feet to allow a maximum 50-foot front yard setback is being requested. The request is to eliminate requirement for entire length of each building façade to be placed on the built-to line and allow Emergency vehicle bay area recessed beyond main building area with portico in front along Ehrlich Road.**



The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

To accommodate signs, a maximum of one foot of relief from the build to line shall be permitted along the entire length of the façade.

In yards with maximum building setbacks, the entire length of each building façade containing enclosed floor space shall be placed within the allowed setback. Doorways and minor architectural features, such as transoms, sidelights and porticos, recessed into the façade shall be permitted. Sec. 3.10.06.9. Accessory Uses

All accessory uses, including but not limited to parking and storm water facilities, shall be located to the rear of the principal structure(s) on a parcel.

The site has two front yards, with one functioning as a rear yard, and is an unusual configuration. Due to the unusual configuration, both stormwater ponds and parking area is located the to the sides of the principal structure however, these are not located past the front façade of the structure. **A variance is being requested to allow parking and stormwater facilities to be located to the sides of the principal structure on the parcel.**

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

Sec. 3.10.06.10. Utility Lines

All utility lines shall be installed underground.

Sec. 3.10.06.11. Sidewalks

Sidewalks shall be provided along all streets. All sidewalks shall be constructed as urban sections and, notwithstanding other provisions of this Code, open drainage ditches in the right-of-way shall be piped or relocated at developer expense where necessary to provide sidewalks in the right-of-way.

Sec. 3.10.06.12. Vertically Integrated Uses **Not applicable.**

Projects with vertically integrated residential and non-residential uses shall have sufficient site area to conform with the maximum density and intensity limits of the district in which the project is located, as if the site were separately apportioned for each use. For example, if a district permits a maximum nonresidential floor area ratio of 0.25 and maximum residential density of 24 dwelling units an acre, a vertically integrated project with 20,000 square feet of commercial floor space on the first story and 18 residential apartments on the second story would require a minimum site area of 2.58 acres, of which 1.83 acres is demanded by the commercial floor space and .75 acre is demanded by the dwelling units (no on-site conservation/preservation areas presumed).

Sec. 3.10.07. Fences

Fences and walls shall conform with the provisions of Part 6.07.00 of this Code. Additionally, fences and walls in non-residential projects, and fences and walls in residential projects that are constructed, owned and/or maintained by the developer, homeowners association or similar entity, shall conform with the following requirements and provisions.

- A. Fences and walls, other than those in single-family subdivisions, shall be consistent with the architectural style of the buildings on the same parcel. Notwithstanding, chain link fences shall be permitted on all parcels subject to the requirements in Paragraph C below.
- B. Wood fences shall be picket or rail style with a maximum height of four feet and maximum opacity of 50 percent. Said fences shall be constructed of pressurized wood and shall be painted. Wood fences that do not conform with these requirements shall not be permitted in any yard.
- C. Chain link fences shall be clad in green, brown or black vinyl and all sections shall have top rails. Additionally, evergreen vines, such as Confederate Jasmine, Coral Honeysuckle or Beach Elder, shall be planted along the entire length of the fence, excluding gates, no more than six feet apart on centers. Said plants shall be in three gallon containers, at a minimum, at time of planting. Chain link fences shall not be permitted in front yards, including front yards functioning as side yards. Chain link fences shall be permitted in front yards functioning as rear yards where such fences are separated from the road right-of-way by parking areas, trees or other site features that obscure or distance the fence from public view.
- D. Masonry walls shall be architecturally finished on all sides. Paint shall not constitute an architectural finish.

Sec. 3.10.08. Signs **Not applicable** since Fire Stations are excluded due to being Emergency Public Use.

All signs shall conform to the limitations and provisions of Article VII of this Code. Additionally, the following limitations and provisions shall apply to signage for all uses, excluding emergency public services/uses. Sight distances and roadside clear zones shall be provided for all signs in compliance with criteria included in the Transportation Technical Manual.

- A. All permanent detached signs shall be monument signs.
- B. All monument signs shall be a maximum of 15 feet in height, have materials similar to the structure(s) they serve and shall not utilize plastic cabinet panels. Monument signs in Subdistrict A shall be allowed .50-square-foot of aggregate display area for each linear foot of public street frontage along the street

the sign faces or 50 square feet of aggregate display area, whichever is less, and no single sign face shall exceed 25 square feet of aggregate sign area. If a single- or multiple-occupancy parcel is entitled to more than one monument sign, then all allowable monument signs may be combined into a single monument sign with a maximum of 100 square feet of aggregate sign area, but no single face shall exceed 50 square feet of aggregate sign area. Monument signs shall not be permitted between buildings and road rights-of-way where such placement requires a variance from the minimum setback requirements of Article VII.

- C. The following forms of sign illumination shall be permitted: 1) exposed bulbs, lamps or luminous tubes on the surface of the sign; 2) exterior lights directed at the sign; and 3) backlighting of completely opaque sign elements which silhouettes the elements against an illuminated surface. Internally illuminated signs which emit light through translucent or transparent material shall be prohibited.
- D. *[Reserved.]*
- E. Awning signs shall not exceed two square feet in size on any awning.
- F. Mansard signs shall be prohibited.
- G. Wall signs shall be allowed .75-square-foot of aggregate display area for each linear foot of building frontage facing a public street, parking lot or Upper Tampa Bay Trail corridor, up to a maximum of 120 square feet of aggregate sign area. Each establishment shall be entitled to a minimum sign area of 15 square feet. Wall signs shall not utilize plastic cabinet panels.
- H. Wall signs and projecting signs shall not obscure building cornices.
- I. Projecting signs shall be perpendicular to the wall surface and shall have a maximum width of one foot.
- J. Signs shall not be permitted on awnings, canopies, balconies or other building elements that may be allowed to project over public rights-of-way by other provisions of this Part.
- K. Window signs shall not be permitted above the first story.

Sec. 3.10.09. Lighting

- A. Outdoor pole lighting shall be provided for all streets and off-street parking areas, excluding driveways serving individual dwellings. The pole lights shall utilize post top fixtures closely similar in design to the Salem model offered by Tampa Electric Company (illustrated). The pole lights shall have a maximum height of 20 feet. The poles shall be anodized or otherwise coated to minimize glare from the light source.



Outdoor Light Pole

- B. Illumination of the vertical plane of gas station canopies and similar structures shall be prohibited. Lights illuminating the area beneath or around the canopy shall be fully shielded.

Sec. 3.10.10. Buffering and Screening

- A. Buffering and screening shall comply with the requirements of this Code, except that the option of utilizing solid wood fences for screening shall not be allowed and screening requirements shall be met by utilizing other permitted options. Additionally, primary screening required by Section 6.06.06 of this Code shall not be provided between adjacent principal uses in Subdistrict A-1 or between adjacent uses that are commonly developed in all other subdistricts. In all cases, however, buffering requirements shall be met, and open storage areas, solid waste storage facilities and mechanical equipment shall be screened as required by said section.
 - 1. Notwithstanding the above, principal use buffering and screening mandated along the Upper Tampa Bay Trail by Section 6.06.06 of this Code shall not be required.
- B. Buffering and screening requirements for structures with vertically integrated mixed uses shall be based on the most intense use in the structure.
- C. Off-street vehicular use areas shall be buffered and screened in accordance with Section 6.06.03 of this Code, except that required trees in perimeter buffers shall have a minimum height of 10 feet and minimum caliper of three inches at time of planting and shall be installed no more than 30 feet apart on centers.

Sec. 3.10.11. Tree Preservation

In addition to the vegetative protection requirements of Part 4.01.00, Natural Resources, of this Code, Historic Trees shall be provided the highest emphasis of protection within the boundaries of a proposed development within the Citrus Park Village zoning district. Historic Trees are defined as native trees represented by the species of oak, maple, elm, sweet gum, hickory, and magnolia that measure 24" DBH and greater with a rating condition of good or better in accordance to the Tree Condition Evaluation Form referenced as Exhibit 4.1.6.1.4 of the Development Review Manual.

At the time of plan submittal, the Developer shall submit an assessment of the existing Historic Trees within the proposed development area and initiate the procedures described below for processing any request to remove one or more Historic Trees. Development around Historic Trees shall not be permitted within the canopy drip line of the Historic Trees unless special design techniques are administered as identified in the Natural Resource Section of the LDC. If development around a Historic Tree is determined by the County to cause the loss of the Historic Tree, then the developer shall replace the tree as provided for herein. A determination by the County that a Historic Tree has been removed illicitly or has been effectively removed through negligence shall require replacement with a monetary value in accordance to the International Society of Arboriculture Shade Tree Formula as provided in Section 11.06.05, Enforcement, of this Code.

Where a Historic Tree is encountered in the development process and the developer desires to remove the same, the developer shall demonstrate to the satisfaction of the County that removal of a Historic Tree is adequately replaced, as hereinafter described. Upon submission of a request to remove a Historic Tree, and such supporting information as may be reasonably required for the same, the County will render a decision that (1) removal is permitted as submitted, (2) removal is permitted with additional conditions, or (3) removal is denied, within the timeframe outlined in the Site and Subdivision Review process.

In all events, the removal of a Historic Tree shall be replaced based upon the total DBH of the main trunk of the tree removed, which shall be replaced on a two for one basis. The replacement of a Historic Tree shall be with a tree species of like type. The minimum replacement tree size shall be of the size defined in the LDC. Replacement trees shall be planted to the fullest extent practical on the property from where the Historic Tree existed. Offsite planting locations shall be permitted only within the Citrus Park Village Zoning District. Contributions to the LDC's Restoration Fund may also occur, however, any contribution shall be earmarked and oriented for disbursement to provide native vegetation plantings strictly within the Citrus Park Village Zoning District.

Sec. 3.10.14. Non-Residential and Mixed-Use Building Requirements

Except as provided herein, all structures permitted non-residential uses, either in whole or in part, shall comply with the following requirements. In structures permitted a mixture of residential and non-residential uses, the entire first story shall be devoted to non-residential uses only, except that entrances to upper story residential uses shall also be allowed. Metal buildings are prohibited. Non-residential structures accessory to residential uses shall be subject to the requirements of Sections 3.10.12 and 3.10.13 of this Part.

Agricultural structures, public service facilities and existing public recreation facilities, including expansions of said existing facilities, shall be exempt from the requirements of this Section. Additionally, church facilities with up to 10,000 square feet of total floor space for all structures shall be exempt from these requirements, although manufactured structures that do not conform to these requirements are prohibited. All building activity in excess of 10,000 square feet of total floor space shall be subject to these requirements. In the event a church facility with less than 10,000 square feet of total floor space is employed by uses other than a church, any expansion of the facility shall be subject to these requirements, irrespective of other provisions of this Part.

- A. Façades: Façades shall be scaled proportionately on all sides of the structure. Architectural elements shall be applied in a universal and consistent manner on all sides. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into stucco.
1. Except for storefronts as regulated below, at least 20 percent of the area of each first story wall on the front and sides of the structure shall be comprised of windows.

The wall on the front of the structure facing Ehrlich Road is +/- 90 feet wide, of which 13% of the area (3 windows X 4' wide = 12') is comprised of windows. **A variance is being requested to allow a reduction of 7% and permit the first story wall on the front of the structure to allow 13% to be comprised of windows.**

The wall on the side of the structure facing the east is +/- 80 feet wide, of which 15% of the area (3 windows X 4' wide = 12') is comprised of windows. **A variance is being requested to allow a reduction of 5% and permit the first story wall on the front of the structure to allow 15% to be comprised of windows.**

The wall on the side of the structure facing the west is +/- 80 feet wide, of which 0% of the area is comprised of windows. **A variance is being requested to allow a reduction of 20% and permit the first story wall on the front of the structure to allow 0% to be comprised of windows.**

As stated, this a unique use of the site compared to all other allowable uses where the proposal is for a Fire Station with specific needs. As with all fire stations, the front of the structure is occupied by garage doors serving the apparatus bay; however, if looking simply at the "living area", the 54-foot-wide wall is comprised of +/- 22% of windows, which meets the intent of the code.

As indicated in the station's interior layout, the eastern side of the building is the kitchen area which spans approximately 30 feet and is comprised of +/- 40% of windows. Adjacent to this space along the wall are sleeping quarters (bunks) and a mechanical room. In alignment with the directives from the Fire Chief, the sleeping quarters are designed to be completely dark, with no natural light infiltration, ensuring an optimal sleeping environment for the staff.

The western side of the building is the apparatus bay with no window for security purposes. Emergency vehicles are stored in this area while not in use and must be safeguarded. Any materials other than what is being proposed will not achieve top security as required for this area.

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

Windows and/or doorways shall be spaced no more than 20 feet apart. Windows shall be defined with shutters, raised exterior casings/trims, awnings, decorative pediments or similar treatments.

Windows are defined with an architectural style fitting the design of the Fire Station. The suggestions of shutters, or raised exterior casings/trims, awnings, decorative pediments or similar treatments would not be in compliance with the architectural style. An example of the architectural style for Fire Station # 13 can



be found in the recently constructed Fire Station #45 and shown below. **A variance to allow windows to be defined as shown on the elevation is requested.**

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

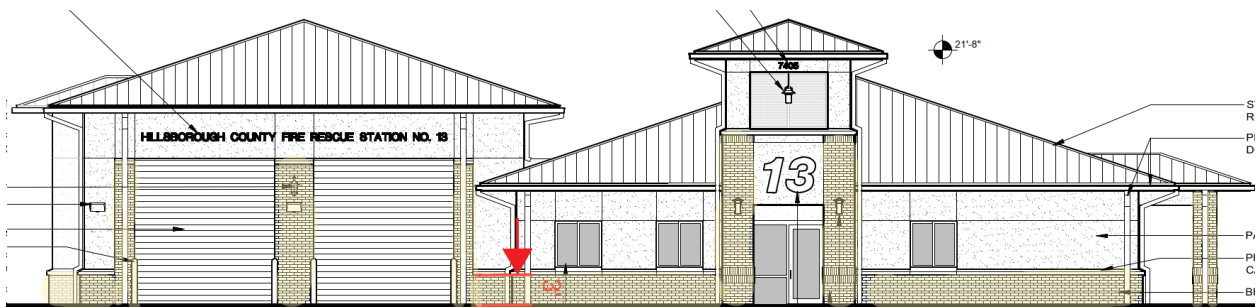
If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

Doorways shall be defined with arches, raised exterior casings/trim, sidelights or similar treatments. In addition to the window space required above, at least 20 percent of the wall area shall be comprised of window treatments, doors, doorway treatments, transoms, structural canopies, balconies, architectural expressions such as porticos and pilasters, or other similar enhancements. Such expressions or enhancements shall have a minimum projection or recess of two inches from the wall surface.

Doorways are defined by porticos; however, the wall area falls short of the required minimum of 20% for additional enhancement. The fire station stands distinct from other permitted commercial or multi-family uses on the site, both in its significance and operational functionality. Instead of incorporating additional horizontal enhancements mandated by the code, a vertical enhancement is introduced, featuring a 3-foot band of brick veneer to visually "break up" the facade material surrounding the structure. Furthermore, the brick veneer is extended up along the portico's columns and between the garage doors. **A variance to allow less than 20 percent of the wall area to be comprised of window treatments, doors, doorway treatments, transoms, structural canopies, balconies, architectural expressions such as porticos and pilasters, or other similar enhancements.**



The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

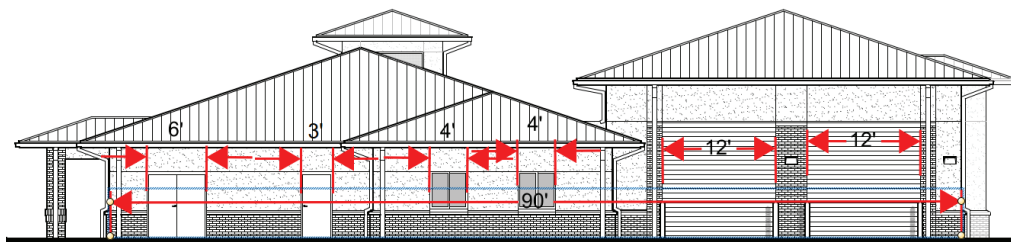
If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

2. Except for storefronts as regulated below, at least 40 percent of the area of each first story wall on the rear of the structure shall be comprised of windows, window treatments, doors, doorway treatments, transoms, structural canopies, balconies, architectural expressions such as porticos and pilasters, or other similar enhancements. Windows shall not be required. Such expressions or enhancements shall have a minimum projection of two inches from the wall surface.

The rear of the structure is measured +/- 90 feet in length and is comprised of approximately 45% of windows, doors, and garage doors.



Notwithstanding, first story rear walls not separated from street rights-of-way by another building, parking area, driveway, storm water facility or landscaped green space with a minimum depth of 20 feet shall comply with the requirements of Paragraph A. 1 above, including the provision of windows. Additionally, first story rear walls with a height greater than 20 feet shall comply with the requirements of Paragraph A.1 above, including the provision of windows, regardless of proximity to street rights-of-way.

The building is separate from the right-of-way by an enclosed structure. Please see response under Section 3.10.14.A.1.

3. On multi-story buildings, at least 20 percent of the total area of each upper story wall (above the first story) shall be comprised of windows. Windows and/or balcony doorways shall be spaced no more than 30 feet apart. Windows shall be defined with shutters, raised exterior casings/trim, awnings, decorative pediments or similar treatments, and windows greater than four square feet in size shall have muntins consistent with the style of the structure. Doorways shall be defined with arches, raised exterior casings/trim, sidelights or similar treatments. In addition to the window space required above, at least 20 percent of the wall area shall be comprised of window treatments, transoms, structural canopies, balconies, doors, doorway treatments, architectural expressions such as porticos and pilasters, or other similar enhancements. Such expressions and enhancements shall have a minimum projection or recess of two inches from the wall surface. These requirements shall be met per individual story on each wall. Exterior stairways, if provided, shall be consistent with the architectural style of the structure.

Not applicable.

- B. Storefronts: Structures permitted retail uses shall conform with the following requirements on each first floor wall with street frontage.
1. Not less than 60 percent of the wall area shall be comprised of transparent glass in windows and/or public doors. Wall sections without windows or public doors shall not exceed 15 feet in length.
 2. Window panes shall be individually framed. Non-anodized aluminum frames are prohibited.
 3. Storefronts shall remain unshuttered during non-business hours, except that interior security gates or fencing with a maximum opacity of 50 percent may be utilized. Exterior security gates or fencing are prohibited.
 4. All street-level uses fronting a public street shall have individual entrances with direct access to the sidewalk, regardless of any other entrances which may be provided. Where a wall exceeds 50 feet in length along a street frontage, the distance between public entrances along the wall shall not exceed 50 feet. Entrances to uses at street corners with frontages on two streets shall be oriented to face either the corner or the street with the higher functional classification, provided the wall without an entrance does not exceed 50 feet in length. Otherwise, entrances shall be provided on both walls. Doors shall either be framed or recessed at least one foot into the face of the building. Non-anodized aluminum frames are prohibited.

Not applicable.

- C. Exterior Cladding: All exterior surfaces shall be architecturally finished. If lap siding is used, lap exposure shall be no less than four inches and no more than eight inches. Paint shall not constitute an architectural finish.

The outer structure incorporates a combination of brick veneer and painted cement plaster. As illustrated in Section 3.10.14.A.1, the architectural design is well-suited for a Fire Station. The style blends well into the surrounding development, and most importantly, it distinctly reflects the essence of a Fire House. **A variance to allow exterior surfaces to be architecturally finished with surfaces to include painted cement plaster.**

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

- D. Expression Line: On buildings with more than one floor, the transition from the first floor to the upper façade shall be delineated on all sides of the structure by a horizontal architectural feature with a minimum projection or recess of two inches from the wall surface. Alternatively, canopies and/or balconies may be utilized in lieu of an expression line. Expression lines and canopies shall contribute

toward the first story requirements of Paragraphs A.1-3, above, and balconies shall contribute to the upper floor requirements, unless the design of the structure clearly dictates otherwise.

Not applicable.

- E. Awnings: If provided, awnings shall be consistent with the architectural style of the structure. Awnings covering upper floor windows shall conform to the size of the individual windows and shall not span the spaces between windows. Awnings which project over the public right-of-way shall extend no further than four feet from back of curb and shall not be supported by columns, piers or other structures within the public right-of-way. Development and/or building permits allowing awnings projecting over the public right-of-way shall not be approved unless an easement has been granted by Hillsborough County allowing such structures. However, nothing in this Part shall require Hillsborough County to grant such an easement.

Not applicable.

- F. Structural Canopies and Balconies: If provided, structural canopies and balconies shall be consistent with the architectural style of the structure. Balconies may be roofed or framed but shall not be screened or otherwise enclosed. Canopies and balconies which project over the public right-of-way shall extend no further than four feet from back of curb and shall not be supported by columns, piers or other structures within the public right-of-way. Development and/or building permits allowing canopies and/or balconies projecting over the public right-of-way shall not be approved unless an easement has been granted by Hillsborough County allowing such structures. However, nothing in this Part shall require Hillsborough County to grant such an easement.

Not applicable.

- G. Roofs: Pitched roofs shall have a minimum pitch of 4/12. Finish roof materials shall be consistent with the architectural style of the structure. Rolled roofing and built-up roofing are prohibited unless concealed from view by parapets. Pitched roofs shall incorporate at least one of the following features: dormers, steeples, cupolas and/or intersecting roof lines. At least one of these features shall be provided per elevation for every 50 feet of roof length along roadways and parking areas.
- H. Cornices: On flat-roofed buildings, the entire roof line shall be defined by architectural trim or embellishment with a minimum vertical dimension of 12 inches and a minimum projection of two inches from the surface of the wall. Alternatively, a false pitched roof front may be provided in lieu of a cornice.

Not applicable.

- I. Lighting: Exterior light fixtures shall be consistent with the architectural style of the structure. High intensity flood lights and lights directed at public rights-of-way are not permitted.
- J. Courtyards: Where courtyards are screened from public sidewalks by a fence, wall, vegetation, or combination thereof, the screening shall have a maximum opacity of 50 percent above a height of four feet.

Not applicable.

- K. Residential Floors: In mixed-use structures, all floors devoted to residential use shall conform with the following requirements in addition to those listed above.
 - 1. Ceilings shall have a minimum height of nine feet.
 - 2. At least one window shall be provided on each exterior façade of each dwelling unit. The bottom edge of the window headers shall be at least eight feet above the finished floor. Windows larger than four square feet in size shall have muntins consistent with the architectural style of the

structure. All windows shall have raised exterior casings consistent with the architectural style of the structure.

Not applicable.

- L. Parking and Loading Areas: Surface parking areas, loading docks and garage doors shall be located at the rear of structures and, on corner lots, shall be no closer to any side street right-of-way than the structure. Driveways shall be located at the rear or side of structures and shall not cross a front yard functioning as a front yard unless no other access to the parcel is available, but in no case shall the driveway be placed between the side of a structure and a street right-of-way.

As previously described, this unique use of the property required garage doors serving the apparatus bay to be located to the front and the rear of the building which allows traffic circulation to enter from the north and exit from the south. Furthermore, as requested previously in Section 3.10.06.09, the parking area is not directly located to the rear of the structure, but rather to the side. ~~A variance is being requested to allow garage doors and driveways to be located at the front of the structure as well as permitting surface parking areas to the side of the structure~~ surface parking area to the side of the structure resulting with surface parking area to the east side of the structure.

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

Wall sections utilized for loading docks shall not be subject to the façade requirements of Paragraph A above and shall be excluded from compliance calculations for remaining sections of the same wall. Loading docks which face residential property within 100 feet shall be screened from such areas by a masonry wall with a minimum height of 8 feet erected next to the loading dock. Alternatively, loading docks may be located at the side of structures along interior lot lines to reduce impacts on nearby residential properties, subject to approval of the Administrator. Notwithstanding, garage doors and driveways for emergency public use facilities such as fire stations may be located on any side of the structure.

Not applicable.

- M. Parking Structures: If provided, all walls of a parking structure, including the rear wall, shall conform with the façade requirements in Paragraphs A.1 and A.3 above, except that wall openings may be provided in lieu of windows. Additionally, parking structures shall conform with the following requirements.
 - 1. Except for pedestrian and vehicle entries/exits, the first story shall be developed with enclosed commercial or civic floor space to a minimum building depth of 30 feet along the entire length of

each side of the structure facing a street, unless separated from the street by another building, parking lot and/or landscaped open space with a minimum depth of 30 feet.

2. Direct pedestrian access from the parking levels of the structure to each street it faces shall be provided, except where separated from the street by another building or parking lot.
3. Vehicle entries/exits to the structure shall not exceed 48 feet in width and shall be separated from other vehicle entries/exits to the structure on the same side of the block by a minimum distance of 150 feet.

Not applicable.

- N. Build-To Lines, Maximum Setbacks: In yards with a mandatory build-to line or maximum building setback, up to 90 percent of the building frontage may be developed with a paved courtyard, arcade or gallery devoted to public/patron use and meeting the build-to line or maximum setback. In such cases, the building façade containing enclosed floor space shall be no more than 20 feet from the right-of-way line and the façade shall comply with all design requirements that would otherwise apply.

Please refer to response 3.10.06.08. An entrance feature is proposed with a hanging light fixture.

- O. Vehicle Fueling/Service Facilities: Vehicle fueling pumps and service bay doors shall be located at the rear of structures. On corner lots, the front of the principal structure shall face the street with the higher functional classification or the side of the block with greater relative length, and fueling pumps shall be placed no closer to any side street right-of-way than the structure. Fuel island canopy height shall not exceed the height of the principal structure on the site.

Not applicable.

- P. Drive-Through Service Facilities: Drive-through order windows/boxes and pickup windows shall be located at the rear or side of structures and shall meet the requirements for drive-through service facilities in Part VI of this Code. If located at the side of the structure, the drive-through facilities shall not be placed on a side facing a street right-of-way.

Not applicable.

- Q. Accessory Structures: Minor accessory structures such as dumpster enclosures shall not be bound to each and every architectural requirement listed above but shall have architectural detailing consistent with the style of the principal structures they serve.

Not applicable.

Sec. 3.10.15.01. Subdistrict A-1

Permitted Uses:	C-G uses as provided in Section 2.02.02 of this Code; multi-family residential.
Maximum Density:	24 dwelling units per acre.
Maximum Intensity:	0.35 FAR
Minimum Lot Size:	5,000 square feet.
Minimum Lot Width:	50 feet
Required Yards:	Non-residential and mixed-use structures: Front Yard, zero-foot build-to line, except that where a front yard functions as a rear yard, no build-to line or minimum setback will be required; Side Yard, per buffering requirements of this Code; Rear Yard, per buffering requirements of this Code. In no case, however, shall buildings be less than 5 feet from the Upper Tampa Bay Trail corridor.

	Multi-family structures: Front Yard, 10-foot maximum setback, except that where a front yard functions as a rear yard, no minimum or maximum setback will be required; Side Yard, 10-foot minimum setback; Rear Yard, 20-foot minimum setback. <u>Eliminate front yard zero-foot build to line to allow a maximum setback of 50 feet</u>
Maximum Height:	45 feet
Minimum Stories:	Two stories for buildings fronting Gunn Highway/Ehrlich Road. The fire station stands distinct from other permitted commercial or multi-family uses on the site, both in its significance and operational functionality. A two-story building does not align with the operational needs of a firehouse. To comply with the code's intent, the main structure incorporates a lofty entrance feature, creating the illusion of height without the necessity of a tall building. A variance to a minimum of two-stories is requested.
Maximum Building Coverage:	40 percent
Maximum Impervious Surface:	75 percent

The hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located.

The requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC.

The variance will not interfere with or injure the rights of others and will not affect other properties.

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00.

The site is vacant and request for variances are made prior to development of the site.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area.

Special Requirements/Provisions:

- A. Buildings with non-residential uses may front the Upper Tampa Bay Trail corridor in lieu of a street.
Not applicable.
- B. Notwithstanding the yard requirements above, non-residential and mixed-use building walls facing the Upper Tampa Bay Trail, and not separated from the trail corridor by parking areas or drainage facilities, shall be placed on a 5-foot build-to line from the trail corridor. The walls shall comply with the building requirements of this Part for a storefront and the area between the buildings and trail corridor shall be paved or otherwise improved with a hard surface for pedestrian use.
Not applicable.
- C. Uses along the Upper Tampa Bay Trail may provide direct access to the trail corridor for pedestrians, bicyclists and other users, subject to review and approval by the Hillsborough County Real Estate Department in consultation with the Parks, Recreation and Conservation Department.

Not applicable.

- D. Where the width of the Gunn Highway and Ehrlich Road right-of-way is insufficient to allow a 10-foot-wide sidewalk per the proposed Citrus Park Village cross section, the build-to line along said frontage shall be established at a depth sufficient to allow construction of a 10-foot-wide sidewalk and an easement shall be dedicated to Hillsborough County for the area between the building and right-of-way line.



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 hardship is unique and singular to the subject property and are not those suffered in common with other property similarly located. Please see attached written request for further explanations.

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 requirements of the LDC will deprive the rights of the property owner unlike others in the same district and area under the terms of the LDC. Please see attached written request for further explanations.

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 will not interfere with or injure the rights of others and will not affect other properties. Please see attached written request for further explanations.

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).

If permissible, the request for the variances provides other solutions that meets the intent of the Section 3.10.00. Please see attached written request for further explanations.

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 vacant and request for variances are made prior to development of the site.

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.

Justice will be done with the approved variance as it will permit the construction and operation of a fire station needed in the area. Please see attached written request for further explanations.

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Project Name: Citrus Park (FS#13) ACQ P100 - P103 Hager
Project No.: 2022-003-FRS
Folio No's.: 003406-0100, 003409-0000, 003410-0000, & 003411-0000
Sec. 02, Twp. 28S, R 17E
BOCC Approval Date: May 3, 2023

Hillsborough County
Facilities Management & Real Estate Services Department
P.O. Box 1110
Tampa, FL 33601

Reviewed for Legal Sufficiency on: November 09, 2023
Todd Sobel, Assistant County Attorney: TS

PREPARED BY & RETURN TO:

FUENTES & KREISCHER, P.A.
1407 W. BUSCH BLVD.
TAMPA, FL 33612

FILE NO. 2023153

WARRANTY DEED

This indenture made the 15 day of November, 2023 by **Trina Hager, widow and surviving spouse of Ted C. Hager, deceased**, whose mailing address is P.O. Box 270236, Tampa, Florida 33688-0236, Grantor, to **HILLSBOROUGH COUNTY, a political subdivision of the State of Florida**, whose post office address is P.O. Box 1110, Tampa, Florida 33601, Grantee.

Witnesseth: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, that certain land situate in Hillsborough County, Florida, to-wit:

LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except: taxes for 2023, and subsequent years, zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities, and conditions, easements, and restrictions of record, if any, with the understanding that this reference shall not operate to reimpose any of them.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ann Hobson

First witness signature

Ann Hobson

First witness print name

1407 W. Busch Blvd, Tampa, FL 33612

First witness print address

Trina Hager

Trina Hager

Second witness signature

Ann M. Zyndorf

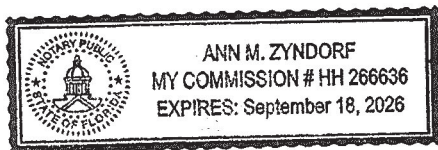
Second witness print name

1407 W. Busch Blvd, Tampa, FL 33612

Second witness print address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 14 day of November, 2023 by Trina Hager, who is personally known to me or who has produced drivers license as identification.



NOTARY PUBLIC

Ann M. Zyndorf

(Print notary name)

My Commission Expires: _____

EXHIBIT "A"

Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 55, of the MAP OF THE TOWN OF CITRUS PARK FLORIDA, 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 that 1/2 of vacated alley abutting on the West side of Lot 12, Less the South 17.5 feet thereof, AND LESS the following

That part of Lots 7, 8, 9 and 10, Block 55, of the MAP OF THE TOWN OF CITRUS PARK FLORIDA, according to the map or plat thereof as recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida; lying within the following metes and bounds description:

Begin at the Southwest corner of Lot 7, Block 55, of the MAP OF THE TOWN OF CITRUS PARK FLORIDA, according to the map or plat thereof recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida; thence on the West boundary thereof, North 00°46'01" East, a distance of 30.00 feet; thence departing said West boundary, South 44°20'35" East, a distance of 22.47 feet; thence South 89°20'35" East, a distance of 191.73 feet to the intersection with the East boundary of said Lot 10; thence on said East boundary, South 00°50'28" West, a distance of 14.31 feet to the Southeast corner of said Lot 10; thence on the South boundary of said Lots 7, 8, 9 and 10, North 89°17'12" West, a distance of 207.63 feet to the POINT OF BEGINNING.

As described in Order of Taking recorded in Official Records of Book 7861, Page 1207, of the Public Records of Hillsborough County, Florida.

AND LESS THE FOLLOWING:

That part of Lots 11 and 12, Block 55, of the MAP OF THE TOWN OF CITRUS PARK FLORIDA, 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 the West 1/2 of that 60 foot right of way, vacated in Official Records Book 5286, Page 1407, lying within the following metes and bounds description:

Begin at the Southwest corner of Lot 11, Block 55 of the MAP OF THE TOWN OF CITRUS PARK FLORIDA, according to the map or plat thereof as recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida; thence on the West boundary thereof, North 00°50'28" East, a distance of 9.31 feet; thence South 89°20'35" East, a distance of 103.82 feet to the intersection with the East boundary of Lot 12, Block 55; thence on the East boundary thereof, South 00°52'42" West, a distance of 9.42 feet to the Southeast corner of said Lot 12; thence on the South boundary of Lots 11 and 12, North 89°17'12" West, a distance of 103.82 feet to the POINT OF BEGINNING.

As described in Order of Taking recorded in Official Records of Book 7909, Page 1062, of the Public Records of Hillsborough County, Florida.

Instrument #: 2023525126, Pg 1 of 3, 11/16/2023 4:03:06 PM DOC TAX PD(F.S. 201.02) \$8592.50, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: O Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Project Name: Citrus Park (FS#13) ACQ P104 Muncey
Project No.: 2022-003-FRS
Folio No's.: 003406-0000, 003413-0000, 003414-0000,
003415-0000, 003416-0000, & 003417-0000
Sec. 02, Twp. 28S, R 17E
BOCC Approval Date: May 3, 2023

Hillsborough County
Facilities Management & Real Estate Services Department
P.O. Box 1110
Tampa, FL 33601

Reviewed for Legal Sufficiency on: November 9, 2023
Todd Sobel, Assistant County Attorney: TS

PREPARED BY & RETURN TO:

FUENTES & KREISCHER, P.A.
1407 W. BUSCH BLVD.
TAMPA, FL 33612

FILE NO. 2023154

WARRANTY DEED

This indenture made the 15th day of November, 2023, by **ALMA L. MUNCEY, as Trustee of the Alma L. Muncey Trust Agreement dated June 3, 2021 and in her individual capacity solely as beneficiary of said Trust Agreement**, whose mailing address is 7404 Avonwood Street, Tampa, Florida 33625, Grantor, to **HILLSBOROUGH COUNTY, a political subdivision of the State of Florida**, whose post office address is P.O. Box 1110, Tampa, Florida 33601, Grantee.

Witneseth: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, that certain land situate in Hillsborough County, Florida, to-wit:

LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Project Name: Citrus Park (FS#13) ACQ P104 Muncey
Project No.: 2022-003-FRS
Folio No's.: 003406-0000, 003413-0000, 003414-0000,
003415-0000, 003416-0000, & 003417-0000
Sec. 02, Twp. 28S, R 17E
BOCC Approval Date: May 3, 2023

RECORDED ELECTRONICALLY AS :
Instrument # 2023525126
OR Book _____ Page _____

In the public records of the county set forth herein

Hillsborough County
Facilities Management & Real Estate Services Department
P.O. Box 1110
Tampa, FL 33601

Reviewed for Legal Sufficiency on: November 9, 2023
Todd Sobel, Assistant County Attorney: TS

PREPARED BY & RETURN TO:

FUENTES & KREISCHER, P.A.
1407 W. BUSCH BLVD.
TAMPA, FL 33612

FILE NO. 2023154

WARRANTY DEED

This indenture made the 15th day of November, 2023, by **ALMA L. MUNCEY, as Trustee of the Alma L. Muncey Trust Agreement dated June 3, 2021 and in her individual capacity solely as beneficiary of said Trust Agreement**, whose mailing address is 7404 Avonwood Street, Tampa, Florida 33625, Grantor, to **HILLSBOROUGH COUNTY, a political subdivision of the State of Florida**, whose post office address is P.O. Box 1110, Tampa, Florida 33601, Grantee.

Witnesseth: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, that certain land situate in Hillsborough County, Florida, to-wit:

LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except: taxes for 2023, and subsequent years, zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities, and conditions, easements, and restrictions of record, if any, with the understanding that this reference shall not operate to reimpose any of them.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
First witness signature
BRUCE FRIEMAN
First witness print name

4930 Sandpiper Ln S, St. Petersburg, FL 33711
First witness print address

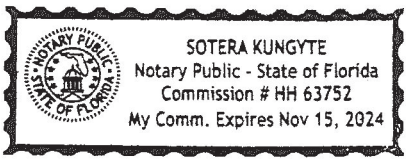
[Signature]
Second witness signature
Donna J. Phillips
Second witness print name

17263 Laura Lee Dr Springhill, FL 34610
Second witness print address

[Signature]
Alma L. Muncey, Trustee of
The Alma L. Muncey Trust Agreement
dated June 3, 2021 and in her individual capacity solely as beneficiary of said Trust Agreement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of November, 2023 by Alma L. Muncey, Trustee, who is personally known to me or who has produced FL ID as identification.



[Signature]
NOTARY PUBLIC
SOTERA KUNGYTE
(Print notary name)
My Commission Expires:

Exhibit "A"

Parcel 1:

Lots 1, 2, and 3, Block 55, of The MAP OF THE TOWN OF CITRUS PARK FLORIDA , 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 that West 1/2 of closed street abutting on the East of said Lot 1.

Parcel 2:

Lot 3 and the West 1/2 of Lot 2, Block 56, The MAP OF THE TOWN OF CITRUS PARK FLORIDA , according to the map or plat thereof as recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida.

Parcel 3:

Lot 4, Block 56, The MAP OF THE TOWN OF CITRUS PARK FLORIDA , according to the map or plat thereof as recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida.

Parcel 4:

Lot 5, Block 56, The MAP OF THE TOWN OF CITRUS PARK FLORIDA , according to the map or plat thereof as recorded in Plat Book 1, Page 130, of the Public Records of Hillsborough County, Florida.

Parcel 5

Lot 6, Block 56, The MAP OF THE TOWN OF CITRUS PARK FLORIDA , 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 the East 1/2 of Vacated Street abutting on the West.

Parcel 6

Lot 7, Block 56, The MAP OF THE TOWN OF CITRUS PARK FLORIDA , 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 the East 1/2 of Vacated Street abutting on the West; LESS the South 9.50 feet thereof.

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**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0391 Intake Date: 02/01/2024
 Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: N/A
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Applicant/Representative: Isabelle Albert Phone: 813-331-0976

Representative's Email: ialbert@half.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 type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
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 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.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0391 Intake Date: 02/01/2024
 Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: N/A
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 7411 Ehrlich Rd City/State/Zip: Tampa, FL 33625

TWN-RN-SEC: 02-28-17 Folio(s): See Project information sheet Zoning: CPV-A1 Future Land Use: CPV Property Size: 1.57 AC.

Property Owner Information

Name: Hillsborough County Real Estate Dept Daytime Phone (813) 307-1038

Address: Po Box 1110 City/State/Zip: Tampa, FL 33601-1110

Email: Yazdim@HillsboroughCounty.ORG Fax Number _____

Applicant Information

Name: Hillsborough County Real Estate Dept Daytime Phone (813) 307-1038

Address: Po Box 1110 City/State/Zip: Tampa, FL 33601-1110

Email: Yazdim@HillsboroughCounty.ORG Fax Number _____

Applicant's Representative (if different than above)

Name: Isabelle Albert Daytime Phone 813-331-0976

Address: 1000 N Ashley Dr, #900 City/State/Zip: Tampa, FL 33601

Email: ialbert@halff.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.

Isabelle Albert
Signature of the Applicant

Isabelle Albert
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)

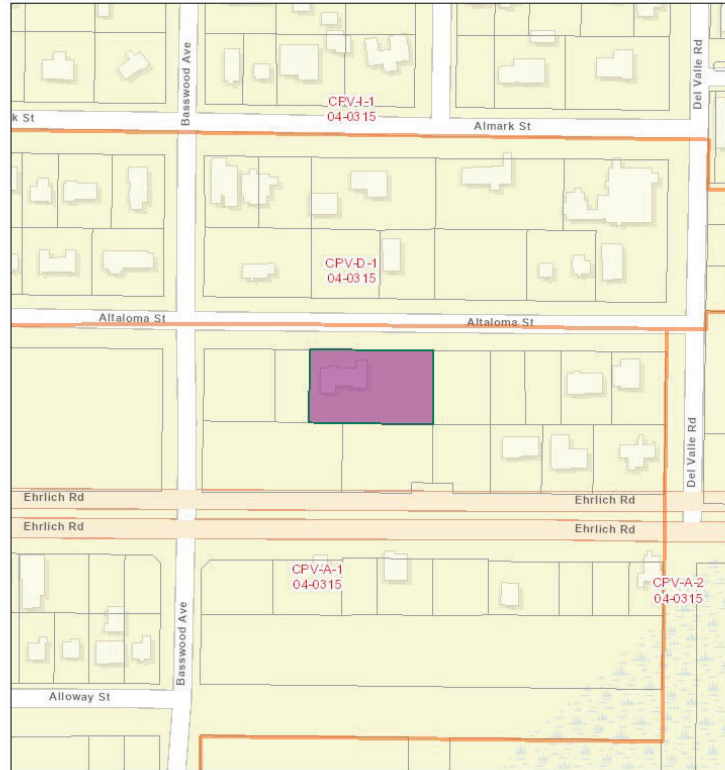
Type or print name



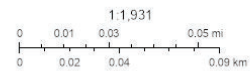
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Community Based
Zoning	CPV-A-1
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: 3047
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
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3406.0000



February 6, 2024



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Hillsborough County Florida

Folio: 3406.0000
PIN: U-02-28-17-03V-000055-00001.0
Alma L Muncey/trustee
Mailing Address:
 7402 Ehrlich Rd
 null
 Tampa, FL 33625-1464
Site Address:
 7404 Altaloma St
 Tampa, FL 33625
SEC-TWN-RNG: 02-28-17
Acreage: 0.45562699
Market Value: \$354,756.00
Landuse Code: 0100 Single Family

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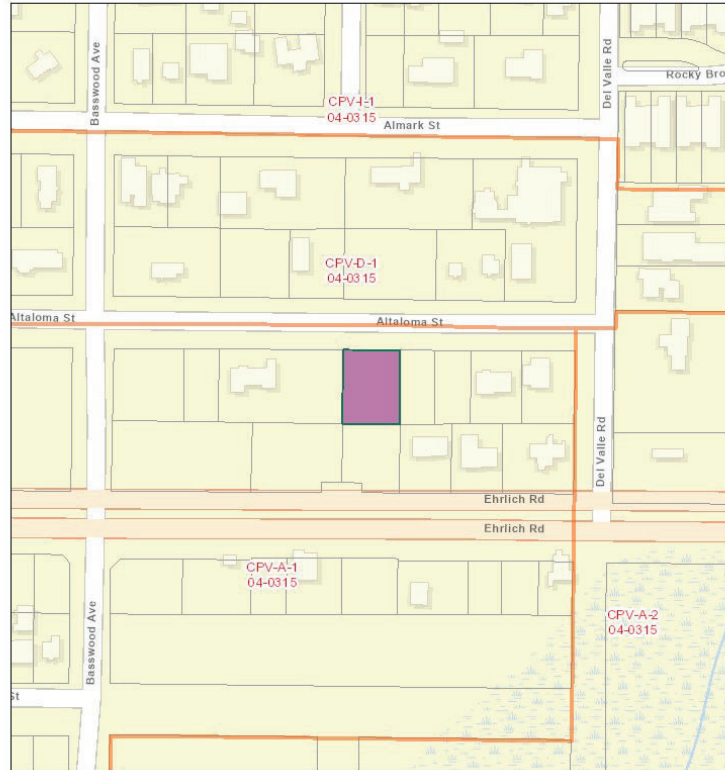
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



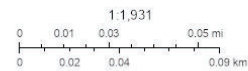
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Census Data	Tract: 011410 Block: 3047
Future Landuse	CPV
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Overlay District	Citrus Park Village
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3416.0000



February 6, 2024



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Hillsborough County Florida

Folio: 3416.0000
PIN: U-02-28-17-03V-000056-00006.0
 Alma L Muncey/trustee
Mailing Address:
 7402 Ehrlich Rd
 null
 Tampa, Fl 33625-1464
Site Address:
 0
 Tampa, Fl 33625
SEC-TWN-RNG: 02-28-17
Acreage: 0.21188501
Market Value: \$79,815.00
Landuse Code: 0000 Vacant Resident

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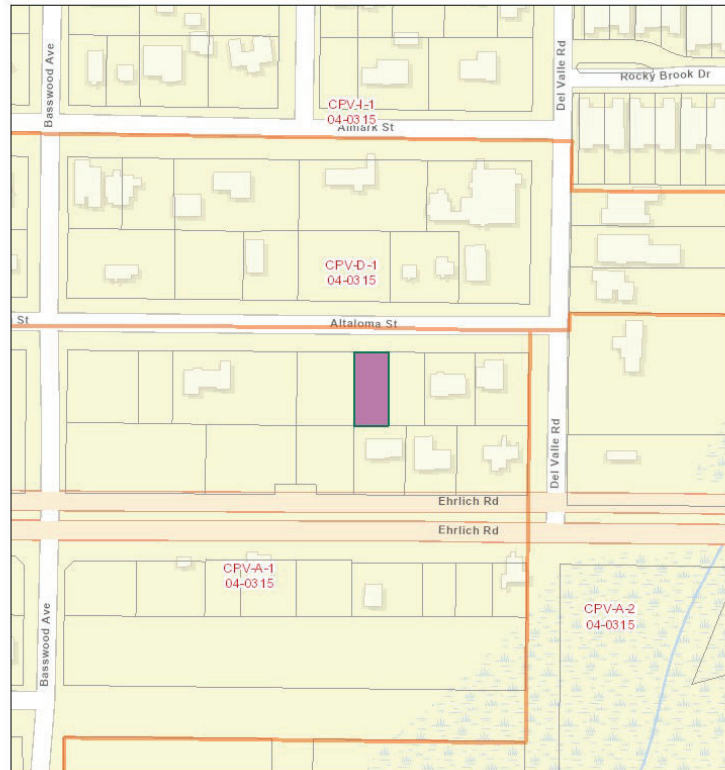
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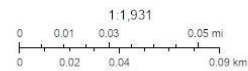
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
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Zoning	CPV-A-1
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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
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3415.0000



February 6, 2024



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Hillsborough County Florida

Folio: 3415.0000
PIN: U-02-28-17-03V-000056-00005.0
Alma L Muncey/trustee
Mailing Address:
 7402 Ehrlich Rd
 null
 Tampa, Fl 33625-1464
Site Address:
 0
 Tampa, Fl 33625
SEC-TWN-RNG: 02-28-17
Acreage: 0.12777101
Market Value: \$53,563.00
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.

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