

Variance Application: VAR 25-0342

LUHO Hearing Date: March 31, 2025

Case Reviewer: Carolanne Peddle



**Hillsborough
County Florida**

Development Services Department

Applicant: Silber Corner LLC

Zoning:

CPV

Address/Location: 7719 Gunn Hwy. Tampa, FL 33625

Request Summary:

The applicant is requesting a variance to minimum 2 story requirement for buildings fronting on Gunn Highway.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.10.15.01 CPV-A-1	Minimum Stories: Two stories for buildings fronting Gunn Highway/Ehrlich Road.	1 story	1 story building fronting Gunn Highway

Findings:

None.

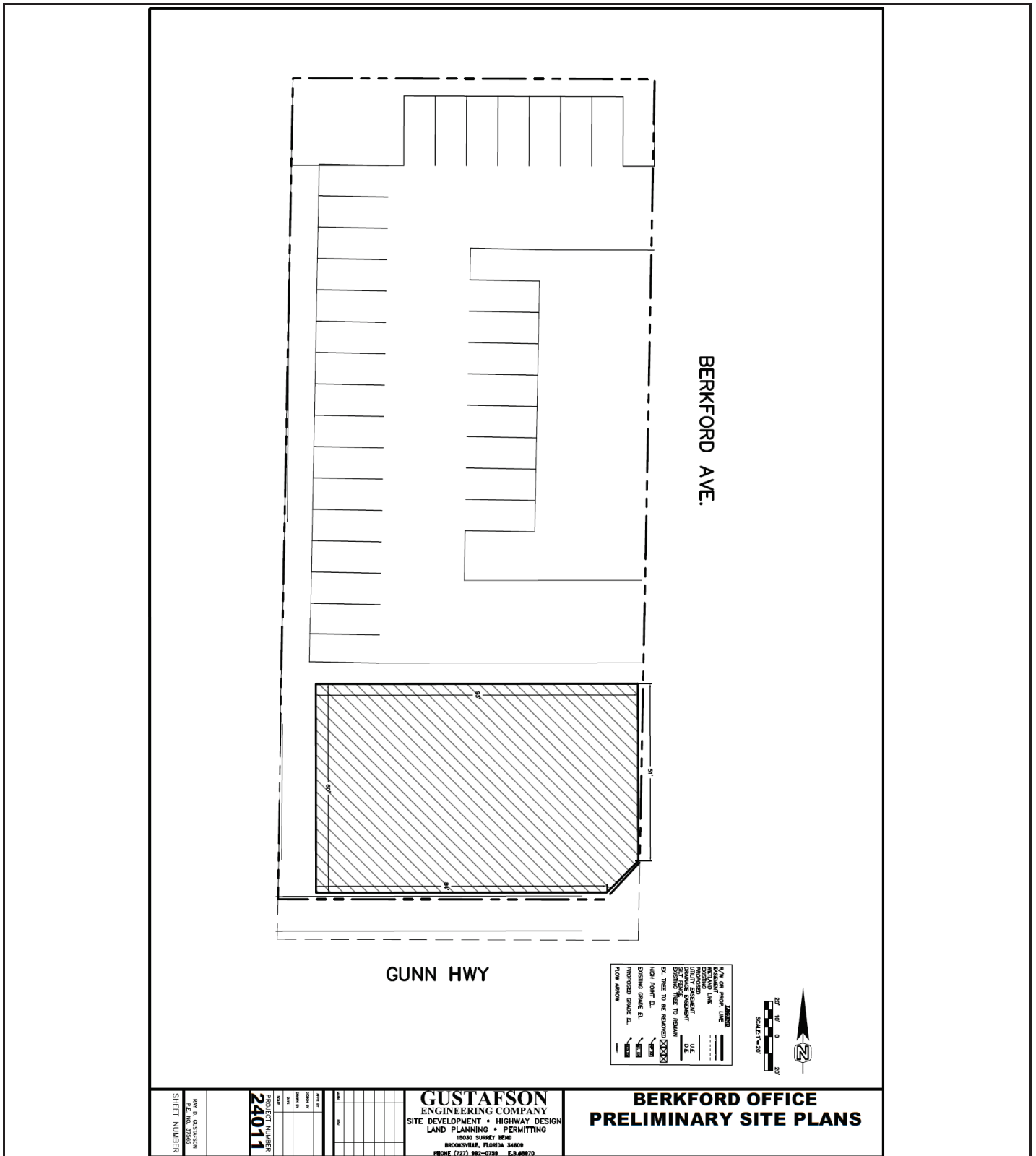
Zoning Administrator Sign Off:

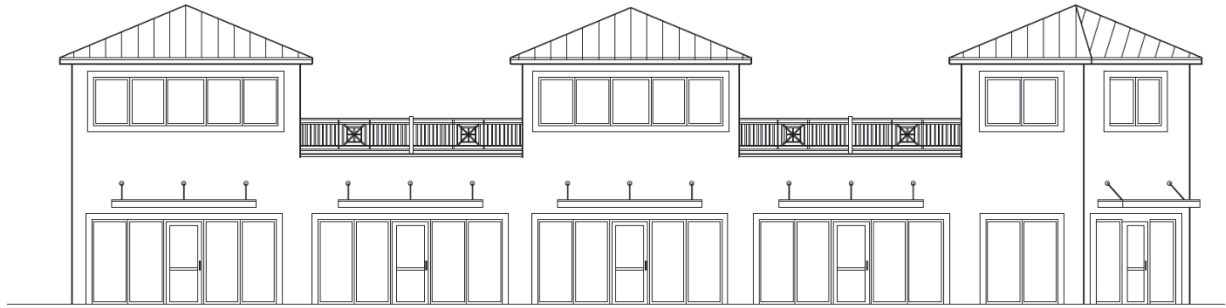
Colleen Marshall
Mon Mar 10 2025 15:31:43

DISCLAIMER:

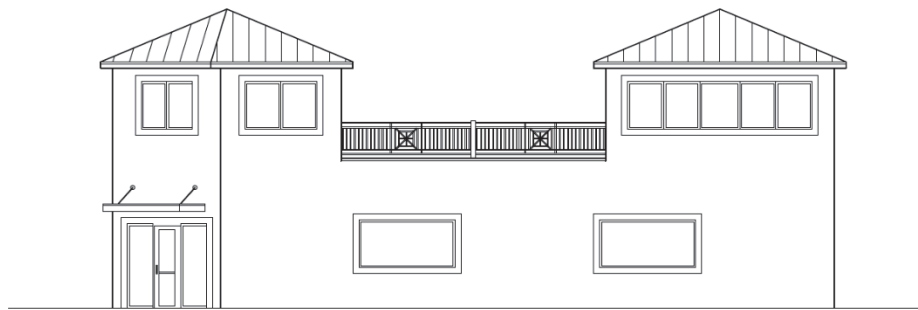
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional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

8.0 SURVEY/SITE PLAN





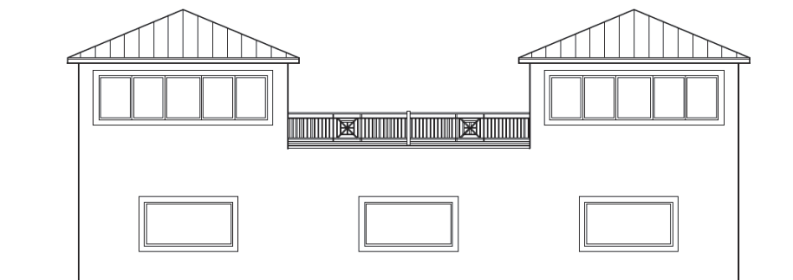
FRONT ELEVATION - SOUTH - GUNN HGY



SIDE ELEVATION - EAST - BURKFORD



REAR ELEVATION - NORTH



SIDE ELEVATION - WEST



Project Description (Variance Request)

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

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

Additional Information

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



Variance Criteria Response

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

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.

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.

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*).

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.

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.

Prepared by:
Blake W. Frieman, FL Bar #1004959.
4930 Sandpiper Lane
St. Petersburg, FL 33711

Return to:
Silber Corner, LLC
324 N Dale Mabry Hwy, Suite 300
Tampa, FL 33609

Folio Nos: 003390-0000

WARRANTY DEED

This WARRANTY DEED is made this 23rd day of May 2024, by **ALMA L. MUNCEY, TRUSTEE**, under the Alma L. Muncey Trust Agreement dated June 3, 2021 and **ALMA L. MUNCEY**, unmarried, in her individual capacity solely as beneficiary of said trust agreement (collectively, "**Grantor**"), having an address of 7404 Avonwood Street, Tampa, Florida 33625, and **SILBER CORNER, LLC**, a Florida limited liability company ("**Grantee**"), having an address of 324 N. Dale Mabry Hwy, Suite 300, Tampa, FL 33609.

The Grantor, for and in consideration of the sum of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00) cash in hand paid and other good and valuable consideration, the sufficiency an receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, its successors and assigns, in fee simple, all of Grantor's right, title, and interest in and to that certain land located in Hillsborough County, Florida and being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"),

The said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon,

TOGETHER WITH all improvements located thereon and all appurtenances thereto belonging or in any way appertaining,

TO HAVE AND TO HOLD the said Property in fee simple forever.

This conveyance is made subject to all restrictions, limitations, conditions, reservations, covenants, and easements of record, if any, all applicable zoning ordinances, and all taxes for the current year and all prior and subsequent years.

The Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever.

(Signature and Acknowledgement appear on Following Page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed, effective as of the date set forth above.

Signed, sealed and delivered
in the presence of:

Donna Phillips

Name: Donna Phillips
Address: 17263 Laura Lee Dr.
Spring Hill, FL 34610

Donna Phillips

Name: Donna Phillips
Address: 4430 Sandpiper Lane SE
St. Pete, Fla 33711

Alma L. Muncey

ALMA L. MUNCEY, TRUSTEE
UNDER 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, the undersigned authority, on this 23rd day of May, 2024 by Alma L. Muncey, Trustee under the Alma L. Muncey Trust Agreement dated June 3, 2021 by ☒ physical presence ☐ online notarization, who ☒ is personally known to me or ☐ produced _____ as identification.

Sotera Kungyte
SOTERA KUNGYTE Notary Public

[Notarial Seal]

My Commission Expires: Nov. 15, 2024

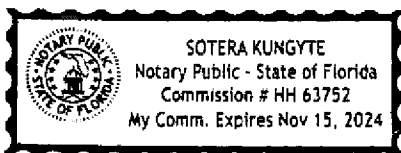


EXHIBIT "A"

Legal Description of Property

Lot 1, 2, 11 and 12, Block 50, of THE MAP OF THE TOWN OF CITRUS PARK, according to the Plat thereof, recorded in Plat Book 1, Page 130, together with the South 1/2 of vacated road abutting on the North of Lots 1 and 2, Block 50; Less road right of way for Ehrlich Road as described in Order of Taking recorded in O.R. Book 7769, Page 737, of the Public Record of Hillsborough County, Florida

1/8/25

Development Services

**Hillsborough
County Florida**
Development Services**Property/Applicant/Owner
Information Form****Official Use Only**Application No: 25-0342Intake Date: 1/08/25Hearing(s) and type: Date: 3/31/25Type: LUHOReceipt Number: 437951

Date: _____

Type: _____

Intake Staff Signature: Cierra James**Property Information**Address: 7719 Gunn HwyCity/State/Zip: Tampa, FL.TWN-RN-SEC: 02-28-17 Folio(s): 3390.0000Zoning: CPV-A-1Future Land Use: CPVProperty Size: 0.57 Ac**Property Owner Information**Name: Silber Corner LLCDaytime Phone 813-508-2715Address: 324 N. Dale Mabry Hwy, Ste 300City/State/Zip: Tampa, FL. 33609-1267Email: carlyn@360realtytampa.comFax Number 813-217-5305**Applicant Information**Name: owner

Daytime Phone _____

Address: _____

City/State/Zip: _____

Email: _____

Fax Number _____

Applicant's Representative (if different than above)Name: Ray Gustafson, Gustafson Engineering Co.Daytime Phone 727-992-0759Address: 15030 Surrey BendCity/State/Zip: Brooksville, FL. 34609Email: ray@gustafsonengineering.com

Fax Number _____

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

Signature of the Applicant

Type or print name

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

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

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	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: 3023
Future Landuse	CPV
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Overlay District	Citrus Park Village
Competitive Sites	NO
Redevelopment Area	NO



Folio: 3390.0000
PIN: U-02-28-17-03V-000050-00011.0
Silber Corner Llc
Mailing Address:
 324 N Dale Mabry Hwy Ste 300
 null
 Tampa, FL 33609-1267
Site Address:
 7719 Gunn Hwy
 Tampa, FL 33625
SEC-TWN-RNG: 02-28-17
Acreage: 0.59
Market Value: \$510,200.00
Landuse Code: 1730 COMM./OFFICE

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

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



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: _____ Phone: _____

Representative's Email: _____

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 type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input 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 type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input 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 type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input 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 type="checkbox"/>	<input type="checkbox"/> Legal Description for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> Fastrack Approval (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 ☐ Project Description/Written Statement of the Variance Request
- 2 ☐ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☐ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)