



Applicant: Justin Marx Zoning: CG-R #24-0356  
 Location: Folio: 13860.0000


**Request Summary:**

The applicant requests a variance to eliminate the buffering and screening requirement as a result of the approved rezoning petition RZ 24-0356 for a rezoning to CG (R).

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.06.06 A	If the land next to the proposed development is vacant, the buffer requirement shall be determined based on the existing zoning on the adjacent vacant parcel as shown in the tables below. Per the corresponding table the subject parcel is zoned CG-R (Group 5), and the eastern adjacent parcel is zoned RSC-6 (Group 1) resulting in the requirement of a 20' Type B buffering and screening.	Eliminate the required 20-foot buffer with Type B screening along the eastern property line.	No buffering or screening along the eastern property line.

Findings:	Rezoning petition, RZ 24-0356, for the subject site to rezone from RSC-6 to CG (R) was approved by the BOCC May 7, 2024, with the following restriction: 1. The eastern 50 feet of folio 13860.0000 (Lot 7, Block 15 of Plat Book 1, Page 128-East North Tampa Plat) shall be restricted to only parking and utility uses.
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Zoning Administrator Sign Off:	 Colleen Marshall Tue May 7 2024 10:54:55
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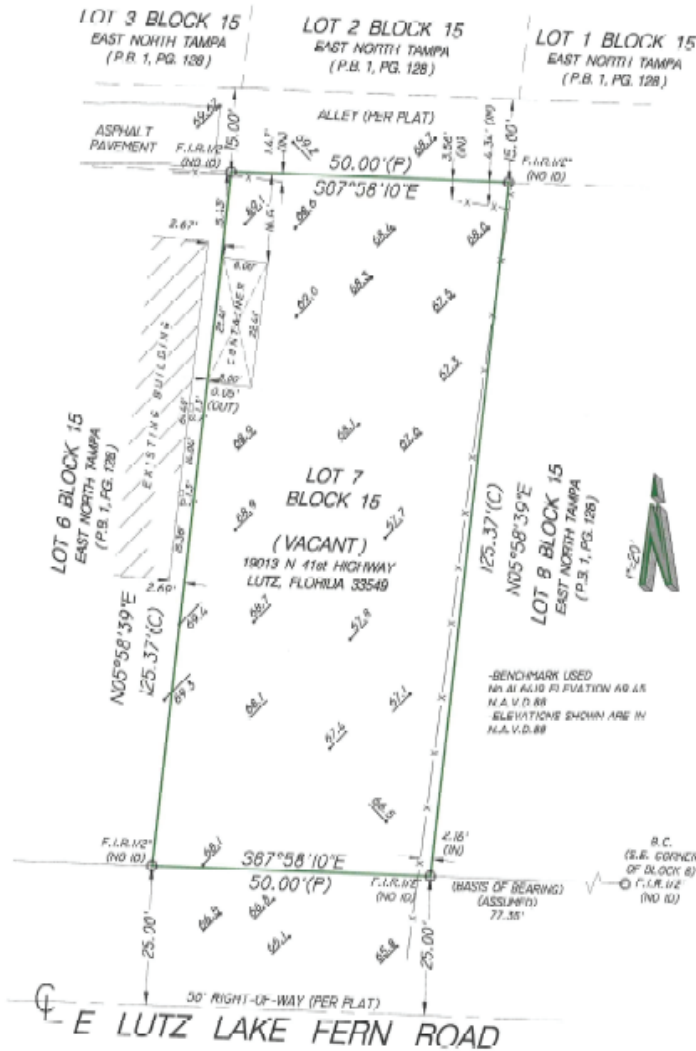
**DISCLAIMER:**  
 The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

**SURVEY/SITE PLAN**

Received  
 03/26/2024  
 Development  
 Services



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 the Florida Real  
 Estate Community  
 for Over 20 Years  
 WWW.MELANDSERVICES.COM



Accepted By: \_\_\_\_\_

<p>Property Address:                  19013 N. 41 Highway                  Lutz, FLORIDA 33549</p>	<p>Notes: <b>CONTAINER EXTENDS BEYOND WEST PROPERTY LINE.</b></p>
<p><small>WARRANTY CERTIFICATE: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 461.022, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 407.023 FLORIDA STATUTES.</small></p> <p>Signed: <b>Michael Robinson</b>                  STATE OF FLORIDA                  Date: 2024.03.05                  14:31:34 -05'00</p> <p>Digitally signed by <b>Michael Robinson</b>                  DN: cn=Michael Robinson, o=M.E. Land Surveying, LLC, ou=Surveyors, email=Michael.Robinson@melandsurveying.com</p> <p>For THE PUBLIC                  P.M.N. No. 6191</p>	<p>M.E. Land Surveying, LLC                  P.O. Box 970685                  Miami, FL 33197                  Phone: (305) 740-3319                  Fax: (305) 669-3190                  LB#: 7989</p>

Survey #B-136705

Client File #:

Page 1 of 2 Not valid without all pages

24-0605

**SURVEY/SITE PLAN (Page 2)**

### Surveyor's Legend

	SURVEYED ACCESS RIGHT-OF-WAY LINE		FND	FOUND IRON PIPE / PVA AS NOTED ON PLAT		B.R.	BEARING REFERENCE		TEL	TELEPHONE FACILITY
	PROPERTY LINE		LB#	LICENSE # - BUSINESS		CA	CENTRAL ANGLE OR DELTA		E.U.B.	ELECTRIC UTILITY BOX
	STRUCTURE LINE		LS#	LICENSE # - SURVEYOR		A.R.	ARC		APVC	APVC
	CONCRETE BLOCK WALL		CALC	CALCULATED POINT		NR	NON RADIAL		D.F.	DRAINFIELD
	CHAIN LINK FENCE OR WIRE FENCE		SET	SET PIN		TRP	TYPICAL		AC	AIR CONDITIONER
	WOOD FENCE		CP	CONTROL POINT		IR	IRON ROD		SW	SEWER
	IRON/PIPE/CULVERT		CM	CONCRETE MANHOLE		IP	IRON PIPE		DRY	DRIVEWAY
	CASEMENT		BM	BENCHMARK		ND	NAIL & DISK		SCR	SCREENED
	CENTERLINE		ELEV	ELEVATION		PA/NAL	PARKERS/ALUMINUM NAIL		GAR	GARAGE
	WOOD DECK		P.T.	POINT OF TANGENCY		D.H.	DRILL HOLE		ENCL	ENCLOSURE
	ASPHALT		P.C.	POINT OF CURVATURE		WELL	WELL		N.T.S.	NOT TO SCALE
	BRICK/TILE		PRM	PERMANENT REFERENCE MONUMENT		F.H.	FIRE HYDRANT		FF	FINISHED FLOOR
	SLAB		P.C.C.	POINT OF COMPOUND CURVATURE		M.H.	MANHOLE		T.O.S.	TOP OF SANK
	APPROXIMATE EDGE OF WATER		P.R.C.	POINT OF REVERSE CURVATURE		O.H.L.	OVERHEAD LINES		E.O.P.	EDGE OF PAVEMENT
	COVERED AREA		P.O.A.	POINT OF ACQUISITION		TRNS	TRANSFORMER		E.O.P.	EDGE OF PAVEMENT
	TREE		P.O.C.	POINT OF COMMENCEMENT		C.I.R.	CABLE IN ROAD		C.V.S.	CONCRETE VALLEY SUTTER
	POWER POLE		P.C.P.	PERMANENT CONTROL POINT		W.M.	WATER METER		B.B.L.	BULBINO BREAK LINE
	CATCH BASIN		F.E.	FIELD ENCASUREMENT		P.E.	POOL EQUIPMENT		S.T.L.	SURVEY TIE LINE
	C.U.E. COUNTY UTILITY EASEMENT		D	DITCH		CONC.	CONCRETE SLAB		CL	CENTER LINE
	I.E.E. INGRESS/EGRESS EASEMENT		C	CALCULATED		EAS	EASEMENT		R.O.W.	RIGHT-OF-WAY
	U.E. UTILITY EASEMENT		L.M.E.	LANE OR LANDMARK MAINTENANCE EASEMENT		D.R.E.	DRIVEWAY EASEMENT		P.U.E.	PUBLIC UTILITY EASEMENT
	E.P. ELECTRIC POLE		R.O.E.	ROCK OVERHANG EASEMENT		L.B.E.	LANDSCAPE BUFFER EASEMENT		C.M.E.	CANAL MAINTENANCE EASEMENT
	FG FLAG		CONC.	CONCRETE		L.A.E.	LIMITED ACCESS EASEMENT		A.E.	ANCHOR EASEMENT
	PL PLATFORM		COE	CORRIDOR OR EASEMENT		A.C.R.	ADVANCED COUNTY RECORDS		ID	IDENTIFICATION
			L	CURVE LENGTH		F.I.P.	FOUND IRON PIPE / ASW		BC	BLOCK CORNER
						WF	WOOD FENCE			

**Property Address:**  
19013 N. 41 Highway  
Lutz, FLORIDA 33549

**Flood Information:**  
**Community Number:** 120112  
**Panel Number:** 12057C0064  
**Suffix:** H  
**Date of Firm Index:** 08/28/2008  
**Flood Zone:** X  
**Base Flood Elevation:**  
**Date of Field Work:** 02/12/2024  
**Date of Completion:** 03/05/2024

**Legal Description:**  
Lot 7, of Block 15, of EAST NORTH TAMPA, according to the plat thereof, as recorded in Plat Book 1, Page 128, of the public records of Hillsborough County, FLORIDA

**Printing Instructions:**  
While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

**General Notes:**

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence lines shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Soundings referenced to line noted B.R. also are assumed.
- 9.) Dimensions shown are plotted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unperfected parties.
- 16.) This survey may be used for construction/permitting purposes.

**Certified To:**  
**Justin Marx and Laren Marx**  
**Arrow Title, LLC**  
its successors and/or assigns as their interest may appear.

**Please copy below for policy preparation purposes only:**  
*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by*  
Miguel Espinosa, for M.E. Land Surveying, LLC., dated 03/05/2024 bearing Job # B-136705 :  
a. CONTAINER EXTENDS BEYOND WEST PROPERTY LINE.

**M.E. Land Surveying, LLC**  
P.O. Box 970685 Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

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# Additional / Revised Information Sheet

Office Use Only		
Application Number: 24-0605	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: 24-0605 Applicant's Name: Justin Marx

Reviewing Planner's Name: Carolanne Peddle Date: 5/6/2024

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 last 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 last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov)**

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@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov).

***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

5/6/2024  
\_\_\_\_\_  
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. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

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

I hereby confirm that the material submitted with application 24-0605

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: 5/6/2024



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
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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.

**Our project:**

My wife and I as well as our two young children are residents of Lutz. We love the country feel and we feel that the area is missing a place that fits that comfortable warm country feel. We want to create a Country Store and cafe that will have food items such as homemade soups, fresh salads with local produce, sandwiches, coffee, soft serve ice cream, old time candy in barrels, farm fresh eggs from nearby farms (with pictures of the hens and their farm) and eventually some simple breakfast and bakery items. In addition to the food items, we will have local handmade items such as crochet, wood working and jewelry, all built by locals as well as other items you might find in a country store (candles, children's gifts, Lutz themed items, holiday themed items). Our goal is to also have all retail items made and manufactured in the USA.

With these items in mind, the interior feel will be warm and cozy, with warm lighting, wood shelving and floors comfortable seating, and a nod to the history of Lutz with pictures and antiques throughout the store.

We chose this location because of the buildings "feel" and history in the 60's as a Phillips 66 gas station and proximity to "downtown Lutz", the historic train station, and the public library. Downtown Lutz is desperately lacking any real reason for anyone local to visit. Another one of our goals by creating a warm inviting location will encourage locals to get more involved in the downtown area and revitalize this historic small town and its businesses.

**Our need for the Variance to the buffer and screening requirements:**

Our property is 50x127 - The 20 foot buffer would essentially cut our property in half making it 127x30. The neighboring commercial properties have no buffer or screening (see attached map showing the referenced properties with no buffer)

Without the variance we will not be able to open our business because we will be unable to use the area for the necessary parking. Most importantly, the residential property that this buffer and screening would be necessary for, supports our project and the removal of the buffer requirement (Letter from owners within this PDF) . We will be working with them to plant landscaping and build a fence that will far exceed what was previously there and will compliment the neighborhood.



**ZONED CG - NO BUFFER**



**RESIDENTIAL LOT  
SINGLE FAMILY HOME**

**Owned by  
Rhonda and Joseph Donovan**

**RESIDENTIAL LOT  
VACANT**

**Owners of this vacant lot are  
in favor of removing the buffer  
restriction on our lot.**

**Owned by  
Rhonda and Joseph Donovan**

**ZONED CG-R**

**Our lot is restricted to  
parking and utilities only.**

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## 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?

The residential property we border is a vacant lot. The commercial property to the North of us borders the residential property with a home and no buffer at all. We would be using ours for parking and would plant trees and build a new fence.

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.

Having to be limited by the 20' buffer would require our small property be held to a standard that the neighboring properties are not. The commercial lot that borders ours and the same residential property, has no buffer.

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.

As the area will only be used to park cars, it will not interfere at all with the neighboring residential property - in addition, we have the full support of the owners of the property and are working with them to construct suitable landscaping and fencing that will be much more pleasant and higher quality than what is currently there.

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*).

The parking area will be aesthetically appealing with trees and landscaping. Our business is the model for the vision of the LDC and Comprehensive plan - A local, family run business that is keeping the current historic building and repurposing it for a local business to benefit the community in both function and appearance.

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.

Nothing we have done is a result of needing this variance - We just need to be able to use the small property we purchased to allow our customers to park.

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.

Without the Variance our business will likely not open, and the community that wants and needs a community family run business like ours will suffer. We are trying our best to fill a need for this community with a family run business that is not another strip mall or big box store. We're a tiny property as is. Cutting it nearly in half with this 20' buffer will ruin our business.

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Folio Identification No: 013859-0000

This Instrument Prepared By and Return to:  
Justin Marx  
Lauren Marx  
19115 Crooked Lane  
Lutz, FL 33548

**QUITCLAIM DEED**

This *Quitclaim Deed*, made this 12<sup>th</sup> day of February 2024, between Justin Marx and Lauren Marx, husband and wife, whose address is 19115 Crooked Lane Lutz, FL 33548, Grantors, and LUTZ LJAM LLC, a Florida Limited Liability Company, whose post office address is 19015 U.S. 41, Lutz, FL 33549, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, that the Grantors, for and in consideration of the sum of ---TEN & NO/100(\$10.00)--- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

**Lots 5 and 6, Block 15, EAST NORTH TAMPA, a subdivision according to the plat thereof recorded in Plat Book 1, Page 128, of the Public Records of Hillsborough County, Florida; LESS that portion taken for road right of way in Order of Taking recorded in Official Records Book 7579, Page 303, of the Public Records of Hillsborough County, Florida.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature

NIKKIEATR  
Witness #1 Printed Name

1022 Land O Lakes Blvd, Lutz FL 33549  
Witness #1 Address

[Signature]  
Witness #2 Signature

Lisa M Taylor  
Witness #2 Printed Name

1022 Land O Lakes Blvd.  
Lutz, FL 33549  
Witness #2 Address

[Signature]  
JUSTIN MARX

[Signature]  
LAUREN MARX

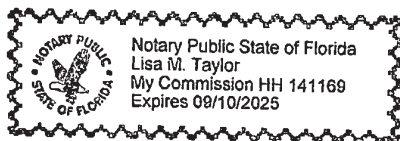
STATE OF FLORIDA  
COUNTY OF pasco

The foregoing instrument was acknowledged before me by means of physical presence this 12<sup>th</sup> day of February, 2024, by JUSTIN MARX and LAUREN MARX, who are personally known to me or who have produced [Signature] as identification.

SEAL

My Commission Expires:

[Signature]  
Notary Signature  
Lisa M Taylor  
Printed Notary Signature



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**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

**Official Use Only**

Application No: 24-0605 Intake Date: 03/26/2024  
Hearing(s) and type: Date: 05/20/2024 Type: LUHO Receipt Number: 352499  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Clare Odell

**Property Information**

19013 N US HWY 41 LUTZ, FL 33549  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
12-27-18 13860.0000 CG-R R-6 .15 acre  
TWN-RN-SEC: \_\_\_\_\_ Folio(s): \_\_\_\_\_ Zoning: \_\_\_\_\_ Future Land Use: \_\_\_\_\_ Property Size: \_\_\_\_\_

**Property Owner Information**

Lutz LJAM LLC 305-607-0235  
Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
19013 N US HWY 41 LUTZ, FL 33549  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
lutzcountrystore@gmail.com  
Email: \_\_\_\_\_ Fax Number \_\_\_\_\_

**Applicant Information**

Justin Marx 305-607-0235  
Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
19115 Crooked LN Lutz FL 33548  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
lutzcountrystore@gmail.com  
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]  
Signature of the Applicant  
Justin Marx  
\_\_\_\_\_  
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]  
Signature of the Owner(s) – (All parties on the deed must sign)  
Lauren Marx and Justin Marx  
\_\_\_\_\_  
Type or print name



# 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: Justin Marx Phone: 305-607-0235

Representative's Email: lutzcountrystore@gmail.com

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input type="checkbox"/>	<input checked="" 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

**Additional application-specific requirements are listed in Part B.**

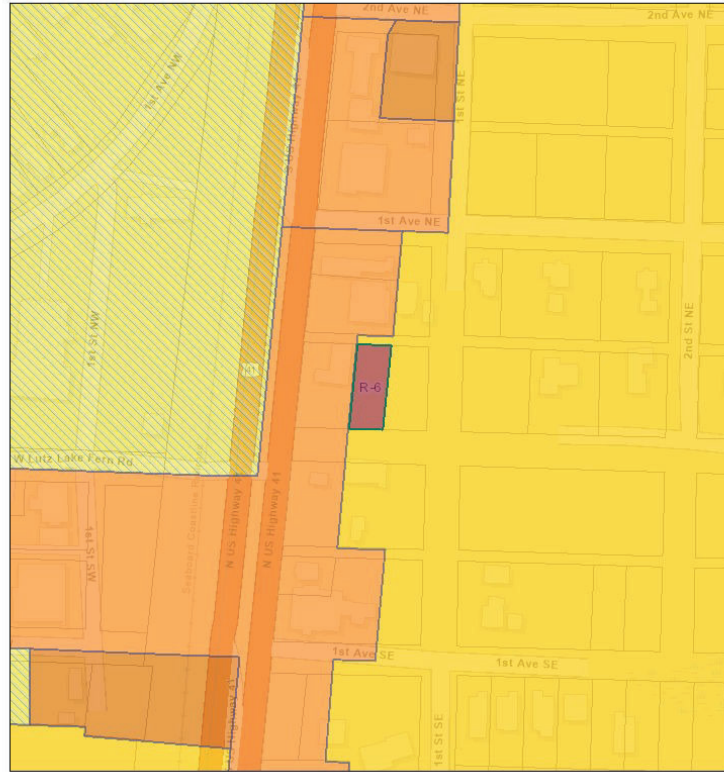




# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
FLX	f
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0064H
FIRM Panel	12057C0064H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Census Data	Tract: 011005 Block: 2001
Future Landuse	R-6
Mobility Assessment District	Rural
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

Folio: 13860.0000



April 1, 2024

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Hillsborough County Florida

**Folio: 13860.0000**  
**PIN: U-12-27-18-0JG-000015-00007.0**  
**Lutz Ljam Llc**  
**Mailing Address:**  
 19015 Us Hwy 41  
 null  
 Lutz, FL 33549-  
**Site Address:**  
 19013 N 41 Hwy  
 null, FL null  
**SEC-TWN-RNG: 12-27-18**  
**Acreage: 0.14283399**  
**Market Value: \$39,000.00**  
**Landuse Code: 0000 Vacant Resident**

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