

Variance Application: VAR 25-1123**LUHO Hearing Date:** August 25, 2025**Case Reviewer:** Sam Ball**Hillsborough
County Florida****Development Services Department****Applicant:** Samantha Phillips for Hillsborough County **Zoning:** CG & AS-1**Address/Location:** 3602 N US Highway 301, Tampa (Folio #42915.0000)**Request Summary**

The applicant is requesting variances to reduce the required front setback and increase the allowable aggregate area of a monument sign from 100 square feet to 182.22 square feet.

Requested Variances

LDC Sections	LDC Requirements	Variances	Result
7.03.00(C)(1)(c)	Monument Sign Setback Requirements: monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.	Reduce the 19-foot required front setback by 7 feet 8.5 inches	An 8-foot-tall monument sign with a 12-foot 3.5-inch front setback.
7.03.00(C)(2)(b)(i)	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.	Increase the allowable sign area per sign face by 41.1 square feet and total monument sign area 82.2 square feet.	A monument sign with 91.1 square feet per face and an aggregate sign area of 182.2 square feet.

Findings

The application does not include the "Veterans Memorial Park" lettering shown on the sign plans.

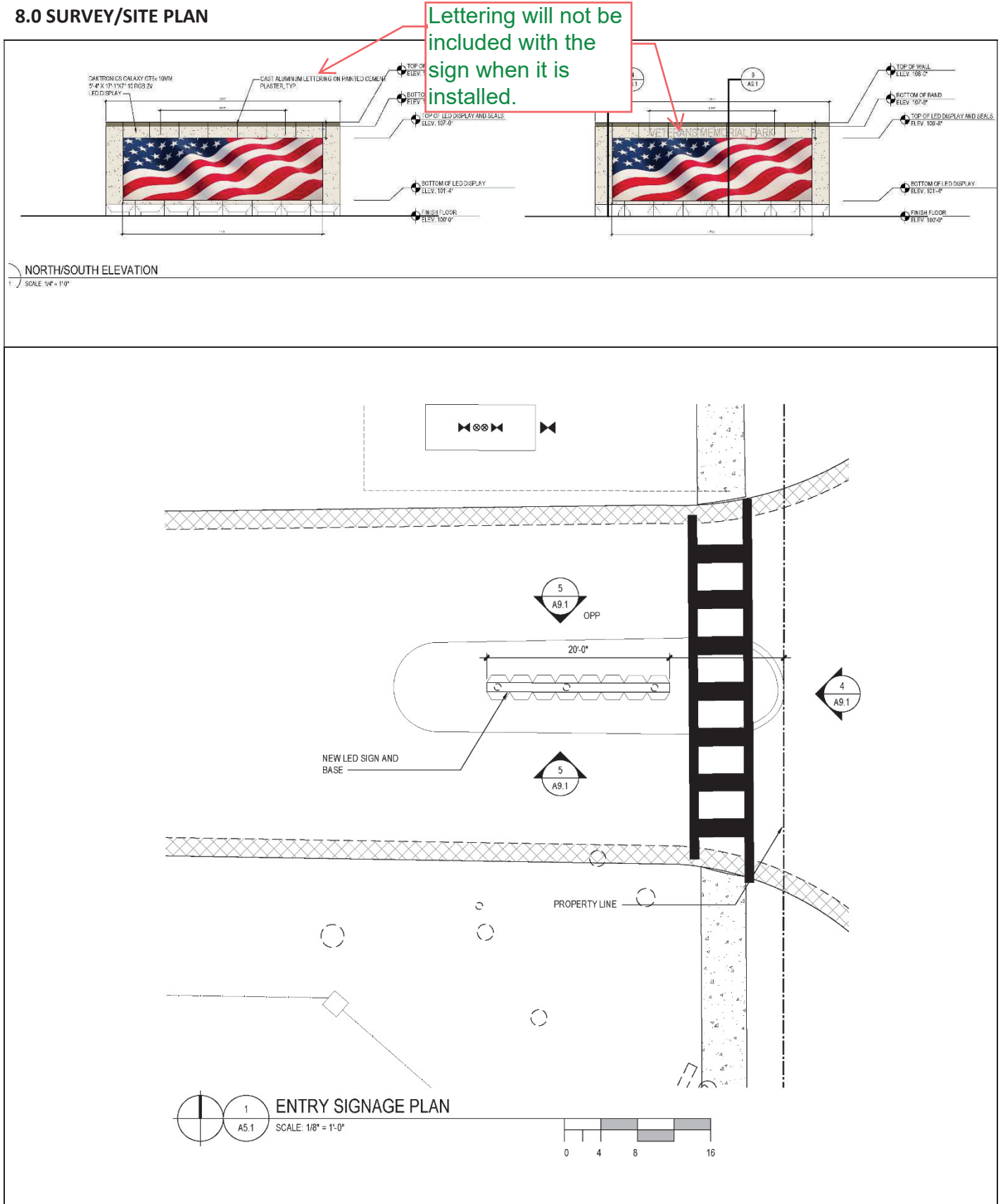
Zoning Administrator Sign Off:

Colleen Marshall
Thu Aug 14 2025 16:04:31

DISCLAIMER:

The variances listed above are 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





Additional / Revised Information Sheet

25-1123
RCVD
8-15-25

Office Use Only		
Application Number:	VAR-25-1123	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: VAR-25-1123 Applicant's Name: Samantha Phillips
Reviewing Planner's Name: Sam Ball 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): 08/25/2025

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@hcflgov.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@hcflgov.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.

Samantha Phillips

Signature

Digitally signed by Samantha Phillips
DN: cn=Samantha Phillips, gn=Samantha Phillips, o=US United States, ou=US United States, ou=Hillsborough
County, ou=Conservation and Environmental Lands Management, email=esphillips@hcfl.gov
Reason: I am approving this document
Location:
Date: 2025-08-14 09:54:04-00

08/13/2025

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 VAR-25-1123

☐ 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: Samantha Phillips

(Must be signed by applicant or authorized representative)

Digitally signed by Samantha Phillips
DN: cn=Samantha Phillips, o=Samantha Phillips, c=US, United States, ou=Conservation and Environmental Lands
Management, email=sphilips@hillsborough.gov
Reason: I am approving this document
Location:
Date: 2025-08-14 09:54:04:00

Intake Staff Signature: _____ Date: 08/13/2025



Additional / Revised Information Sheet

25-1123
RCVD
8-15-25

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 checked="" type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input checked="" 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): <div></div>

*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.



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.

1) Requesting a decrease of the required 19' setback from property line to 12' 3.5" for front entrance LED sign placement.

2) Requesting an increase to sign face copy area on front entrance LED sign from maximum 50 SF to 91 SF.

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

LDC Section 7.03.00(C)(1)(c) and LDC Section 7.03.00(C)(2)(b)(i)

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

25-1123

RCVD

8-15-25

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?

See attached.

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.

See attached.

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.

See attached.

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*).

See attached.

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.

See attached.

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.

See attached.

Variance Criteria Response
Application No. VAR-25-1123

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?
 - a. 7.03.00(C)(1)(c)
 - i. This property is unique as it has a frontage road between the property line and Highway 301. Constructing the sign at the required 19' setback would make the sign not visible as intended use.
 - b. 7.03.00(C)(2)(b)(i)
 - i. This property is unique as it has a frontage road between the property line and Highway 301. With the frontage road being present, constructing the sign at the maximum 50 SF sign face would make the sign not visible as intended use.
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.
 - a. 7.03.00(C)(1)(c)
 - i. Constructing the sign to the current requirements of the Land Development Code as it relates to the 19' setback would not allow for adequate visibility to citizens. Intended messaging use of the front entrance sign includes critical Emergency Management notifications related to the safety of Hillsborough County citizens.
 - b. 7.03.00(C)(2)(b)(i)
 - i. Constructing the sign to the current requirements of the Land Development Code as it relates to the maximum 50 SF sign face would not allow for adequate visibility to citizens. Intended messaging use of the front entrance sign includes critical Emergency Management notifications related to the safety of Hillsborough County citizens.
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.
 - a. 7.03.00(C)(1)(c)
 - i. No other users will be negatively impacted by the allowed variance of standard setback requirements as there is a frontage road present, the safety of drivers/pedestrians on 301 will not be challenged.

Hillsborough County owns all properties surrounding this folio so there will be no impact to other surrounding property owners.

- b. 7.03.00(C)(2)(b)(i)
 - i. No other users will be negatively impacted by the allowed variance of standard setback requirements as there is a frontage road present, the safety of drivers/pedestrians on 301 will not be challenged.
Hillsborough County owns all properties surrounding this folio so there will be no impact to other surrounding property owners.
- 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).
 - a. 7.03.00(C)(1)(c)
 - i. This variance request is in harmony with the goals of the LCD including protecting public health and safety, promoting order and amenity, and guiding development being that there will be no threat or reduction in public safety for this project. The signage does allow for an increase in public and veteran safety as critical notifications will be displayed to enhance public safety.
 - b. 7.03.00(C)(2)(b)(i)
 - i. This variance request is in harmony with the goals of the LCD including protecting public health and safety, promoting order and amenity, and guiding development being that there will be no threat or reduction in public safety for this project. The signage does allow for an increase in public and veteran safety as critical notifications will be displayed to enhance public safety.
- 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.
 - a. 7.03.00(C)(1)(c)
 - i. No illegal act was performed by the applicant. Sign has not been constructed yet.
 - b. 7.03.00(C)(2)(b)(i)
 - i. No illegal act was performed by the applicant. Sign has not been constructed yet.
- 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.
 - a. 7.03.00(C)(1)(c)

- i. If the variance is not granted, the sign would need to be installed further from the road making critical messaging and public information related to public use and safety not visible.
- b. 7.03.00(C)(2)(b)(i)
 - i. If the variance is not granted, the sign face would be reduce making critical messaging and public information related to public use and safety not visible.

INSTR # 2005084708

O BK 14733 PG 1412

Pgs 1412 - 1413: (2pgs)

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CLERK OF COURT

HILLSBOROUGH COUNTY

DOC TAX PD(F.S.201.02) 0.70

DEPUTY CLERK S Edison

Veterans Park Addition
Parcel: 100
Project 2004-032-Park

Hillsborough County
Folio # 42915.0000
Sec 12, Twp 29, Rg 19

PREPARED BY & RETURN TO:

FUENTES & KREISCHER TITLE CO.
1407 W. BUSCH BLVD.
TAMPA, FL 33612

FILE NO. 04-2183-I

Quit Claim Deed

Made this February 25, 2005 A.D. by **Terry O. Ballard and Daphne C. Ballard, his wife**, 407 E. Virginia Ave., Plant City, FL 33563-7023 hereinafter called the grantor, to **Hillsborough County, a political subdivision of the State of Florida** whose post office address is: P.O. Box 1110, Tampa, Florida 33601 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Hillsborough County, Florida, viz:

See Attached Schedule "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Name: L E Fuentes
Ann M. Zyndorf
Witness
Name: Ann M. Zyndorf

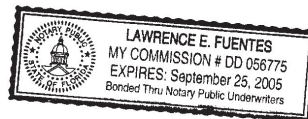
Printed Terry O. Ballard (Seal)
Address: 407 E. Virginia Ave., Plant City, FL 33563-7023
Printed Daphne C. Ballard (Seal)
Address:

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 25th day, of February, 2005, by **Terry O. Ballard and Daphne C. Ballard, his wife**, who is personally known to me or who has produced driverslicense as identification.

Notary Public
Print Name: [Signature]
My Commission Expires: _____

Approved by the Board of County Commissioners
on October 20, 2004, Mike Kelly, Director of
Real Estate Department



Quit Claim Deed
Closers' Choice

BEST IMAGES AVAILABLE

SCHEDULE "A"
QUIT CLAIM LEGAL DESCRIPTION

That part of the South one-half of the 50 feet platted right of way lying Southerly of Lots 6, 7 and 8 of Block 2 and Easterly of Block 3 of Leitner's Subdivision as recorded in Plat Book 28, Page 27 of the public records of Hillsborough County, Florida, lying East of the West boundary of the East 660 feet of the Southeast one-quarter of the Northwest one-quarter of Section 12, Township 29 South, range 19 East; less the previously vacated portion of said 50 foot right of way recorded in Official Record Book 3919, Page 76 of the Public Records of Hillsborough County, explicitly described as follows:

Commence at the Northeast corner of the Southeast one-quarter of the Northwest one-quarter of Section 12, Township 29 South, Range 19 East; thence on the North boundary of said Southeast one-quarter of the Northwest one-quarter, S.89°58'59"W., a distance of 661.39 feet to the Northwest corner of the East 660 feet of the Southeast one-quarter of the Northwest, said point also being the Point Of Beginning; thence N.89°58'59"E. on said North boundary of said Southeast one-quarter of the Northwest one-quarter, a distance of 12.00 feet, to a point on the Southerly projection of aforesaid Lot 7, Block 2, Leitner's Subdivision; thence on said Southerly projection S.00°03'24"E., a distance of 25.29 feet to the Southerly right of way of the aforesaid 50 feet platted right of way; thence on said Southerly right of way N.89°52'43"W. a distance of 12.02 feet to the West boundary of the East 660 feet of the Southeast one-quarter of the Northwest one-quarter of Section 12; thence on said Westerly boundary N.00°00'33"W., a distance of 25.26 feet to the point of beginning.

END OF LEGAL DESCRIPTION

Veterans Park Addition
Parcel: 100
Project 2004-032-Park

Hillsborough County
Folio # 42915.0000
Sec 12, Twp 29, Rg 19

PREPARED BY & RETURN TO:

FUENTES & KREISCHER TITLE CO.
1407 W. BUSCH BLVD.
TAMPA, FL 33612

FILE NO. 04-2183-I



INSTR # 2005084707

O BK 14733 PG 1409

Pgs 1409 - 1411; (3pgs)

RECORDED 03/02/2005 01:58:18 PM

CLERK OF COURT

HILLSBOROUGH COUNTY

DOC TAX PD(F.S.201.02) 6,860.00

DEPUTY CLERK S Edson

Parcel Identification No. 42915.0000

WARRANTY DEED

This indenture made the 25th day of February, 2005, by Terry O. Ballard and Daphne C. Ballard, his wife, whose post office address is 407 E. Virginia Ave., Plant City, Fl 33563-7023, Grantor, to **HILLSBOROUGH COUNTY, a political subdivision of the State of Florida**, whose post office address is P.O. Box 1110, Tampa, Florida 33601, Grantee:

Witnesseth: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the grantee, that certain land situate in Hillsborough County, Florida, to-wit:

LANDS DESCRIBED IN SCHEDULE "A"
ATTACHED HERETO AND MAKE A PART HEREOF

SKETCH ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

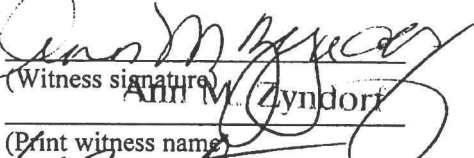

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except: taxes for 2005 and subsequent years, zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities, and

BEST IMAGES AVAILABLE

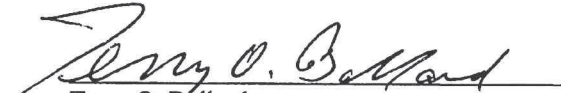
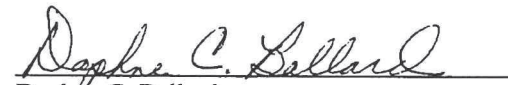
conditions, easements, and restrictions of record, if any, with the understanding that this reference shall not operate to reimpose any of them.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

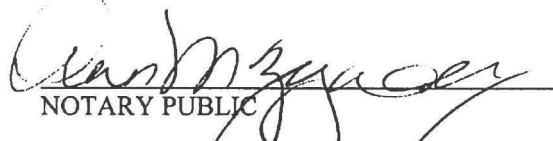

(Witness signature)
Ann M. Zyndorf
(Print witness name)

(Witness signature)

(Print witness name)


Terry O. Ballard

Daphne C. Ballard

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25th day of February, 2005, by Terry O. Ballard and Daphne C. Ballard, who is/are personally known to me or who has/have produced drivers license as identification.


NOTARY PUBLIC
(Print notary name)
My Commission Expires:

Approved Board of County Commissioners
On October 20, 2004
Mike Kelly, Director Real Estate Department



SCHEDULE "A"
LEGAL DESCRIPTION

A parcel of land lying within the East 660 feet of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 29 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence S.89°57'20"W., along the North boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 12, a distance of 9.87 feet to the West right-of-way boundary of U.S. Highway 301 for a POINT OF BEGINNING; thence S.00°23'48"E., along said West right-of-way boundary, a distance of 1.65 feet to the Northwest corner of that right-of-way parcel described in Official Records Book 6916, Page 1285, of the public records of Hillsborough County, Florida; thence continuing along said West right-of-way boundary of U.S. Highway 301, also being the West boundary of the aforementioned right-of-way parcel described in Official Records Book 6916, Page 1285, the following two (2) courses and distances: 1) S.00°23'48"E., a distance of 186.71 feet to a non-tangent point of curvature; 2) thence Southerly 28.66 feet along the arc of a curve to the right, said curve having a radius of 37.00 feet, a central angle of 44°22'49", and a chord bearing and distance of S.22°13'29"W., 27.95 feet to the Southerly boundary of that parcel of land described in Official Records Book 4133, Page 219, of the public records of Hillsborough County, Florida; thence S.55°39'53"W., along said Southerly boundary of that parcel described in Official Records Book 4133, Page 219, a distance of 202.34 feet to the Easterly most corner of that parcel of land described in Official Records Book 5091, Page 1689, of the public records of Hillsborough County, Florida; thence along the Easterly, South and West boundaries of said parcel of land described in Official Records Book 5091, Page 1689, the following three (3) courses and distances: 1) S.55°26'49"W., a distance of 8.91 feet; 2) thence S.89°45'58"W., a distance of 467.97 feet; 3) thence N.00°00'38"E., a distance of 4.95 feet; thence N.00°00'38"E., along the West boundary of the East 660 feet of the Southeast 1/4 of the Northwest 1/4 of said Section 12, a distance of 304.86 feet to the South boundary of a 50 foot platted right-of-way as shown on the plat of LEITNER'S SUBDIVISION recorded in Plat Book 28, Page 27 of the Public Records of Hillsborough County, Florida; thence along the South boundary of said 50 foot platted right-of-way, N.89°57'20"E., a distance of 12.03 feet to the Southerly prolongation of the West boundary of Lot 7, Block 2 of said LEITNER'S SUBDIVISION; thence N.00°02'49"E., along the Southerly prolongation of the West boundary of said Lot 7, Block 2, a distance of 25.00 feet to the aforementioned North boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence along the North boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 12, N.89°57'20"E., a distance of 639.55 feet to the POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1123 Intake Date: 07/16/2025
Hearing(s) and type: Date: 08/25/2025 Type: LUHO Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 3602 N US Hwy 301 City/State/Zip: Tampa, FL 33602
TWN-RN-SEC: 29-19-12 Folio(s): 042915-0000 Zoning: CG & AS-1 Future Land Use: CMU-12 Property Size: 4.78 acres

Property Owner Information

Name: Hillsborough County Board of County Commissioners Daytime Phone: 813-678-7072
Address: 601 E Kennedy Blvd City/State/Zip: Tampa, FL 33602
Email: phillipss@hcfl.gov Fax Number: _____

Applicant Information

Name: Samantha Phillips for Hillsborough County Daytime Phone: 813-678-7072
Address: 3602 N US Hwy 301 City/State/Zip: Tampa, FL 33619
Email: phillipss@hcfl.gov Fax Number: _____

Applicant's Representative (if different than above)

Name: John Kidwell/Hepner Architects Daytime Phone: 813-229-0614
Address: 601 S Boulevard #101 City/State/Zip: Tampa, FL 33609
Email: jkidwell@hepnerarchitects.com 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

Samantha Phillips for Hillsborough County

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)

Samantha Phillips
for Hillsborough County

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: Samantha Phillips for Hillsborough County Phone: 813-678-7072

Representative's Email: phillipss@hcfi.gov

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

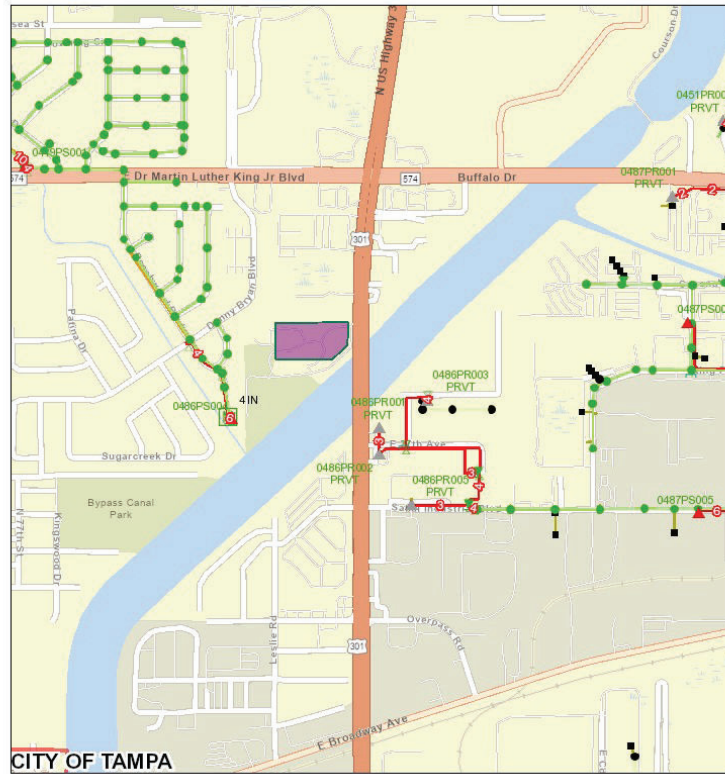
Additional Submittal Requirements for a Variance

- 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)

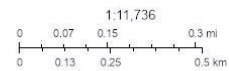


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 42915.0000



July 16, 2025



Esri, Esri Community Maps Contributors, University of South Florida, City of Tampa, PDOP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINKSA, USGS, EPA, NPS, US Census Bureau, USDA, USDA/NR

Hillsborough County Florida

Folio: 42915.0000
PIN: U-12-29-19-ZZZ-000001-46980.0
Hillsborough County
Mailing Address:
 Real Estate Dept
 Po Box 1110
 Tampa, FL 33601-1110
Site Address:
 3602 N 301 Hwy
 Tampa, FL 33619
SEC-TWN-RNG: 12-29-19
Acreage: 4.73
Market Value: \$3,329,500.00
Landuse Code: 8600 GOVERNMENT

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