

Variance Application: VAR 25-1206
LUHO Hearing Date: October 27, 2025
Case Reviewer: Michelle Montalbano



**Hillsborough
County Florida**

Development Services Department

Applicant: Nick Monti **Zoning:** PD 926
Address/Location: 6919 Bonair Drive, Tampa, FL 33617; Folio #38590.1000

Request Summary:

The applicant is requesting a setback variance to accommodate a residential entry sign replacement for a multi-family development.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
7.03.00.C.1.c	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. An 8-foot-tall monument sign requires a 19-foot front setback.	9 feet	10-foot front yard setback where a 19-foot setback is required for an 8-foot-tall monument sign.

Findings:

The variance request is associated with building permit HC-BLD-25-0072832 for the monument sign, which was denied due to the setback encroachment.

Zoning Administrator Sign Off:

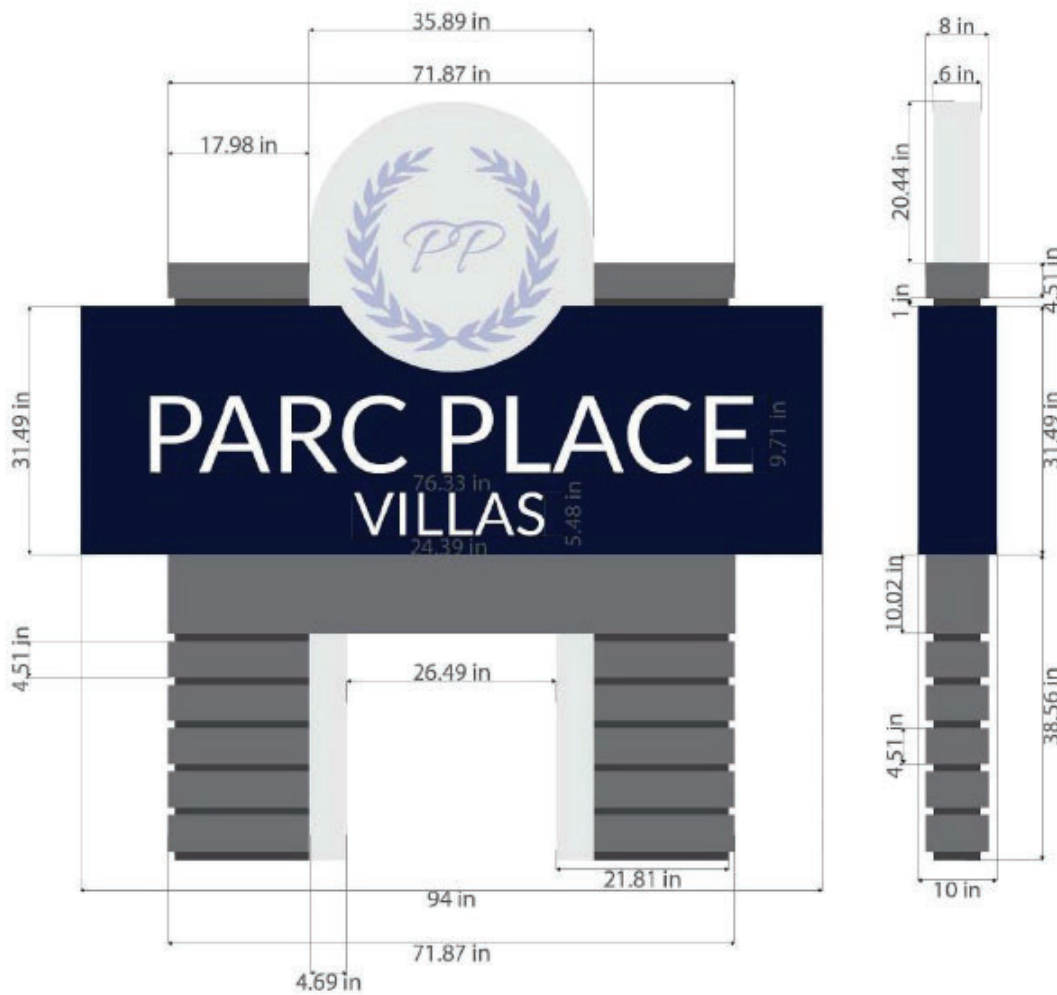
Colleen Marshall
Thu Oct 9 2025 12:45:59

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.

[illegible]

SURVEY/SITE PLAN



SURVEY/SITE PLAN

1. General Notes

Under FBC 8th edition 2023 and 2020 NEC, effective January 1, 2024.

The submittal of this permit is in virtue of the installation of Sign at the entrance of the property, residential use and is required to comply with the residential sign provisions of the Land

Development Code (LDC), Article 7, Section 7.03.00(C)(3)

the combined area of each side of the sign cannot exceed 50 SF. The minimum setback is based on sign height. A 4-foot-tall monument sign must be at least 15 feet from the right-of-way and 10 feet from any neighboring property. The minimum front setback is increased one foot for each foot of sign height in excess of 4'.

2. Location

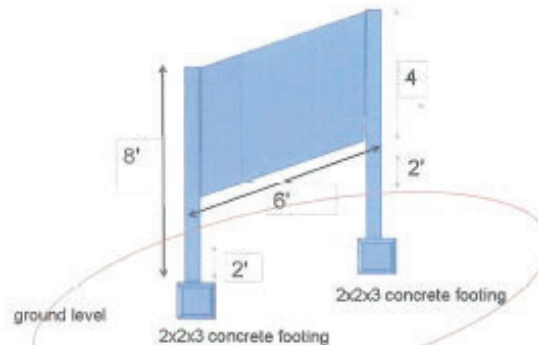
The location of this Sign will be at the intersection of Society Park Blvd and N 56th ST
The address of the property is:
6919 Bonair Dr, Tampa FL 33617



EXISTING MONUMENTAL SIGN TO BE REMOVED

3. Product specification

The dimensions of the Sign will be 94" W x 96"H
Wood frame with aluminium and acrylic design
2x2x3 concrete footing 2' deep into ground,



130 SQ FT
W: 7.7'
L: 17'

Front setback
W: 4'
L: 6'
TOTAL 25 SQ FT

4. Electrical

No electrical work involve



Reza Javidan, PE
Florida Registration No.: 60223



	OWNER	DRAFTER	JOB DETAIL	CONTRACTOR
Sheet N	1	Nick Monti	Arturo Cam	6919 Bonair Dr.
Scale	Infinity Parc Place LLC	INKATERRA LLC	Tampa, FL, 33617	RICHPORT CONSTRUCTION, LLC
Date	nick@infinitybh.com			CGC 1515837

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Additional / Revised Information Sheet

Office Use Only

Application Number: 25-1206

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: 25-1206 Applicant's Name: Nicholas Monti

Reviewing Planner's Name: Michelle Montalbano Date: 08/07/2025

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): 09/22/2025

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.

Nicholas Monti

Signature

08/07/2025

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 25-1206

☐ 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: Nicholas Monti
(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 checked="" 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 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 style="border: 1px solid black; height: 70px; width: 100%; margin-top: 5px;"></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.



**Hillsborough
County Florida**
Development Services

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.

The requested sign's setbacks from the leading edge of the sign to the front property line along N 56th street requires a minimum 19 ft front setback for a 8 ft height sign. The request is to change this setback to 10 ft so the sign can be installed since doesn't meet the criteria for a pole sign or a monumental sign, and basically the sign design is almost the same as the one that is already installed in the same location. Also, changing the setback as enlarging it or reducing it to 10 ft will allow us to install the sign.

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

Development Code (LDC), Article 7,
Section 7.03.00.C.1.c

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): HC-BLD-25-0072832
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?

The sign setback limitations along N 56 are limited due to another property, which in this case is a public road, in this case 19 ft is required inside the property line, which makes this difficult because the place to install the sign is 7 ft away from the property line.

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.

There are other properties with other signs with same measures installed, the only impediment is the setback is really close to the edge of property line, given no space for the setback.

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.

The sign setback limitations along property line N 56 st doesn't make any difference since it is not a private property, it is a road, where we can take the 19 ft required for the setback. If we enlarge to 20 ft from the bottom side of the sign it still falls in the middle of the road before N 56 ST. This is not a public hazard or visual hazard that will cause any problem.

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).

It doesn't affect the harmony of the setback limitations

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.

Since the sign plan with wind load calculations is signed by an engineer, the sign will replace an existing monumental sign.

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.

It will allow find relief in technical difficulties, since the setback limitations can vary depending on the type of sign to be installed, and since our type of sign didn't fall into monumental or pole sign a setback of 19 ft was required.

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Record and Return to:

Isaac Benmergui, Esquire
10800 Biscayne Boulevard, Suite 650
Suite 650
North Miami, FL 33161

Prepared by:

Rosemarie Bacallao, Esq.
20295 N.E. 29 Place Suite 200
Aventura, FL 33180
File Number:

Parcel No.: A0385901000

Property Address:
6919 Bonnaire Dive
Tampa, Florida 33009

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Warranty Deed

This Warranty Deed made this 31 day of August, 2021 between **PARK PLACE VILLAS, LLC, a Delaware limited liability company**, whose post office address is **1720 Harrison Street, 17th Floor, Hallandale, FL 33020** ("Grantor") and **INFINITY PARC PLACE, LLC, a Florida limited liability company**, whose post office address is **10800 Biscayne Boulevard, Suite 650, North Miami, FL 33161** ("Grantee").

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to the taxes for the current year and such limitations, restrictions and easements as may affect the premises, which are not reimposed hereby.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PARK PLACE VILLAS HOLDINGS LLC
a Delaware limited liability company

By: COASTLINE MANAGEMENT TAMPA, LLC
a Florida limited liability company,
its Manager

By: [Signature]
Eyal Mehaber, Manager

By: [Signature]
Felice Mehaber, Manager

[Signature]
Witness Name: Rosemarie Bacallao

[Signature]
Witness Name: TATIANA NATSKU

Witness Name: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 3rd day of August, 2021, by ✓ physical presence or _____ online notary by Eyal Mehaber and Felice Mehaber, Managers of Coastline Management Tampa, LLC, a Florida limited liability company, Manager of Park Place Villas Holdings, LLC, a Delaware limited liability company on behalf of the limited liability company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Rosemarie Bacallao

My Commission Expires:

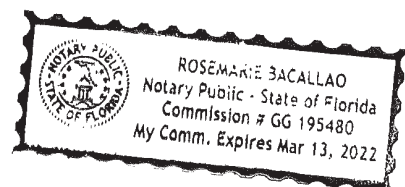


EXHIBIT "A"

PARCEL 1 (Fee Parcel):

A TRACT IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, RUN NORTH 0°53'07" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°54'07" WEST, PARALLEL TO THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SLIGH AVENUE, A DISTANCE OF 100.00 FEET; THENCE NORTH 10.00 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 89°54'07" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SLIGH AVENUE, A DISTANCE OF 790.57 FEET TO A POINT WHICH IS 434.00 FEET EAST OF THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 27; THENCE N00°48'15"E, PARALLEL TO THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 693.23 FEET; THENCE SOUTH 89°46'07" WEST, PARALLEL TO THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 130.00 FEET; THENCE SOUTH 84°04'38" WEST A DISTANCE OF 95.65 FEET; THENCE SOUTH 89°46'07" WEST, PARALLEL TO THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 56TH STREET (STATE ROAD NO. S-583); THENCE NORTH 00°48'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 59.50 FEET TO A POINT WHICH IS 546.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE NORTH 89°46'07" EAST, PARALLEL TO THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 627.00 FEET; THENCE NORTH 00°48'15" EAST, PARALLEL TO THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°46'07" EAST, PARALLEL TO THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 365.09 FEET TO A POINT WHICH IS 200.00 FEET WEST OF THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE SOUTH 00°53'07" WEST, PARALLEL TO THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 56.83 FEET TO A POINT WHICH IS 928.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE NORTH 89°54'07" EAST, PARALLEL TO THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°53'07" WEST, PARALLEL TO AND 100;00 FEET WEST OF THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 898.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (Easement Parcel):

A PERMANENT STORM SEWER DRAINAGE EASEMENT AS DESCRIBED IN THAT CERTAIN STORM SEWER DRAINAGE EASEMENT DATED JANUARY 21, 1970, BY AND BETWEEN PAUL L. HENNES, AS THE SOLE GENERAL PARTNER OF GRANADA APARTMENTS OF TAMPA, LTD., JOINED BY HIS WIFE CAROL S. HENNES, AND SOCIETY-PARK 56TH ST., INC. AND RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 448, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No **25-1206**

Official Use Only

Hearing(s) and type: Date: 09/22/2025

Type: LUHn

Intake Date: 07/31/2025

Receipt Number: 505347

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 6919 BONAIR DR City/State/Zip: TAMPA, FL 33617
 TWN-RN-SEC: 27-28-19 Folio(s): 038590-1000 Zoning: PD Future Land Use: OC-20 Property Size: 15.93

Property Owner Information

Name: INFINITY PARC PLACE LLC Daytime Phone: 4012698855
 Address: 9520 HARDING AVE STE 1 City/State/Zip: SURFSIDE FL 33154
 Email: nick@infinitybh.com Fax Number: _____

Applicant Information

Name: NICK MONTI Daytime Phone: 4012698855
 Address: 6919 BONAIR DR City/State/Zip: TAMPA, FL 33617
 Email: nick@infinitybh.com Fax Number: _____

Applicant's Representative (if different than above)

Name: NICK MONTI Daytime Phone: 4012698855
 Address: 6919 BONAIR DR City/State/Zip: TAMPA, FL 33617
 Email: nick@infinitybh.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

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



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: Nick Monti Phone: 401-2698855

Representative's Email: nick@infinitybh.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
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 checked="" type="checkbox"/>	<input 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"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" 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

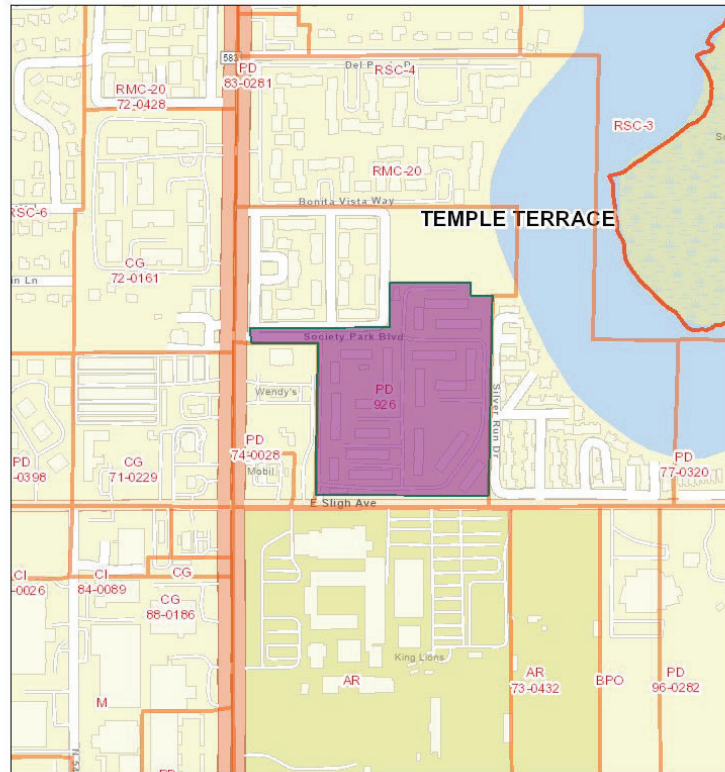
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☒ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



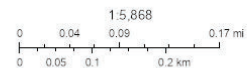
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	926
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0219H
FIRM Panel	12057C0219H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201150005E
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 010402 Block: 2003
Census Data	Tract: 010402 Block: 2004
Census Data	Tract: 010402 Block: 2002
Census Data	Tract: 010402 Block: 1015
Census Data	Tract: 010402 Block: 1007
Future Landuse	OC-20
Future Landuse	R-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 38590.1000



July 31, 2025



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Hillsborough County Florida

Folio: 38590.1000
PIN: U-27-28-19-ZZZ-000001-39150.0
Infinity Parc Place Llc
Mailing Address:
 9520 Harding Ave Ste 1
 null
 Surfside, FL 33154-2513
Site Address:
 6919 Bonair Dr
 Tampa, FL 33617
SEC-TWN-RNG: 27-28-19
Acreage: 15.93
Market Value: \$27,303,300.00
Landuse Code: 0330 MULTI-FAMILY

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