



Hillsborough County Florida

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0760	
LUHO HEARING DATE: August 28, 2023	CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting a sign variance to accommodate a residential entry sign to the Windsor Park Subdivision.

VARIANCE:

Per LDC Section 7.03.00.C.1.c concerning minimum ground sign setbacks from the right-of-way, all 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. The proposed monument sign is a total of 7 feet, 6 inches in height, which requires a 19-foot setback from the right-of-way line. The applicant requests an 11-foot, 3-inch reduction to the required setback to allow a setback of 7 feet, 9 inches from both sides of Windsor Park Drive, and an 8-foot, 3-inch reduction to the required setback to allow a setback of 10 feet, 9 inches from Chapman Road.

FINDINGS:

The sign plans do not include the height of the raised planting bed; the applicant states that the 7-foot, 6-inch sign height includes the raised garden bed.

DISCLAIMER:

The variance 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.

ADMINISTRATOR'S SIGN-OFF
 Colleen Marshall Mon Aug 14 2023 09:30:01
Attachments: Application Site Plan Petitioner's Written Statement Current Deed



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0760	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 23-0760 Applicant's Name: Windsor Park of Tampa Homeowners Association

Reviewing Planner's Name: Sam Ball Date: 07/14/2023

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): _____

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 next 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 next 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.

Louis A. Romano Digitally signed by Louis A. Romano
Date: 2023.07.14 11:11:42 -04'00'
Signature

7/14/2023
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.

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

I hereby confirm that the material submitted with application VAR 23-0760

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: Louis A. Romano Digitally signed by Louis A. Romano
Date: 2023.07.14 11:12:16 -04'00'
(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
----------	----------------

- 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.

Windsor Park Sign Variance 23-0760 Application Improvement

Full Section Information Was Cut Off – Full Responses Below

Project Description - Page 8 of 11 - #1

This variance is requested by the Windsor Park Homeowners Association to accommodate the proposed remodeling of the community identification sign at the entranceway to the 257-home single-family neighborhood.

The existing monument sign was constructed circa 1990 by the neighborhood's developer. The sign's display panel is deteriorated and must be replaced. Due to the outdated design of the sign, the HOA has decided to remodel the sign to provide a more contemporary style. However, the sign does not meet current setback requirements of the Land Development Code and therefore a variance is needed to obtain permits for the proposed remodeling, as signs do not fall under the nonconforming structure provisions of the LDC. And in fact, a setback variance would be required to simply replace the sign's deteriorated display panel with one of identical design and no other modifications to the sign structure.

Per LDC Section 7.03.00.C.1.c, a minimum setback of 15 feet is required from road rights-of-way for monument signs with a height of 4 feet, with an additional setback of one foot required for every foot of sign height above 4 feet.

The subject sign is located at the entrance to the community on a median owned by the Homeowners Association in the middle of Windsor Park Drive. The median is 19 feet wide and the existing sign is set back 7 feet, 9 inches from the east side of Windsor Park Drive and 7 feet, 9 inches from the west side of Windsor Park Drive. Additionally, the sign is set back 10 feet, 9 inches from the north side Chapman Road.

Due to the width of the median, it's impossible to meet current setback requirements for a monument sign since even the minimum setback of 15 feet for a 4-foot-high sign that is required from both sides of Windsor Park Drive overlap, thereby leaving no room in the median for a sign without approval of a variance.

The proposed sign design has a height of 7 feet, 6 inches. Therefore, a minimum setback of 19 feet is required from both sides of Windsor Park Drive and from Chapman Road. We request an 11 foot, 3 inch reduction to the required setback to allow a setback of 7 feet, 9 inches from both sides of Windsor Park Drive, and an 8 foot, 3 inch reduction to the required setback to allow a setback of 10 feet, 9 inches from Chapman Road.



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Variance Criteria Response - Page 9 of 11 - #1

The hardship from which we seek relief is the result of changes to the required setbacks for monument signs that have occurred since the subject sign was constructed circa 1990, and therefore is singular to the subject property and not commonly shared by other similar properties.

Variance Criteria Response - Page 9 of 11 - #2

The current setback requirements of the Land Development Code would deprive Windsor Park of the continued use of its community identification sign at the location established circa 1990 at the center of the sole entranceway to the neighborhood, which is a common location for community identification signs for single-family developments in the County.

Variance Criteria Response - Page 9 of 11 - #3

The variance will not substantially interfere with the rights of others since the property on the north, east and west side of the sign location is owned by the Windsor Park HOA or residents of the community, who were aware of the sign location when they purchased their homes. Additionally, the property on the south side of Chapman Road is occupied by a recently constructed single-family home that is located a substantial distance west of the subject sign and therefore is not affected by the sign's location.

Variance Criteria Response - Page 9 of 11 - #4

Per LDC Section 1.02.03, the intent of the Code is to establish a development process that is equitable in terms of consistency, respect for the rights of property owners, and consideration for the interests of County citizens. The subject variance is consistent with the approval criteria found in the Code, respects the right of the Windsor Park HOA to continue use of its long established, lawfully permitted community identification sign, and is considerate of the interests of the Windsor Park residents who wish to update the image of their community at reasonable expense by remodeling the existing sign.

Variance Criteria Response - Page 9 of 11 - #5

The hardship is not self imposed as the existing sign was lawfully permitted when constructed circa 1990 and this variance is being requested prior to the start of the proposed remodeling project.

Variance Criteria Response - Page 9 of 11 - #6

Approval of this variance will result in substantial justice as it will allow continued use of the existing monument sign which otherwise cannot be remodeled or even have the existing deteriorated sign panel replaced. Continued use of the sign will benefit the public by clearly marking the entrance to the Windsor Park community on Chapman Road, which is a curving two-lane local road. Denial of the variance will adversely affect the Windsor Park community by eliminating its long established identification sign and imposing significant costs for new alternative identification signs.

3B5

Property Appraiser's Parcel
I.D. (Folio) No:
Grantee's Tax Identification No. 66-0034684

SPECIAL WARRANTY DEED

TAYLOR WOODROW HOMES FLORIDA, INC., a Florida corporation whose post office address is 712 Stratfield, Lutz, Florida 33549 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, sell, and convey unto WINDSOR PARK OF TAMPA HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit, whose post office address is 712 Stratfield, Lutz, Florida 33549 ("Grantee") all that certain land located in Hillsborough County, Florida, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property"):

This conveyance is made and accepted subject to all taxes for the year of conveyance and subsequent years and to covenants, conditions, restrictions, easements and matters of record (the "Permitted Exceptions"). Grantor is the developer of the subdivision commonly known as Windsor Park (identified as "Chapman Manors" on the plat thereof recorded in Plat Book 63, Page 20 of the Public Records of Hillsborough County, Florida) (the "Subdivision") and is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions, Easements and Assessments for Windsor Park recorded in O.R. Book 5259, Page 4088, Public Records of Hillsborough County, Florida, as amended (the "Declaration"). The Property conveyed hereby is "Common Property" under the Declaration and is to be owned, controlled and maintained by Grantee for the mutual use, benefit and enjoyment of the owners of lots in the Subdivision.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property and that the Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 29th day of May, 1991.

WITNESSES: TAYLOR WOODROW HOMES FLORIDA, INC.
a Florida corporation

Rita Weidmann
Printed Name: Rita Weidmann

By: [Signature]
Printed Name: John R. Peshkin
Its: Vice President

[Signature]
Printed Name: Patricia M. Old

(Corporate Seal)



RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Mary Sue Beeler, Esq.
RUDNICK & WOLFE
101 E. Kennedy Blvd.
Suite 2000
Tampa, FL 33602

MSB1735 05/09/91

Documentary Tax Pd - F.S. 201.02 \$ 1.60
Documentary Tax Pd - F.S. 201.08 \$ _____
Intangible Tax Pd - F.S. 199 \$ _____
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

1991 JUN 11 PM 4:55 91116327

STATE OF FLORIDA)
COUNTY OF DUVAL) SS.

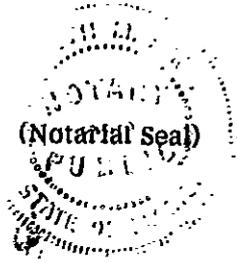
This instrument was acknowledged before me on MAY 29, 1991, by JOHN L. VESPER as VICE PRES. of TAYLOR WOODROW HOMES FLORIDA, INC., a Florida corporation, on behalf of such corporation.


NOTARY PUBLIC
Printed Name: KENNETH M. HILL

State of FLA at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 29, 1993



Parcels "B" (as shown on Plat Book 63, Page 20-7), "C," "D," "E," and "F," all according to the plat of CHAPMAN MANORS, as recorded in Plat Book 63, Page 20, of the Public Records of Hillsborough County, Florida, and Parcels "G" and "H" as described below.

Legal Description of Parcel "G":

DESCRIPTION: A parcel of land being a portion of Lot 11, Block 2, CHAPMAN MANORS, according to map or plat thereof as recorded in Plat Book 63, Page 20, of the public records of Hillsborough County, Florida, described as follows: Commence at the Northwest corner of said lot 11 for a POINT-OF-BEGINNING; thence S. 89°43'39" E., 33.06 feet along the boundary between Lot 12 and Lot 11; thence S. 40°35'57" E., 49.37 feet; thence S. 49°24'03" W., 25.00 feet to the Northerly right-of-way line of Windsor Park Drive; thence N. 40°35'57" W., 71.00 feet along said right-of-way line to the POINT-OF-BEGINNING.

Legal Description of Parcel "H":

DESCRIPTION: Lot 12, Block 2, CHAPMAN MANORS, as recorded in Plat Book 63, Page 20, Public Records of Hillsborough County, Florida; LESS Parcel H, being described as follows: A parcel of land being a portion of Lot 12, Block 2 according to the map or plat thereof as recorded in Plat Book 63, Page 20, of the Public Records of Hillsborough County, Florida, lying in Section 29, Township 27 South, Range 18 East, Hillsborough County, Florida, said parcel being more particularly described as follows: Begin at the Southeast corner of said Lot 12, run thence along the South boundary of said Lot 12, N. 89°43'39" W., 59.95 feet to a point on the Northeasterly right-of-way line of Windsor Park Drive as shown on the aforesaid map or plat thereof; thence along said Northeasterly right-of-way line, Northwesterly, 26.40 feet along the arc of a curve to the left having a radius of 437.97 feet and a central angle of 03°27'13" (chord bearing N. 42°19'34" W., 26.40 feet) to a point being the Southerlymost corner of Parcel "A" as shown on the aforesaid map or plat thereof; thence along the boundary of said Parcel "A", the following two (2) courses: 1) N. 43°59'04" E., 20.25 feet; 2) N. 46°00'56" W., 50.00 feet; thence N. 78°44'04" E., 9.72 feet; thence N. 77°43'58" E., 20.01 feet; thence N. 70°17'12" E., 25.32 feet to a point on the Easterly boundary of said Lot 12; thence along said Easterly boundary, S. 24°49'12" E., 77.01 feet to the POINT OF BEGINNING.

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Received

07-03-23

Development
Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0760

Intake Date: 07/03/2023

Hearing(s) and type: Date: 08/28/2023

Type: LUHO

Receipt Number: 282975

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 16400 Windsor Way (16400 Windsor Park Dr) City/State/Zip: Lutz, FL 33549

TWN-RN-SEC: 25-27-18 Folio(s): 15649.0618 Zoning: PD86-0144 Future Land Use: R-2 Property Size: .079 Acres

Property Owner Information

Name: Windsor Park of Tampa Homeowner's Association, Inc Daytime Phone 813-968-5665

Address: 3903 Northdale Blvd #250W City/State/Zip: Tampa, FL 33624

Email: tparker@wisepropertymanagement.com Fax Number 813-968-5335

Applicant Information

Name: Windsor Park of Tampa Homeowner's Association, Inc Daytime Phone 813-968-5665

Address: 3903 Northdale Blvd #250W City/State/Zip: Tampa, FL 33624

Email: tparker@wisepropertymanagement.com Fax Number 813-968-5335

Applicant's Representative (if different than above)

Name: Louis Romano Daytime Phone 813-480-6508

Address: 16605 Longleat Dr City/State/Zip: Lutz, FL 33549

Email: louis_romano@icloud.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.

Louis A. Romano Digitally signed by Louis A. Romano
Date: 2023.07.03 10:05:36 -04'00'

Signature of the Applicant

Louis A. Romano

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.

Louis A. Romano Digitally signed by Louis A. Romano
Date: 2023.07.03 10:06:11 -04'00'

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

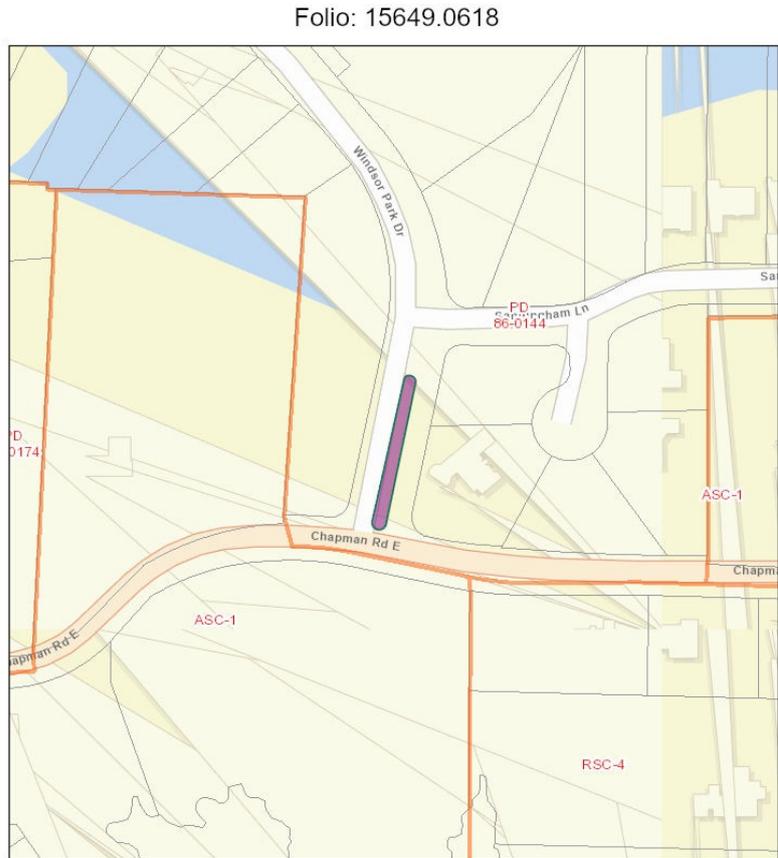
Louis A. Romano

Type or print name

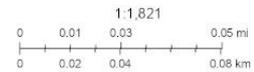


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	86-0144
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Planned Development	PD
Re-zoning	null
Census Data	Tract: 011007 Block: 2000
Future Landuse	R-2
Future Landuse	R-2
Future Landuse	R-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



July 3, 2023



RD: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 15649.0618
PIN: U-25-27-18-0LU-000000-B0000.0
Windsor Park Of Tampa Hoa Inc
Mailing Address:
 3903 Northdale Blvd Ste 240w
 null
 Tampa, Fl 33624-1864
Site Address:
 16400 Windsor Way
 Lutz, Fl 33549
SEC-TWN-RNG: 25-27-18
Acreage: 0.0790372
Market Value: \$100.00
Landuse Code: 0901 Invalid Code

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