

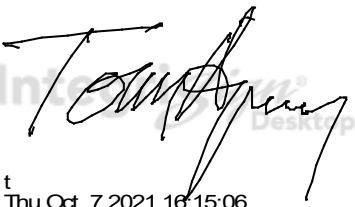


**Hillsborough  
County Florida**

**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> FW 21-0372	
<b>LUHO HEARING DATE:</b> October 25, 2021	<b>CASE REVIEWER:</b> Tom Hiznay, AICP

**REQUEST:** Pursuant to Section 9.7.D of the Development Review Procedures Manual, the applicant requests consideration of an Exception by the Land Use Hearing Officer for a fee waiver application that cannot be approved by the Administrator. The LUHO shall conduct an independent review of the request based on the fee waiver criteria found in the DRPM and the testimony at today's hearing. In granting an Exception, the LUHO shall be required to find extraordinary financial circumstances, emergency, catastrophe or staff error which are outside the scope of the Administrator's authority to consider.

<b>ADMINISTRATOR'S SIGN-OFF</b>
 t Thu Oct 7 2021 16:15:06
<b>Attachments: FW 21-0372 Decision</b>



# Fee Waiver Application

Received  
02/05/2021  
Development Services

**Shaded Area For Official Use Only**

Application prefix and number: FW - 21 - 0372  
 Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_  
 (if applicable) Date: \_\_\_\_\_ Type: \_\_\_\_\_  
 Receipt number: 21-0372  
 Application type as referenced in LDC: FEE WAIVER  
 Intake date: 02/05/2021 Intake technician signature: Ana Lizardo

## Applicant's Representative

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City / State / Zip: \_\_\_\_\_ Daytime phone: ( \_\_\_\_ ) \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax number: ( \_\_\_\_ ) \_\_\_\_\_

## Applicant

Name: Chris Kenrick  
 Address: 6942 W Comanche Ave  
 City / State / Zip: Tampa FL 33634 Daytime Phone: ( 727 ) 212-2883  
 Email: office@sweetwater-organic.org Fax number: ( \_\_\_\_ ) \_\_\_\_\_

## Property Owner

Name: Sweetwater Organic Community Farm  
 Address: 6942 W Comanche Ave  
 City / State / Zip: Tampa FL 33634 Daytime Phone: ( 727 ) 212-2883  
 Email: office@sweetwater-organic.org Fax number: ( \_\_\_\_ ) \_\_\_\_\_

Property address or general location: 6942 W Comanche Ave

Nature of request: Major PD modification

Related applications: \_\_\_\_\_

Proposed utilities: public water \_\_\_\_\_ private well \_\_\_\_\_ public wastewater \_\_\_\_\_ septic tank \_\_\_\_\_

(Additional information required on "Property Information Sheet")

**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

CHRIS KENRICK

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)

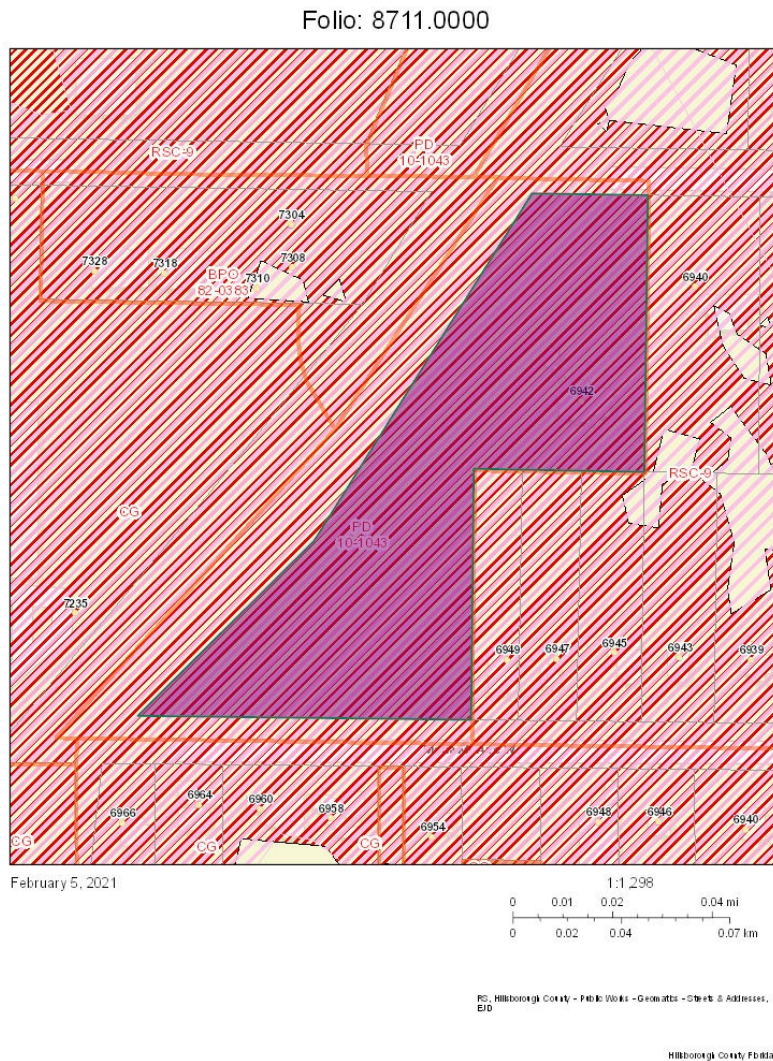
Type or print name





# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	10-1043
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0331H
FIRM Panel	12057C0331H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120331C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Planned Development	PD
Re-zoning	null
Note	RZ 10-1043 PART B
Census Data	Tract: 011605 Block: 4015
Future Landuse	R-6
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	70' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO



**Folio: 8711.0000**  
**PIN: U-36-28-17-0DD-000000-00027.3**  
**SWEETWATER ORGANIC COMMUNITY FARM INC**  
**Mailing Address:**  
 6942 W COMANCHE AVE  
 TAMPA, FL 33634-4944  
**Site Address:**  
 6942 W COMANCHE AVE  
 TAMPA, FL 33634  
**SEC-TWN-RNG: 36-28-17**  
**Acreage: 2.7957201**  
**Market Value: \$321,591.00**  
**Landuse Code: 7500 INSTITUTIONAL**

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.

21-0372



**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# Additional / Revised Information Sheet

Received August 06, 2021  
Development Services

Date Stamp Here

Application Number: FW 21-0372 Applicant's Name: SWEETWATER ORGANIC COMMUNITY FARM

Reviewing Planner's Name: Kevie Defranc Date: 08/03/2021

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 Fee Waiver Application

Current Hearing Date (if applicable): \_\_\_\_\_

## The following must be attached to this Sheet.

- ☐ Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- ☐ An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

- ☒ Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcfllgov.net

- ☐ Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

*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.*

Chris Kenrick

Signature

08/03/2021

Date

### FOR OFFICE USE ONLY

- ☐ Notification E-Mail Sent
 ☐ Scanned into OPTIX
- ☐ Transmittal Completed

In-Take Completed by: \_\_\_\_\_





**Hillsborough  
County Florida**  
Development Services

## Fee Waiver Application

### Shaded Area For Official Use Only

Application prefix and number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_  
(if applicable)

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

Receipt number: \_\_\_\_\_

Application type as referenced in LDC: \_\_\_\_\_

Intake date: \_\_\_\_\_ Intake technician signature: \_\_\_\_\_

### Applicant's Representative

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_ Daytime phone: ( \_\_\_\_ ) \_\_\_\_\_

Email: \_\_\_\_\_ Fax number: ( \_\_\_\_ ) \_\_\_\_\_

### Applicant

Name: Chris Kenrick

Address: 6942 W Comanche Ave

City / State / Zip: Tampa FL 33634 Daytime Phone: ( 727 ) 212-2883

Email: office@sweetwater-organic.org Fax number: ( \_\_\_\_ ) \_\_\_\_\_

### Property Owner

Name: Sweetwater Organic Community Farm

Address: 6942 W Comanche Ave

City / State / Zip: Tampa FL 33634 Daytime Phone: ( 727 ) 212-2883

Email: office@sweetwater-organic.org Fax number: ( \_\_\_\_ ) \_\_\_\_\_

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(Additional information required on "Property Information Sheet")

**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

CHRIS KENRICK

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



1/28/2021

Sweetwater Organic Community Farm  
6942 W Comanche Ave  
Tampa FL 33634

Dear Hillsborough County Administration,

Sweetwater Organic Community Farm would like to request a fee waiver for the Major Modification to the PD (Planned Development). Sweetwater Organic Community Farm has lost 95% of our educational field trip funding due to schools being unable to visit the farm during the school season. Sweetwater is a 501c3 non profit educational farm and historically has served over 7,000 students a year.

Thank you for your support and assistance.

Sincerely,

Chris Kenrick

Director

Sweetwater Organic Community Farm

Ph: 727-212-2883

6942 W. Comanche Ave., Tampa, FL 33634 | (813) 887-4066 | [www.sweetwater-organic.org](http://www.sweetwater-organic.org)

21-0372





## Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

85-8012538144C-3	07/31/2017	07/31/2022	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

SWEETWATER ORGANIC COMMUNITY  
FARM INC  
6942 W COMANCHE AVE  
TAMPA FL 33634-4944

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



## Important Information for Exempt Organizations

DR-14  
R. 10/15

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Account Management at 800-352-3671. From the available options, select "Registration of Taxes," then "Registration Information," and finally "Exemption Certificates and Nonprofit Entities." The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



**Hillsborough**  
**County** Florida

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

September 14, 2021

**RE: Fee Waiver FW 21-0372**

Chris Kenrick  
6942 W. Comanche Ave.  
Tampa, FL 33634

Dear Mr. Kenrick,

This letter is in response to your fee waiver (FW) application, FW 21-0372, which seeks to waive the application fee for a major modification to the existing Planned Development zoning for property located at 6942 West Comanche Avenue for your non-profit organization, Sweetwater Organic Community Farm.

Staff has reviewed your request and finds that it cannot be approved pursuant to Section 9.7.F of the Development Review Procedures Manual (DRPM), which prohibit staff approval of fee waiver requests for non-profit agencies that do not meet the requirements found in DRPM Section 9.7.C.2. These requirements include submission of proof of an existing contract for the organization to provide social services on behalf of the Board of County Commissioners (BOCC) resulting from either participation in the County's biennial competitive or non-competitive Request-for-Application (RFA) process, or as a result of having been previously selected by the BOCC through a competitive process to provide County social services.

Management and Budget staff advises that the BOCC resolution for the allocation of funds to your organization, R21-068, that you submitted with your fee waiver request did not result from participation in the RFA process or a competitive process, as required by DRPM Section 9.7.C.2. Therefore, staff cannot approve your fee waiver request.

Per DRPM Section 9.7.D, your fee waiver request will be scheduled for review by the Land Use Hearing Officer (LUHO) to consider an Exception, unless you elect to withdraw your request. The LUHO shall conduct an independent review of your request based on the criteria found in the DRPM and the testimony at the proceeding. In granting an Exception, the LUHO shall be required to find extraordinary financial circumstances, emergency, catastrophe or staff error which are outside the scope of the Administrator's authority to consider.

**Accordingly, please be advised that your fee waiver request has been scheduled for review by the LUHO on Monday, October 25, 2021, at Robert W. Saunders, Sr. Public Library located 1505 N. Nebraska Avenue, Tampa. The meeting will begin at 10:00 a.m.**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel



Please note that failure to appear at the hearing, unless you request a continuance in advance, will result in denial of your fee waiver request. You are encouraged to attend the hearing in person; however, you have the option to participate virtually by means of communications media technology if you wish. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the LUHO during the hearing.**

If you wish to participate virtually, please complete the online Public Comment Signup Form found at: [HillsboroughCounty.org/SpeakUp](https://HillsboroughCounty.org/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The LUHO will call on you when the hearing on your application is ready to begin. Call submissions for virtual participation will close 30 minutes prior to the start of the hearing on the day of the hearing; therefore, if you wish to participate virtually, please be sure to complete the Signup Form no later than 9:30 a.m. on the day of the appeal hearing. Comments offered through communications media technology will be afforded equal consideration as if your comments were offered in person.

If you wish to withdraw your fee waiver request, please inform Tom Hiznay of my staff by e-mail at [hiznayt@hillsboroughcounty.org](mailto:hiznayt@hillsboroughcounty.org).

If you have any questions about this letter, please direct them to Mr. Hiznay who may be reached at (813) 307-4504.

Sincerely,



Joseph Moreda, AICP, Director  
Community Development Division  
Development Services Department

JM/th/mn

cc: Tom Hiznay, Executive Planner, Community Development Division  
Israel Monsanto, Principal Planner, Community Development Division  
Carmen Mason, Sr. Planning & Zoning Technician, Community Development Division

# 21-0372 Decision 09-13-20

Final Audit Report

2021-09-14

Created:	2021-09-14
By:	Marylou Norris (NorrisM@hillsboroughcounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzYVi2PGv-f0hIbC0pGw7iivFVYfElw8H

## "21-0372 Decision 09-13-20" History



Document created by Marylou Norris (NorrisM@hillsboroughcounty.org)

2021-09-14 - 7:14:44 PM GMT



Document emailed to Joe Moreda (moredaj@hillsboroughcounty.org) for signature

2021-09-14 - 7:15:09 PM GMT



Email viewed by Joe Moreda (moredaj@hillsboroughcounty.org)

2021-09-14 - 7:54:55 PM GMT



Document e-signed by Joe Moreda (moredaj@hillsboroughcounty.org)

Signature Date: 2021-09-14 - 7:56:34 PM GMT - Time Source: server



Agreement completed.

2021-09-14 - 7:56:34 PM GMT