

ZONING HEARING MASTER

LETTER OF NOTICE

TO: Surrounding Property Owner  
and/or Any Registered Neighborhood  
Organization or Civic Association

APPLICATION NUMBER: SU 10-0163 (AB)  
APPLICATION FILING DATE: 11/24/2009

You are hereby notified that the undersigned is requesting a Special Use for distance separation waivers (see Attachment A) for an ALCOHOLIC BEVERAGE DEVELOPMENT 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 distance of the subject site.

**PUBLIC HEARING DATE: January 19, 2010**                      **TIME: 6:00 P.M.**

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

TYPE OF ALCOHOLIC BEVERAGE (AB) DEVELOPMENT PERMIT for which distance waivers are requested (i.e. 2-A B- Package sales of beer/wine, consumption off premises) 3- PS Package Sales of Beer/Wine and Liquor  
off premises consumption.

LOCATION OF THE PROPERTY: (Address and/or General Location)  
NEC US HWY 41 and Sunset Lane, Lutz, Fl

SQ. FOOTAGE OF REQUESTED AB: 1982 +/-

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 Hillsborough County Planning and Growth Management Department webpage located at: <http://www.hillsboroughcounty.org/pgm/zoning/zoning.cfm>

Additional information concerning this application may be obtained by calling the Hillsborough County Planning and Growth Management Department at: (813) 276-2006.

Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning and Growth Management Department at: (813) 276-2006.

**Para informacion en Espanol, favor de llamar al (813) 276-2006**

Applicant / Representative:

Name: Richard J Matassa  
Address: 12529 Spring Hill Dr  
City, State, Zip: Spring Hill, FL 34609  
Phone: (352) 683-9566  
Email: richm@acivildesign.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](mailto:Hearings@Hillsboroughcounty.org)

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**PAGE 1 of 2**

SU-AB

**ALCOHOLIC BEVERAGE SPECIAL USE  
DISTANCE WAIVER REQUEST  
ATTACHMENT "A"**

**Application Number SU: 10-0163 (AB)**

The Land Use Hearing Officer shall consider a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Development Permit. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

The proposed wet zone structure does not meet the location requirements of 250' from a residentially zoned parcel. Parcel 013693-0000 to the North and East of our parcel is zoned RSC-6 and the parcel 013699-0000 the South is zoned RSC-6.

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The special or unique circumstances that preclude significant negative impacts on surrounding land uses are:

The unique circumstances that preclude significant negative impacts on surrounding land uses are the parcel to the South is a TECO Substation and has a land use of Utility. The parcel to the North and East is a wooded parcel and has a land use of Timber

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The circumstances that negate the need for the specified distance requirements are:

The circumstances that negate the need for the specified distance requirements are that the parcel to the South is a TECO Substation with large equipment and will more than likely never be used for residential. The parcel to the North and East is a wooded parcel largely comprised wetlands and has no immediate plan for development.

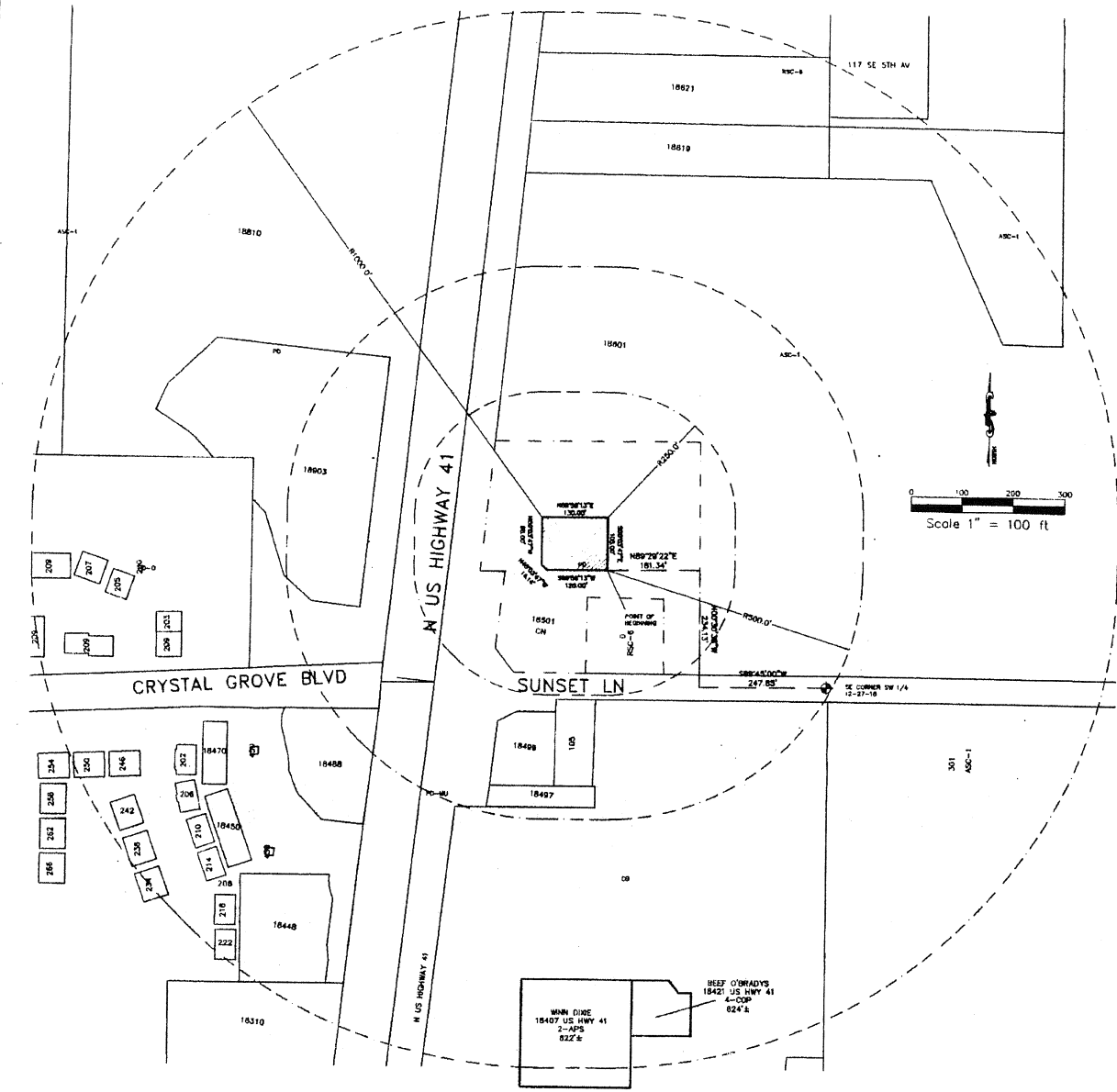
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If more than one waiver is required the applicant shall provide a separate Attachment A for each waiver.

SPECIFIC PURPOSE SURVEY  
THIS IS NOT A BOUNDARY SURVEY



**LEGAL DESCRIPTION**  
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE S89°29'22"W, 234.13 FEET; THENCE S89°29'22"W, 181.34 FEET TO THE POINT OF BEGINNING; THENCE S89°29'22"W, 120.00 FEET; THENCE N45°03'47"W, 14.14 FEET; THENCE N00°03'47"W, 33.00 FEET; THENCE N89°26'13"E, 100.00 FEET; THENCE S00°03'47"E, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15,600 SQUARE FEET OR 0.3122 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY WITHIN A 500-FOOT STRAIGHT LINE DISTANCE FROM THE PROPOSED SITE FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCHES AND/OR SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS. AN INSPECTION OF THE PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USED WITHIN A 1000-FOOT STRAIGHT LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, AN INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

**LEGEND**

- RAIL ROAD TRACKS
- REGULAR WATER LINE
- CABLE LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- STORM SEWER LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- HOOD FENCE LINE
- SOUND FENCE LINE
- CHAINLINK FENCE LINE
- PLASTIC FENCE LINE
- WIRE FENCE LINE

CERTIFIED TO:

**SURVEYOR'S CERTIFICATE**  
I, C. B. BULL, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 119.07, F.S. DATE OF SURVEY: 11/24/08  
BY: C. B. BULL, SURVEYOR & MAPPER  
NOTED: MADE BY: MADE  
RECORDED: MADE BY: MADE  
INDEXED: MADE BY: MADE  
ELECTRONICALLY FILED: MADE BY: MADE

**LEGEND**

SYMBOL	DESCRIPTION
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**AMERICAN SURVEYING INC.**  
L.S. #7163  
4847 NORTH FLORIDA AVENUE  
TALLAHASSEE, FLORIDA 32309  
TEL: (904) 886-9100 FAX: (904) 886-0108  
ADDRESS:  
18501 US HIGHWAY 41  
LUTZ, FLORIDA  
PREPARED FOR THE REQUESTOR'S USE AND BENEFIT OF THE PARTIES LISTED HEREIN. LIABILITY TO THESE PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. VERIFY THE REPRESENTATIVE CONTENT OF ALL ORIGINAL SURVEYS, ETC.



PERSONAL APPEARANCE  
LETTER OF NOTICE

TO: Surrounding Property Owner  
and/or Any Registered Neighborhood  
Organization or Civic Association

APPLICATION NUMBER: PRS 10-0140 (PD)  
APPLICATION FILING DATE: 11/18/2009

You are hereby notified that the undersigned is requesting a MINOR MODIFICATION to a Planned Development (Personal Appearance) before the Board of County Commissioners 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 a Civic Association within the required notice distance of the subject site.

PUBLIC HEARING DATE: January 12, 2010 TIME: 1:30 P.M.

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

LOCATION OF THE PROPERTY: (Address and/or General Location)  
3802 NORTHDAL BLVD, TAMPA

ZONING NUMBER OF THE PLANNED DEVELOPMENT TO BE MODIFIED: 76-0166 (PD)

ISSUE TO BE PRESENTED: MINOR MODIFICATION TO ALLOW A TECHNICAL SCHOOL.

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 Hillsborough County Planning and Growth Management Department webpage located at:

<http://www.hillsboroughcounty.org/pgm/about/contactus2.cfm>

Additional information concerning this petition may be obtained by calling the Hillsborough County Planning and Growth Management Department at (813) 276-2006.

Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning and Growth Management Department at (813) 276-2006.

**Para informacion en Espanol, favor de llamar al (813) 276-2006**

Applicant / Representative:

Name: Genesis Group, Kevin Mineer  
Address: 3910 US Hwy 301 N, #140  
City, State, Zip: Tampa, FL 33619  
Phone: 813-620-4500  
Email: [kmineer@genesisgroup.com](mailto:kmineer@genesisgroup.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](mailto:Hearings@Hillsboroughcounty.org)

The Hillsborough County Board of County Commissioners adopted Lobbying Ordinance No. 93-8, as amended. Prior to meeting privately with a Board Member, County Attorney, Chief Assistant County Attorney, County Administrator, any Assistant County Administrator, or any Department Head, you may be required to register as a Lobbyist.

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PRS-PD

LAND USE HEARING OFFICER  
LETTER OF NOTICE

TO: Surrounding Property Owner  
and/or Any Registered Neighborhood  
Organization or Civic Association

APPLICATION NUMBER: VAR 10-0162  
APPLICATION FILING DATE: 11/24/2009

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 a Civic Association within the required notice distance of the subject site.

**PUBLIC HEARING DATE: January 22, 2010**      **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 OR REQUEST:** (State request i.e. Special Use for..., Variance to..., or Appeal of..., followed by a general description)  
SETBACK VARIANCE FOR 4 FT PICKET FENCE - FRONT OF PROPERTY

**LOCATION OF THE PROPERTY:** (Address and/or General Location)  
17810 LIVINGSTON AVENUE, LUTZ 33559

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 Hillsborough County Planning and Growth Management Department webpage located at:  
<http://www.hillsboroughcounty.org/pgm/zoning/zoning.cfm>

Additional information concerning this application may be obtained by calling the Hillsborough County Planning and Growth Management Department at: (813) 276-2006.

Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning and Growth Management Department at: (813) 276-2006.

**Para informacion en Espanol, favor de llamar al(813)-276-2006**

**Applicant / Representative:**

Name: Robert & Janet McCue  
Address: 17810 Livingston Ave  
City, State, Zip: Lutz, FL 33559  
Phone: (813) 948-6320  
Email:

**Send Written Comments or Testimony to:**

PGM - ZONING HEARING SECTION  
P.O. BOX 1110  
TAMPA, FL 33601  
Or E-mail to: [Hearings@Hillsboroughcounty.org](mailto: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 Planning and Growth Management 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 P. O. 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 Department Service: "Zoning", then  
Under the "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 staff report 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 Staff of the Planning and Growth Management Department will give a summary of the request, and present the County Staff's findings and recommendations.
2. The applicant and the applicant's witnesses shall present their case.
3. You and other witnesses shall present their case.
4. County Staff will have the opportunity to make additional comments.
5. 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**