

Variance Application: VAR 25-0444

LUHO Hearing Date: March 31, 2025

Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: Todd Pressman

Zoning:

PD

Address/Location: Southeast corner of N US Highway 41 and Brandermill/Leisey Road; Folio: 54191.0110

Request Summary

The applicant is requesting a variance to accommodate the construction of a ground sign (Sign B).

Requested Variance

LDC Section	LDC Requirement	Variance	Result
7.03.00.C.2.b.1	Maximum Sign Area: the maximum allowable aggregate sign area for each ground sign shall not exceed one square foot for each lineal foot of public street frontage on the street where the sign is located or 100 square feet, whichever is less, and no single sign face shall exceed 50 square feet in aggregate sign area.	156 square feet of additional aggregate monument sign area with up to 128 SF of sign area per sign face.	A pole sign with 256 square feet of aggregate sign area where 100 square feet is the maximum allowed on a ground sign facing the N US Highway 41 Right-of-Way.

Findings

The subject sign of the proposed variance was approved as Pylon Sign B to have 224 square feet of aggregate sign area with up to 112 square feet per face under variance 24-0190.

Zoning Administrator Sign Off:

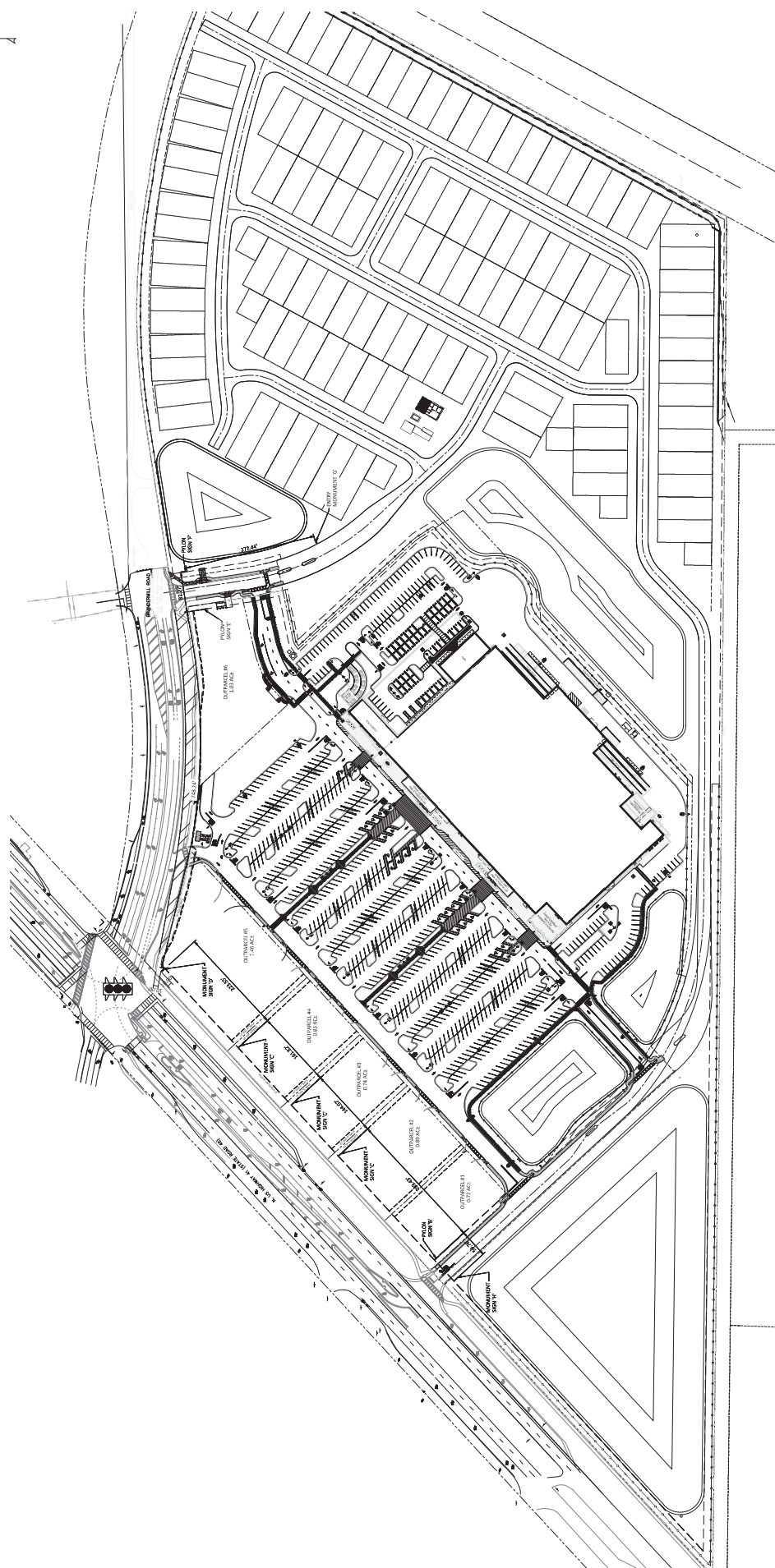
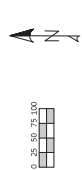
Colleen Marshall
Tue Mar 11 2025 15:22:27

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.

8.0 SURVEY/SITE PLAN

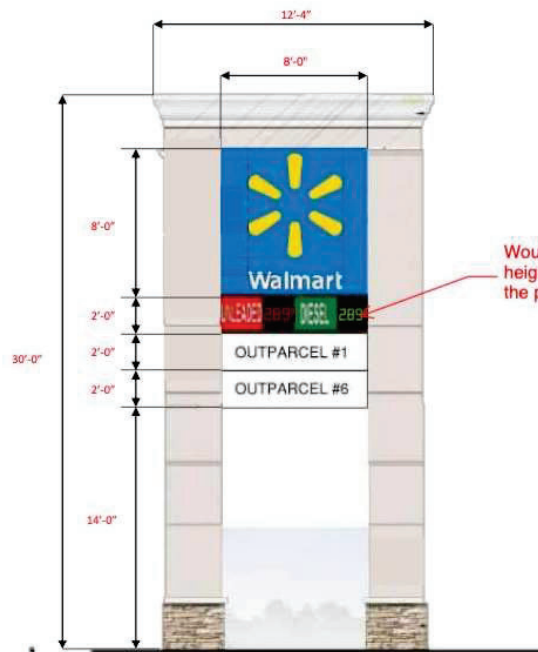
(see following page)



SIGNAGE LOCATION PLAN
SCALE: 1" = 100' - 0"

PYLON SIGN - B

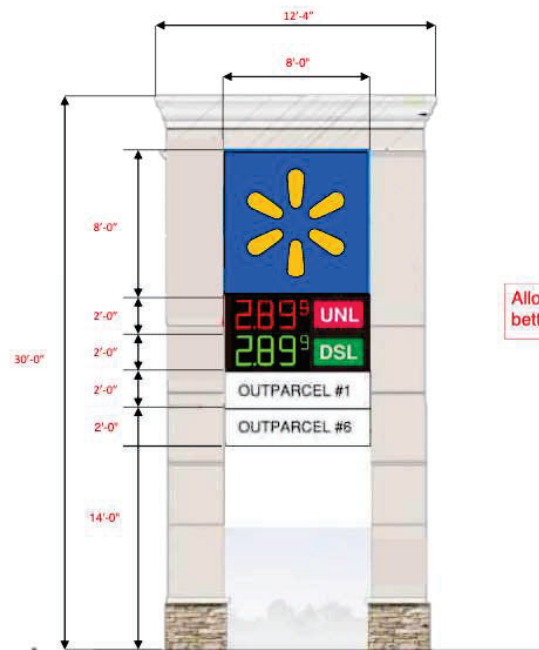
Sign Size = 112 SF



PREVIOUSLY
APPROVED SIGN B

PYLON SIGN - B

Sign Size = 128 SF



NEW PROPOSED
SIGN B

Allows for a 20" high digit with
better readability from the road



Additional / Revised Information Sheet

Office Use Only

Application Number:

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: _____ Applicant's Name: _____

Reviewing Planner's Name: _____ Date: _____

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@hcfllgov.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@hcfllgov.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.

Signature

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 _____

☐ 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: _____
(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 <input type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <hr/> <hr/> <hr/> <hr/>

*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.



**Hillsborough
County Florida**
Development Services

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)



**Hillsborough
County Florida**
Development Services

Application No: _____

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.

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

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): _____
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?

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.

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.

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*).

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.

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.

PREPARED BY AND RETURN TO:

Robert F. Greene, Esq.
Greene Hamrick Schermer & Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, Florida 34209

Parcel Identification Number: 541910100 (portion)

SPECIAL WARRANTY DEED

THIS **SPECIAL WARRANTY DEED**, is made and entered into as of this 23 day of May, 2023, by **COUNCIL BAY FARMS, LTD.**, a Florida limited partnership, whose mailing address is 3 Dickson Island, Suite 100, Ruskin, Florida 33570 (the "Grantor"), to **CASTO - LEISEY, LLC**, a Florida limited liability company, whose mailing address is 1501 W. Cleveland Street, Suite 200, Tampa, Florida 33606 (the "Grantee").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by Grantor, by these presents, does hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee all that certain land situated in Hillsborough County, Florida, more particularly described as follows, together with all improvements located thereon (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, including, but not limited to, Seller's right, title, and interest, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Property, riparian and other water rights, and all minerals, oil, gas, other hydrocarbons and associated substances, sulphur, nitrogen, carbon dioxide, helium and other commercially valuable substances, if any, which may be in, under or produced from any part of the Property.

TO HAVE AND TO HOLD the same in fee simple, forever.

THE PROPERTY is subject to real property taxes accruing subsequent to December 31, 2022, and matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Encumbrances"); provided, however, reference to the Permitted Encumbrances shall not serve to reimpose the same.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that except for the Permitted Encumbrances, Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor but against none other.

[signatures on the following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

WITNESSES:

GRANTOR:

COUNCIL BAY FARMS, LTD., a Florida limited partnership

By: Gail C. Paulk

Name: Gail C. Paulk

Title: General Partner

By: John R. Paulk

Name: John R. Paulk

Title: General Partner

Allison Reed
Print Name: Allison Reed

Jonathan P. Jenkins
Print Name: Jonathan P. Jenkins

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of May, 2023, by Gail C. Paulk, as General Partner of COUNCIL BAY FARMS, LTD., a Florida limited partnership, on behalf of said limited partnership. She ☐ is personally known to me, or ☒ has produced Florida driver license as identification.



Affix Notary Stamp/Seal Below:

Allison Reed

Notary Public; State of Florida

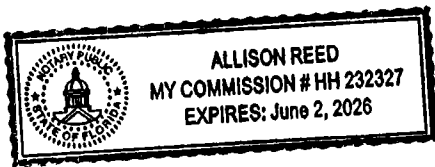
Print Name: Allison Reed

My commission expires: _____

[acknowledgements continue on the following page]

STATE OF Florida
COUNTY OF Hillsborough

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of May, 2023, by John R. Paulk, as General Partner of **COUNCIL BAY FARMS, LTD.**, a Florida limited partnership, on behalf of said limited partnership. He ☐ is personally known to me, or ☒ has produced Florida drivers license as identification.



Affix Notary Stamp/Seal Below:

Allison Reed
Notary Public; State of Florida
Print Name: Allison Reed
My commission expires: _____

Exhibit "A"

LEGAL DESCRIPTION

FEE PARCEL A:

A parcel of land being a portion of that certain property as described in Official Records Book 15135, Page 1789, of the Public Records of Hillsborough County, Florida, lying in Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida; thence N89°28'33"W, along the South line of the Southeast 1/4 of said Section 28 (being the basis of bearings for this legal description), for 2648.13 feet to the South 1/4 corner of said Section 28; thence N89°17'18"W, along the South line of the Southwest 1/4 of said Section 28, for 1,042.42 feet to the point of intersection with the East Right of Way line of US HIGHWAY 41 N (STATE ROAD 45), according to that certain Florida Department of Transportation Right of Way Map Section 10060-2211; thence the following three (3) courses along said East Right of Way line of US HIGHWAY 41 N (STATE ROAD 45); (1) thence leaving said South line of the Southwest 1/4 of Section 28, N47°17'25"E, for 862.20 feet to the POINT OF BEGINNING; (2) thence continue N47°17'25"E, for 411.52 feet; (3) thence N47°13'27"E, for 428.86 feet to the Southwest corner of LEISEY ROAD EXTENSION, as described in Official Records Book 17261, Page 145, of the Public Records of Hillsborough County, Florida; thence the following three (3) courses along the South line of said LEISEY ROAD EXTENSION; (1) thence leaving said East Right of Way line of US HIGHWAY 41 (STATE ROAD 45), S79°37'28"E, for 202.59 feet to the point of intersection with a non-tangent curve, concave Northerly; (2) thence Easterly along the arc of said curve, with a radial bearing of N10°22'33"E, having a radius of 1,582.89 feet, a central angle of 19°15'15", an arc length of 531.93 feet, and a chord bearing S89°15'05"E, for 529.43 feet, to the point of tangent; (3) thence N81°07'17"E, for 26.87 feet; thence leaving said South line of LEISEY ROAD EXTENSION, S08°51'48"E, for 161.77 feet; thence S12°04'07"E, for 65.92 feet; thence S78°16'18"W, for 105.03 feet to the point of intersection with a non-tangent curve, concave Southeasterly; thence Southwesterly along the arc of said curve, with a radial bearing of S12°04'51"E, having a radius of 36.66 feet, a central angle of 35°19'44", an arc length of 22.60 feet, and a chord bearing S60°15'17"W, for 22.25 feet, to the point of intersection with a non-tangent line; thence S42°45'19"E, for 334.03 feet; thence S32°27'32"E, for 114.08 feet; thence S47°13'07"W, for 232.50 feet; thence S86°38'47"W, for 57.52 feet; thence S47°13'07"W, for 462.49 feet; thence N89°28'55"W, for 249.57 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 579.50 feet, a central angle of 40°26'21", an arc length of 409.01 feet, and a chord bearing N69°15'45"W, for 400.57 feet to the point of intersection with a non-tangent line; thence N37°34'04"W, for 99.75 feet; thence N42°44'49"W, for 31.88 feet; thence N55°25'38"W, for 97.84 feet; thence N42°44'51"W, for 327.37 feet to the POINT OF BEGINNING.

EASEMENT PARCEL:

Together with Easement Rights appurtenant to the Fee Parcel as granted by Declaration of Restrictive Covenant and Easement Agreement recorded in Official Records Book 22813, Page 1654, of the Public Records of Hillsborough County, Florida.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2023 and subsequent years, which are not yet due and payable.
2. Terms and Conditions of Declaration of Restrictive Covenant and Easement Agreement recorded in Official Records Book 22813, Page 1654, of the Public Records of Hillsborough County, Florida.
3. Terms and Conditions of Operating and Reciprocal Easement Agreement by and between Casto-Leisey, LLC, a Florida limited liability company, and NexMetro Bay Farms, LP, a Delaware limited partnership, recorded of even date herewith in the Public Records of Hillsborough County, Florida.
4. Matters as set forth on survey prepared by Florida Design Consultants, Inc., Job Number 2023-0025, dated March 21, 2023, last revised May 12, 2023.

END OF EXHIBIT "B"

Variance Application Package



**Hillsborough
County Florida**
Development Services

Instructions to Applicants for Requests Requiring Public Hearing:

I. Prior to completing this application:

If you have any questions regarding your proposed project prior to submittal of this application, please email ZoningIntake-DSD@HCFLGov.net.

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting Sunbiz.org.
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at HCPAFL.org and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing gisdept@hcpafl.org. Include all folio numbers and the notice buffer distance area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation (A, AR, AM, AE) or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property. If the property contains more than one future land use category, the greatest applicable notice distance shall apply per [LDC Section 10.03.02.E.1](#). If the notice distance extends to include parcels in an adjacent county jurisdiction, those property owners will need to be included in the list. Contact the property appraiser's office for the applicable county jurisdiction to obtain that list.

II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to ZoningIntake-DSD@HCFLGov.net. Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

IMPORTANT: Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Adjacent Property Owners List and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.



Property/Applicant/Owner Information Form

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: _____ City/State/Zip: _____

TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

& OC-20

Property Owner Information

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

Applicant Information

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ 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.

Signature of the Applicant

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.

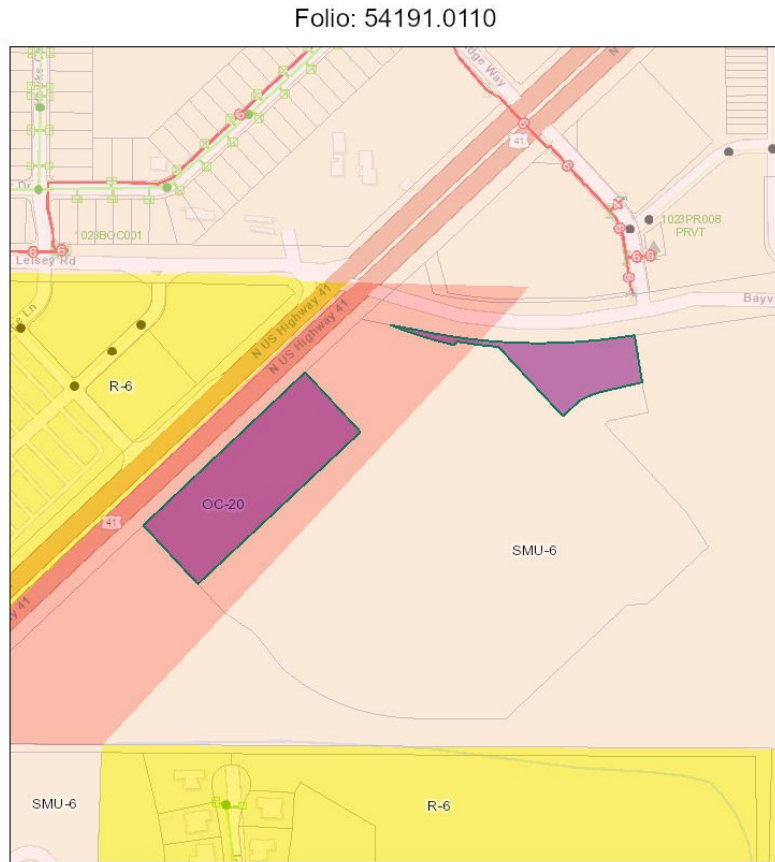
Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name

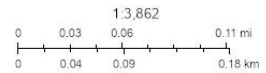


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	06-1035
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0493H
FIRM Panel	12057C0493H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120656C
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	06-1035
Minor Changes	null
Major Modifications	22-1228
Personal Appearances	24-0133
Census Data	Tract: 014119 Block: 1042
Future Landuse	OC-20
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



February 5, 2025



ESRI, Esri Community Maps Contributors, University of South Florida, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 54191.0110
PIN: U-28-31-19-ZZZ-000001-75620.1
Casto-Leisey Llc
Mailing Address:
 5050 Belmont Ave
 null
 Youngstown, Oh 44505-1020
Site Address:
 0
 null, Fl null
SEC-TWN-RNG: 28-31-19
Acreage: 4.49
Market Value: \$1,004,081.00
Landuse Code: 1000 VACANT COMM.

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.



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: _____ Phone: _____

Representative's Email: _____

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 type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input 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 type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input 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 type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <u>Fastrack Approval</u> (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)