

**Variance Application:** VAR 25-0409  
**LUHO Hearing Date:** March 31, 2025  
**Case Reviewer:** Michelle Montalbano



**Hillsborough  
County Florida**

**Development Services Department**

**Applicant:** Chelsea Court Community Association      **Zoning:** RMC-12  
**Address/Location:** 6336 E Chelsea St., Tampa, FL 33610; Folio 41782.0230


**Request Summary:**

The applicant is requesting two setback variances to accommodate a proposed residential entry sign for a new townhome development.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
7.03.00.C.1.b	The minimum ground sign setback from neighboring property for all ground signs shall be a minimum of 10 feet from any side yard property line.	7 feet	3-foot side yard setback to northern property line.
7.03.00.C.1.c	Monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads. An 8-foot-tall monument sign requires a 19-foot front setback.	10 feet	9-foot front yard setback where a 19-foot setback is required for an 8-foot-tall monument sign.

<b>Findings:</b>	The variance request is associated with building permit HC-BLD-24-0066320 for the proposed monument sign.
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<b>Zoning Administrator Sign Off:</b>	 Colleen Marshall Mon Mar 10 2025 15:20:07
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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

Received  
1/27/25  
Development Services



### GENERAL NOTES:

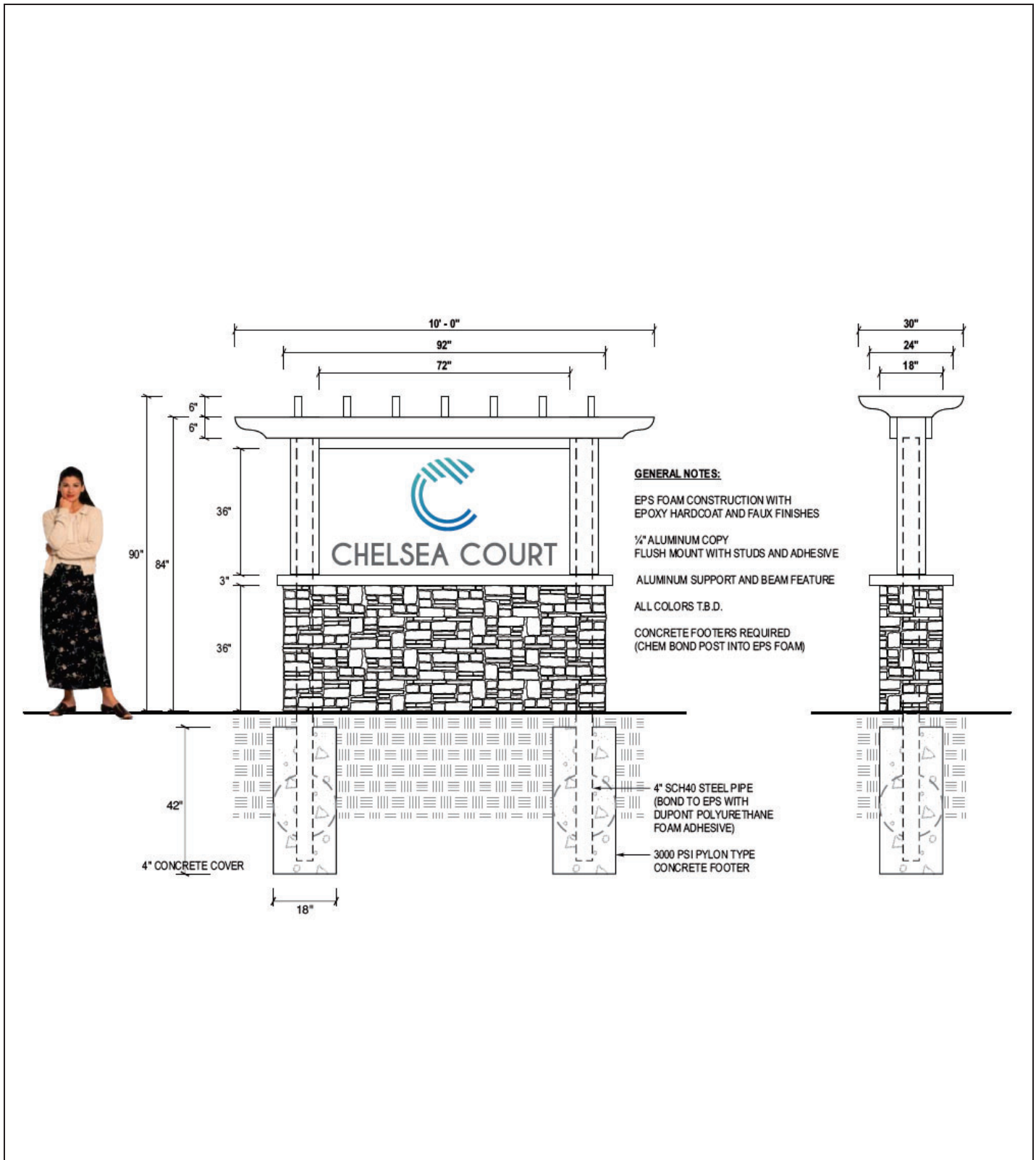
EPS FOAM CONSTRUCTION WITH EPOXY HARDCOAT AND FAUX FINISHES  
1/2" ALUMINUM COPY  
FLUSH MOUNT WITH STUDS AND ADHESIVE  
ALUMINUM SUPPORT AND BEAM FEATURE  
ALL COLORS T.B.D.  
CONCRETE FOOTERS REQUIRED (CHEM BOND POST INTO EPS FOAM)

### Color /Finish Schedule

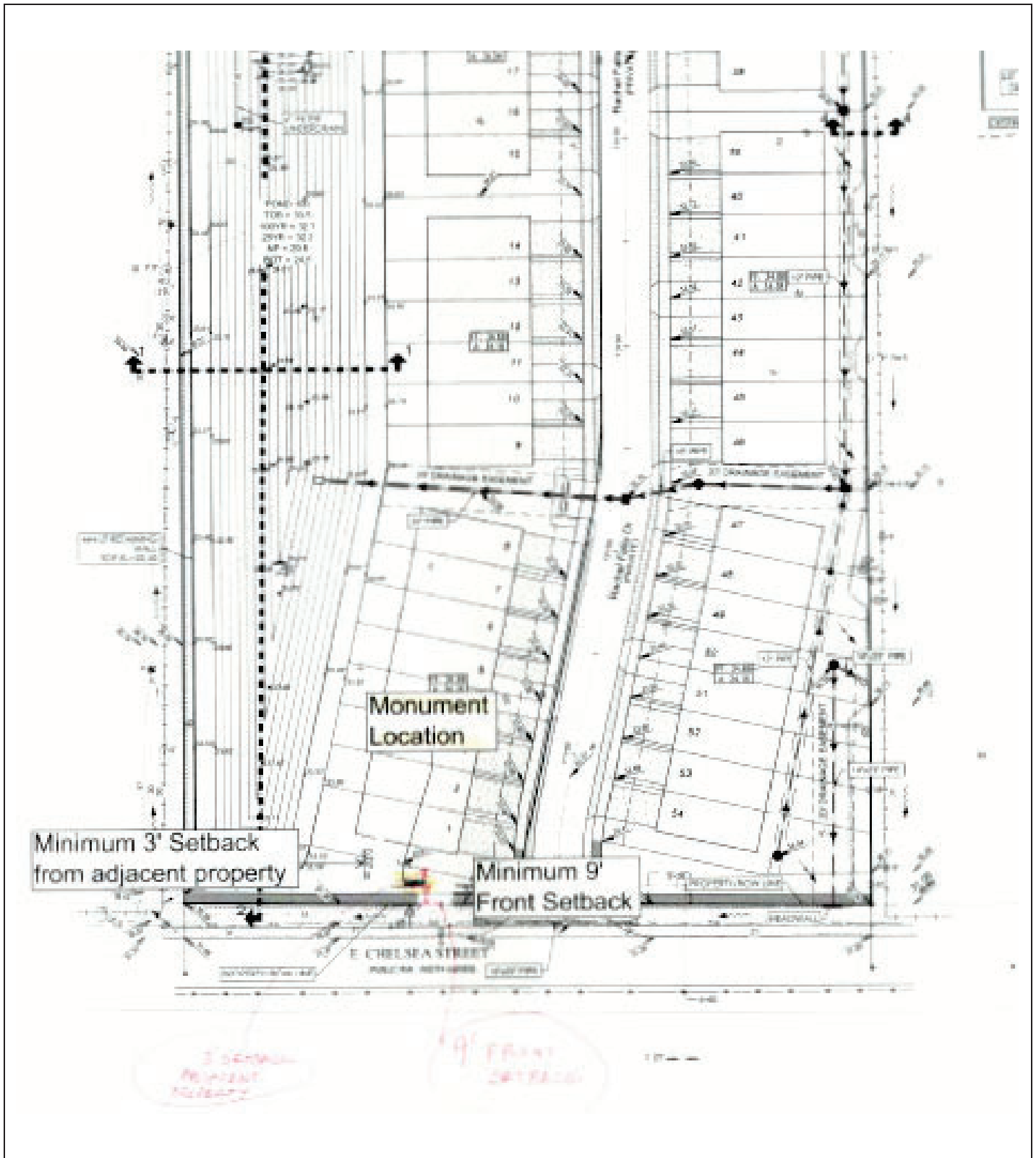


 <b>CREATIVE MAILBOX DESIGNS</b> 6422 Harney Rd Suite F Tampa, FL 33610 813-749-2303	This Drawing and all reproductions thereof are the property of Creative Mailbox and may not be reproduced, published, changed or used in any way without written consent.	PROJECT: <b>D/F MONUMENT</b> <b>18SF SIGN AREA</b> <b>SCALE: 1/2" = 12"</b>	SITE ADDRESS: Chelsea Court 6336 E. Chelsea St Tampa, FL 33610	AM: <b>MM</b> Designer: <b>NC</b>	PM / PSC: <b>—</b> Date: <b>10/23/24</b>	<input type="checkbox"/> Approved <input type="checkbox"/> Approved as noted <input type="checkbox"/> Revise and resubmit Approved: _____ Date: _____	Sheet: <b>MN3</b>
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## SURVEY/SITE PLAN



## SURVEY/SITE PLAN







## 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.

Chelsea Court is seeking a variance to allow a sign to be placed in front of the newly constructed community. They are requesting two variances:

1) A 10 feet reduction in front setback for a proposed monument sign to allow the sign to be located at 9 feet from the front property line where 19 feet is required by code

2) A 7 feet reduction in setback from the adjacent property to allow the sign to be located at 3 feet from the adjacent property where 10 feet is required by code.

The property is unusual in shape and encompasses the common area that surrounds individual parcels of land that will be owned individually by the homeowners. The adjacent property is behind the common area that includes the sidewalk and front yard which is also unusual, since most adjacent properties are located to the side.

The depth of the property is approximately 15 feet at the proposed sign location, making the combination 19 feet front setback and 10 adjacent property setback impossible.

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

ARTICLE VII - SIGNS  
PART 7.03.00 - PERMITTED SIGNS  
C. Ground Signs  
1. General Ground Sign provisions, c. Monument Signs

## 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): Sign Application HC-BLD-24-0066320
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?

This property is very unusual in shape, comprised of the common area for the Chelsea Court community surrounding individually-owned homes. In the front, where a monument sign is proposed the property is approximately 15' deep making the combination of 19' front setback and 10' adjacent property setback impossible.

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 LDC sign regulations are intended to provide a minimum control of signs while preserving the right of free speech and expression in the display of signs. The proposed sign provides attractive design to enhance the County's appearance. The literal interpretation of the code would mean that the community could not identify itself with a monument sign at the entrance.

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 LDC recognizes the right for a property owner to obtain a variance in circumstances which are unusual. The granting of a variance for this sign allows for attractive identification of this community, enhancing the appearance of the general area and providing a positive impact on the surrounding neighborhood. There are no surrounding properties affected.

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*).

This development is enhanced by the placement of an attractive and well-designed monument sign to provide identification for the community thereby increasing safety for vehicular traffic. This is in harmony with and serves the general intent and purpose of the LDC as well as respecting the rights of property owners as outlined in the Comprehensive Plan.

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 request for a variance is not the result of an illegal action or self-imposed hardship. Relief is sought in advance of any action.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The proposed monument sign at the entrance to the community serves to alert drivers of the general location of the turn lanes in order for them to gain safe egress to the property. The variance allows for a freestanding sign to be installed where one would not otherwise be possible.



This Instrument Prepared By:  
Hand Arendall Harrison Sale LLC  
Post Office Box 123  
Mobile, Alabama 36601  
251-432-5511

(Space Above This Line For Recording Data)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into this 31 day of January, 2024 between **Chelsea Court LLC**, a Florida limited liability company, whose address is 4417 North Clark Avenue, Tampa, FL 33614 (the "Grantor") to **Chelsea Court Community Association, Inc.**, a Florida not-for-profit corporation, whose address is 4417 North Clark Avenue, Tampa, FL 33614 (hereinafter referred to as "Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida (the "Property"):

All common areas as shown on the plat of CHELSEA COURT TOWNHOMES, as recorded in Plat Book 143, Page(s) 254 through 258, Public Records of Hillsborough County, Florida, including without limitation, "Tract A", "Tract B", "Tract C", and "Tract LS".

All easements, roads, rights-of-way and drainage easements that were not otherwise dedicated to the public, as shown on the plat of CHELSEA COURT TOWNHOMES, as recorded in Plat Book 143, Page(s) 254 through 258, Public Records of Hillsborough County, Florida

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.

The Grantor hereby covenants with Grantee that, except as set forth herein, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title of the land against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

*[signatures appear on following page]*



IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Chelsea Court LLC, a Florida limited  
liability company

BY: [Signature]  
Feliciano Morales, Manager

BY: [Signature]  
Celia Morales, Manager

[Signature]  
Witness 1 Signature  
Sirley Alvarez  
Witness 1 Printed Name

7214 N Cameron Ave, Tampa FL 33614  
Witness 1 Address

[Signature]  
Witness 2 Signature

NORMA BERMUDEZ  
Witness 2 Printed Name

401 E CAYLGA ST TAMPA  
Witness 2 Address

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 31 day of January, 2024 by **Feliciano Morales, Manager and Celia Morales, Managers of Chelsea Court LLC, a Florida limited liability company**. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
State of Florida at Large  
My commission expires 11/30/26



LESLIE REYES  
Comm.: # HH 299935  
Expires: November 30, 2026  
Notary Public - State of Florida

(SEAL)

1/27/25

## Development Services



**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

**Official Use Only**Application No: 25-0409Intake Date: 1/27/25Hearing(s) and type: Date: 03/31/2025Type: LUHOReceipt Number: 443548

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: Cierra James**Property Information**Address: 6336 E. Chelsea Street City/State/Zip: Tampa, FLTWN-RN-SEC: 03-29-19 Folio(s): 041782-0230 Zoning: RMC-12 Future Land Use: R-12 Property Size: 1.96 ac**Property Owner Information**Name: Chelsea Court Community Association Daytime Phone: \_\_\_\_\_Address: 5322 Primrose Lake Circle, Suite C City/State/Zip: Tampa, FL 33647

Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**Applicant Information**Name: Chelsea Court Community Association Daytime Phone: \_\_\_\_\_Address: 5322 Primrose Lake Circle, Suite C City/State/Zip: Tampa, FL 33647

Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**Applicant's Representative (if different than above)**Name: LRO LLC dba Sign Permits Plus, Renee or Lance Oij, agents Daytime Phone: 941-518-4342Address: 235 Apollo Beach Blvd, Suite 507 City/State/Zip: Apollo Beach, FL 33572Email: renee@signpermitsplus.com Fax Number: n/a

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

Renee Oij

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.

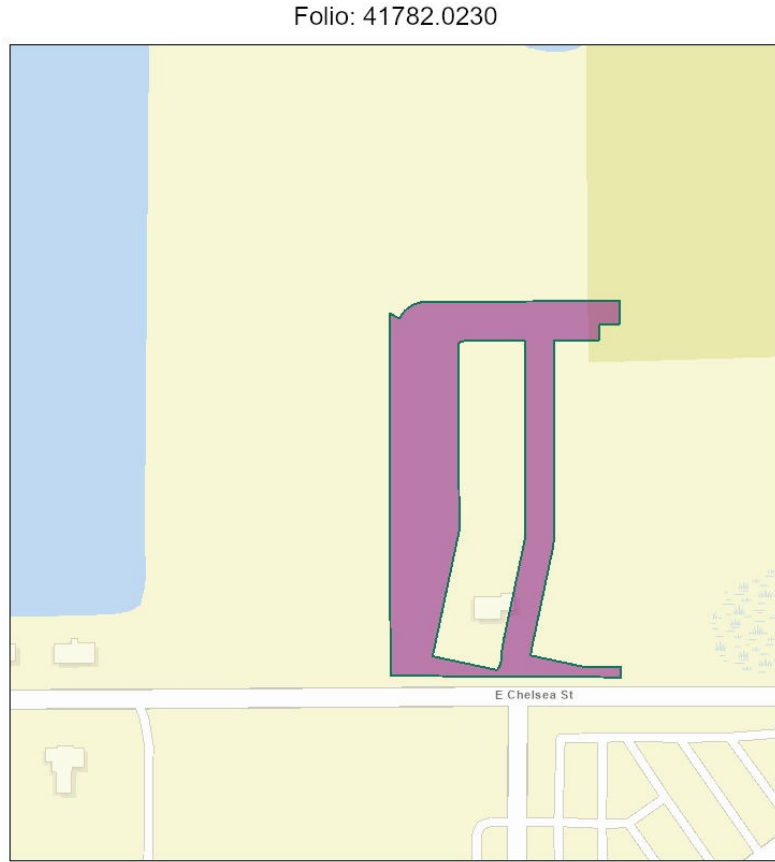
Signature of the Owner(s) - (All parties on the deed must sign)

Ryan Zook  
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RMC-12
Description	Residential - Multi-Family Conventional
RZ	05-2162
Zoning Category	Residential
Zoning	RMC-12
Description	Residential - Multi-Family Conventional
RZ	06-1144
Restr	(R)
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0360H
FIRM Panel	12057C0360H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120357B
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Census Data	Tract: 012001 Block: 2029
Future Landuse	R-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO



January 6, 2025

1:1,994  
0 0.01 0.03 0.06 mi  
0 0.02 0.04 0.09 km

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Hillsborough County Florida

**Folio: 41782.0230**  
**PIN: U-03-29-19-D0C-000000-A0000.0**  
**Chelsea Court Community Association Inc**  
**Mailing Address:**  
 4417 N Clark Ave  
 null  
 Tampa, FL 33614-7017  
**Site Address:**  
 0  
 Tampa, FL 33610  
**SEC-TWN-RNG: 03-29-19**  
**Acreage: 1.96**  
**Market Value: \$100.00**  
**Landuse Code: 0903 INVALID CODE**

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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.





**Hillsborough  
County Florida**  
Development Services

## 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: Sign Permits Plus, Renee or Lance Oij, authorized agents Phone: 941-518-4342

Representative's Email: renee@signpermitsplus.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 checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input checked="" 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)