



ENGELHARDT, HAMMER & ASSOCIATES

Land Planning • GIS • Expert Testimony

November 12, 2009

**Re: Variance Application (VAR 10-0049)
18223 Griffith Road**

Dear Property Owner:

Engelhardt, Hammer & Associates, Inc. represents James and Cheryl Sotrop, the property owners and applicant for the above-referenced variance petition. The subject property is located north of Geraci Road at 18223 Griffith Road, in the Lutz area of unincorporated Hillsborough County, Florida.

This petition is a request for a variance to reduce the front setback from fifty feet (50') to fifteen feet (15') to construct an accessory structure. The location for the accessory structure with the setback variance will preserve the natural environment and eliminate the need to cut down several existing mature trees. The attached survey sketch outlines the property boundary and illustrates the location of the proposed accessory structure.

We believe this request is compatible and consistent the surrounding established neighborhood and promotes the preservation of the existing natural environment and rural character of the community. We hope you also agree. If so, please sign the attached petition in support and return it to us in the enclosed self-addressed stamped envelope.

If you have any questions or need additional information in this regard, please feel free to contact me at 813.889.8100.

Sincerely,


Ty Maxey
Principal Planner

Enclosures

Petition In Support

Land Use Hearing Officer
Hillsborough County Planning & Growth Management Department
601 East Kennedy Boulevard, 20th Floor
Tampa, FL 33602

**Re: VAR 10-0049
18223 Griffith Road
(EHA #09087)**

Dear Hearing Officer:

I/We own property within 500 feet of the property described in the above-referenced petition or we are a representative of a registered homeowners/civic association. In my/our opinion, the petitioner's request for a front setback variance would not adversely affect the use and enjoyment of my/our property. Therefore, I/we wish you to know that I/we have no objection to the granting of this petition and support approval of the same.

Adjacent Property Owner

Adjacent Property Owner

**LUTZ CIVIC ASSN.
STEVEN POLZIN**

Date: _____

Address: _____

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- 1) In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Staff's Final Report to the Land Use Hearing Officer;
or
- 2) In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
or
- 3) Spoken or in writing during the public hearing before the Land Use Hearing Officer.

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Land Use Hearing Officer and delivered as follows:

- 1) Hand delivered to the 20th floor of the County Center, 601 E Kennedy Blvd. in Downtown Tampa.
- 2) Mailed to PO Box 1110, Tampa, FL 33601
- 3) Via e-mail using the PGM webpage located at <http://www.hillsboroughcounty.org/pgm/about/contactus2.cfm>
Select the Departmental Service: "Zoning", then
Under "Send To:" select: "Zoning Hearings / Meetings"

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The recommendation of the staff of the Planning and Growth Management Department must be filed six (6) days prior to the hearing.

The participants before the Land Use Hearing Officer shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

1. The applicant and the applicant's witnesses shall present their case.
2. The Staff of the Planning and Growth Management Department will give a summary of the request, and present the County Staff's findings and recommendations.
3. The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
4. You and other witnesses shall present their case.
5. County Staff will have the opportunity to make additional comments.
6. The applicant will have the opportunity for rebuttal and summations.

The Land Use Hearing Officer may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received.

Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however the Land Use Hearing Officer may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokes person. The staffs of each separate County agency are considered individual participants.

The decision of the Land Use Hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

LAND USE HEARING OFFICER
LETTER OF NOTICE

TO: Adjacent Property Owner
and/or Any Registered
Homeowner or Civic Association

APPLICATION NUMBER: VAR 10-0021
APPLICATION FILING DATE: 10/12/09

You are hereby notified that the undersigned is requesting a VARIANCE before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required notice distance of the subject site.

PUBLIC HEARING DATE: December 18, 2009 **TIME: 9:00 a.m.**

LOCATION OF PUBLIC HEARING Board of County Commissioners Boardroom
2nd Floor, County Center 601 E. Kennedy Blvd., Tampa, Florida

NATURE OF REQUEST: (State request, i.e. Special Use for..., Variance to..., or Appeal of..., followed by a general description)

Variance to wetland setback requirements

LOCATION OF THE PROPERTY: (Address and/or General Location) North side of N Dale Mabry Hwy, approximately 1/4 mile northeast of Sunlake Blvd.

SIZE OF REQUEST (Total Acreage of Property): 1.79 +/-

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the Administrator. The application may be reviewed online through the Planning and Growth Management webpage located at <http://www.hillsboroughcounty.org/pgm/zoning/zoning.cfm>.

Additional information concerning this application may be obtained by calling the Planning and Growth Management Department at 276-2006. Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning & Growth Management Department at 276-2006.

Para información en Español, favor de llamar al 276-2006.

Applicant / Representative: AVIO GROUP
Name: JEREMY WAUGH, P.E.
Address: 2300 CURLEW ROAD, STE 100
City, State, Zip: PALM HARBOR, FL 34683
Phone: 727-789-9500
E-mail: jeremy.waugh@avidgroup.com

Send Written Comments or Testimony to:
PGM - ZONING HEARING SECTION
P.O. BOX 1110
TAMPA, FL 33601
Or E-mail to: Hearings@Hillsboroughcounty.org

**LAND USE HEARING OFFICER
LETTER OF NOTICE**

TO: Adjacent Property Owner/
Homeowner Association/
Civic Association

APPLICATION NUMBER: SU 10-0072 (Comm Tower)

APPLICATION FILING DATE: October 22, 2009

You are hereby notified that the undersigned is requesting a SPECIAL USE PERMIT before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required notice distance of the subject site.

PUBLIC HEARING DATE: December 14, 2009

TIME: 6:00 p.m.

LOCATION OF PUBLIC HEARING Board of County Commissioners Boardroom
2nd Floor, County Center 601 E. Kennedy Blvd., Tampa, Florida

NATURE OF REQUEST: (State request, i.e. Special Use for..., Variance to..., or Appeal of..., followed by a general description)

Special Use application to install a 160' wireless communication support structure.

LOCATION OF THE PROPERTY: (Address and/or General Location) 1001 Bearss Avenue, Tampa, Florida, 33613.

SIZE OF REQUEST (Total Acreage of Property): 18.98 +/-

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the Administrator. The application may be reviewed online through the Planning and Growth Management webpage located at <http://www.hillsboroughcounty.org/pgm/zoning/zoning.cfm>.

Additional information concerning this application may be obtained by calling the Planning and Growth Management Department at 276-2006. Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning & Growth Management Department at 276-2006.

Para información en Español, favor de llamar al 276-2006.

Applicant / Representative:

Name: Jim Porter
Address: 401 E. Jackson St. #2700
City, State, Zip: Tampa, FL 33602
Phone: 813-222-6620
E-mail: jim.porter@ruden.com

Send Written Comments or Testimony to:

PGM - ZONING HEARING SECTION
P.O.BOX 1110
TAMPA, FL 33601

Or E-mail to: Hearings@Hillsboroughcounty.org

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Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- 1) In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Staff's Final Report to the Land Use Hearing Officer;
or
- 2) In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
or
- 3) Spoken or in writing during the public hearing before the Land Use Hearing Officer.

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Land Use Hearing Officer and delivered as follows:

- 1) Hand delivered to the 20th floor of the County Center, 601 E Kennedy Blvd. in Downtown Tampa.
- 2) Mailed to PO Box 1110, Tampa, FL 33601
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Select the Departmental Service: "Zoning", then
Under "Send To:" select: "Zoning Hearings / Meetings"

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The recommendation of the staff of the Planning and Growth Management Department must be filed six (6) days prior to the hearing.

The participants before the Land Use Hearing Officer shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

1. The applicant and the applicant's witnesses shall present their case.
2. The Staff of the Planning and Growth Management Department will give a summary of the request, and present the County Staff's findings and recommendations.
3. The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
4. You and other witnesses shall present their case.
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6. The applicant will have the opportunity for rebuttal and summations.

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**LAND USE HEARING OFFICER
LETTER OF NOTICE**

TO: Adjacent property owners and/or any
registered home owners or civic associations.

APPLICATION NUMBER: SU 09-1138

APPLICATION FILING DATE: September 22, 2009

You are hereby notified that the undersigned is requesting a SPECIAL USE PERMIT before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required notice distance of the subject site.

PUBLIC HEARING DATE: December 14, 2009

TIME: 6:00 p.m

LOCATION OF PUBLIC HEARING Board of County Commissioners Boardroom
2nd Floor, County Center 601 E. Kennedy Blvd., Tampa, Florida

NATURE OF REQUEST: (State request, i.e. Special Use for..., Variance to..., or Appeal of..., followed by a general description)

Special use for outdoor paintball field.

LOCATION OF THE PROPERTY: (Address and/or General Location) 3255 Robertson Trail Lutz, FL 33559

SIZE OF REQUEST (Total Acreage of Property): 41 +/-

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the Administrator. The application may be reviewed online through the Planning and Growth Management webpage located at <http://www.hillsboroughcounty.org/pgm/zoning/zoning.cfm>.

Additional information concerning this application may be obtained by calling the Planning and Growth Management Department at 276-2006. Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning & Growth Management Department at 276-2006.

Para información en Español, favor de llamar al 276-2006.

Applicant / Representative:

Send Written Comments or Testimony to:

Name: Warren Gould Jr.

PGM - ZONING HEARING SECTION

Address: 154 Richard St.

P.O.BOX 1110

City, State, Zip: Tarpon Springs, FL 34689

TAMPA, FL 33601

Phone: 727-937-1755

Or E-mail to: Hearings@Hillsboroughcounty.org

E-mail: v14544@hotmail.com

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