

Variance Application: VAR 25-0915**LUHO Hearing Date:** July 28, 2025**Case Reviewer:** Sam Ball**Hillsborough
County Florida****Development Services Department****Applicant:** Wawa**Zoning:**

PD

Address/Location: Northwest corner of the intersection of US Highway 301 and Paseo Al Mar Boulevard, Ruskin, FL 33573; Folio: 7774.0114**Request Summary**

The applicant is requesting two variances to accommodate the construction of two ground signs (Signs A and B).

Requested Variances

LDC Section	LDC Requirement	Variance	Result
Sign A: facing US Highway 301			
7.03.00.C.2.b.1	Maximum Sign Area: the maximum allowable aggregate sign area for each ground sign shall not exceed one square foot for each lineal foot of public street frontage on the street where the sign is located or 100 square feet, whichever is less, and no single sign face shall exceed 50 square feet in aggregate sign area.	140 square feet of additional aggregate monument sign area and an additional 70 square feet of sign area per sign face.	A monument sign with 240 square feet of aggregate sign area where 100 square feet is the maximum allowed and 120 square feet of sign area per face where 50 square feet is the maximum for a ground sign facing the US Highway 301 Right-of-Way.
7.03.00.C.1.c	Minimum Monument Sign Setback: 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.	21-foot setback reduction for a monument sign.	A 20-foot-tall monument sign with a ten-foot front setback from the US Highway 301 Right-of-Way where 31 feet is required.
Sign B: facing Paseo Al Mar Boulevard			
7.03.00.C.1.c	Minimum Monument Sign Setback: 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.	12-foot setback reduction for a monument sign.	An 11-foot-tall monument sign with a 10-foot front setback from the Paseo Al Mar Boulevard Right-of Way where 22 feet is required.
Findings	Parcels 1, 2, and 3 are being developed as a unified development, which allows for tenant signs for parcels 2 and 3 to be placed on parcel 1. Condition of approval #22 of the PD prohibits poles signs.		

Zoning Administrator Sign Off:
Colleen Marshall
Tue Jul 15 2025 11:13:25**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.



Additional / Revised Information Sheet

25-0915
RCVD
6-6-25

Office Use Only

Application Number: VAR 25-0915

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 25-0915 Applicant's Name: Alvin Ramos

Reviewing Planner's Name: _____ Date: _____

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☒ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 07/28/2025

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.

Signature

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. 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 25-0915



Includes sensitive and/or protected information.

Type of information included and location



Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____

Date: _____



Additional / Revised Information Sheet

25-0915
RCVD
6-6-25

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

Included	Submittal Item
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.



Project Description (Variance Request) 6-6-25

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.

Our requested variance for sign A would be to deviate from the required 31' setback for a Multi-tenant Monument style sign at 20' OAH to a 10' setback as we are restricted by an existing FDOT access, and general road width standards. As well as increase the maximum allowable copy square footage from 150 SF of copy face area to 167.04 SF as we are required to accommodate for the (2) adjoining parcels to the WEST of our location to which under normal LDC requirements are entitled to 50 SF minimum each for ground sign identification under the development standards. This would also include a deviation in setback requirement for sign B from a 22' setback to a 10' setback for this ground sign at 11' OAH as we must maintain required distance to existing electrical junction box, irrigation controls as well as existing required foliage for the master development. This will also provide the best visibility for safe and efficient access into the various businesses in this development. We feel this request is minimal in its intent as we are attempting to comply with the existing established development requirements and complete the general intent of the Belmont II Community Development District standards.

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

ARTICLE VII - SIGNS PART 7.03.00.C.1.c - PERMITTED SIGNS:
c. Monument Signs: 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

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☐ Public Water ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The alleged hardships are unique as this property is located in the Belmont II Community Development District PD 04-0558 (PRS 15-1152). Under this developmental criterion, no Pylon or Pole Signs are allowed which only allows for monument style signs that are very design and size specific at 17.41' OAW and 20' in height. The proposed signage will include (1) multi-tenant sign on US Hwy 301 and (1) Main Single tenant sign on Paseo al Mar Blvd. The practical difficulties in

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.

In the application of the Land Development Code requirements regarding setbacks and height for monument signs, this would result in not being able to meet existing criteria as we are restricted by the proposed layout of said parcel. To the NW of the development via the ingress/ egress access, we have an existing FDOT Stormwater Management facility as well as access that must be maintained at all times. This entry way also supplies access to the adjoining two parcels to the

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 variance would not substantially interfere with the rights of others as the reduction in required setbacks for both signs is part of the integrated architectural aesthetics of the Belmont II Community Development District Design criteria. The ground sign on US Hwy 301 to the NE of the parcel also serve as a multi-tenant sign for the adjoining parcels on Paseo al Mar Blvd. This sign is an integral part to the overall development and serves as to not overwhelm said drive with

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).

This variance would in harmony with the LDC and the Comprehensive Plan as the property is part of the Belmont II Community Development District and complies with all existing criteria for the development. Our request is well within the spirit of the regulations as it relates to health, safety and general welfare of the citizens of Hillsborough County by preventing unsightly and detrimental signs that would detract from the aesthetic appeal of our location

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.

We feel that the relief sought by this variance will ensure a consistent and cohesive approach to the development standards and requirements of the district. No illegal acts or result from the actions of applicant are applicable in this case as we are complying with the already existing established design standards for the development.

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.

Granting the variance is in accordance with the intent of the Land Development Code and the Belmont II Community Development District as the property frontages and adjoining parcels are all part of a cohesive design criteria for this unique section of the community development as well as the most easterly gateway entrance into said development. Our intent is to provide the most esthetically pleasing signage as well as complete the intended purpose of the district

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PREPARED BY AND
AFTER RECORDING RETURN TO:

Foley & Lardner LLP
Attn: Nathan P. Gruman, Esq.
100 N. Tampa St., Ste. 2700
Tampa, FL 33602-5810

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective April 30, 2024, by **HILLSBOROUGH 301, LLC**, a Delaware limited liability company ("**Grantor**"), whose mailing address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256, in favor of **BW 301 PASEO, LLC**, a Florida limited liability company, whose address is 3708 W. Swann Ave., Suite 200, Tampa, FL 33609 ("**Grantee**").

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in Hillsborough County, Florida, as more particularly described in the Exhibit "A" annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes and assessments for 2024 and all subsequent years, and all easements, covenants, conditions and restrictions of record, but without reimposing same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

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[SIGNATURE PAGE TO FOLLOW]

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

Signed in the presence of:

Jacqueline Harmon
Print Name: Jacqueline Harmon

Address: 5974 Tower Rd
Land O' Lakes, FL 34638

Trent Kottyanow
Print Name: Trent Kottyanow

Address: 9908 Wilshire Manor Dr
Apt. 303, Riverview, FL 33578

GRANTOR:

HILLSBOROUGH 301, LLC,
a Delaware limited liability company

By: [Signature]

Name: James P. McGowan

Title: Vice President

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 24 day of April, 2024, by James P. McGowan, as Vice President of **HILLSBOROUGH 301, LLC**, a Delaware limited liability company, on behalf of the entity. He is ☐ personally known to me or ☒ has produced FL DL, as identification.

(NOTARY SEAL)

[Signature]
NOTARY PUBLIC

Notary Public, State of Florida

Print Name: Nathan P. Gorman

My commission expires: 8/31/27

EXHIBIT A**LEGAL DESCRIPTION**

A parcel of land lying within the Northeast 1/4 of Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 19; thence along the East line of the Northeast 1/4 of said Section 19, N.00°21'07"E., a distance of 78.33 feet; thence, N.89°38'54"W., a distance of 68.00 feet to the West Right-of-Way line of U.S. Highway No. 301 per "Part B" of Official Records Book 18544, Pages 1407 through 1410, of the Public Records of said Hillsborough County Florida, and Florida Department of Transportation (F.D.O.T.) Right-of-Way Map, State Project No. 10010-XXXX, Segment 415489 1, and the POINT OF BEGINNING; thence along the North boundary of Paseo Al Mar Blvd. according to the Plat of BELMONT PHASE 1A, as recorded in Plat Book 112, Pages 62 through 83, of the Public Records of Hillsborough County, Florida, thence Southwesterly, 39.12 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°38'53" (chord bearing S.45°10'33"W., 35.25 feet); thence N.90°00'00"W., a distance of 736.19 feet to the Southeast corner of parcel described in Official Records Instrument Number 2021648426 of the Public Records of said Hillsborough County, Florida, thence along the East boundary of said parcel the following nine (9) courses and distances: (1) N.34°01'39"E., a distance of 113.53 feet; thence (2) N.80°02'19"E., a distance of 14.58 feet; thence (3) N.18°01'27"E., a distance of 37.73 feet; thence (4) N.04°29'38"E., a distance of 65.73 feet; thence (5) N.14°09'25"E., a distance of 60.46 feet; thence (6) N.05°28'52"W., a distance of 74.58 feet; thence (7) N.33°13'03"W., a distance of 46.48 feet; thence (8) N.29°43'49"E., a distance of 63.53 feet; thence (9) N.26°24'39"W., a distance of 34.59 feet; thence leaving said East boundary, N.17°06'41"E., a distance of 35.65 feet; thence, N.90°00'00"E., a distance of 167.56 feet to a point on the West boundary of F.D.O.T. parcel described in Official Records Book 18080, Page 869, of the Public Records of said Hillsborough County, Florida, thence along said West boundary, S.00°00'00"E., a distance of 187.52 feet to the South boundary of said F.D.O.T. parcel, thence along said South boundary, S.87°59'53"E., a distance of 492.01 feet to said West Right-of-Way line of U.S. Highway No. 301 per "Part B" of Official Records Book 18544, Pages 1407 through 1410, and F.D.O.T. R/W Map, thence along said West boundary S.00°21'07"W., a distance of 260.44 feet to the POINT OF BEGINNING.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only		
Application No: <u>25-0915</u>		Intake Date: <u>06/04/25</u>
Hearing(s) and type: Date: <u>07/28/25</u>	Type: <u>LUHO</u>	Receipt Number: <u>486970</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Cierra James</u>

N/A

Property Information

N/A

Address: _____ City/State/Zip: _____
TWN-RN-SEC: 31-20-19 Folio(s): 077774-0114 Zoning: PD Future Land Use: SMU-6 Property Size: 2.95 AC

Property Owner Information

Name: BW 301 PASEO LLC Daytime Phone: 813-874-1700
Address: 3708 W SWANN AVE STE 200 City/State/Zip: TAMPA, FL 33609
Email: wbarrs@brightworkre.com Fax Number: _____

Applicant Information

Name: Wawa Florida LLC Daytime Phone: 610-389-5026
Address: 1911 US Hwy 301 N City/State/Zip: Tampa, FL 33619
Email: matthew.onken@wawa.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Alvin Ramos Daytime Phone: 727-573-7757
Address: 4590 118th Ave N City/State/Zip: Clearwater, FL 33762
Email: alvin.ramos@thomassign.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)

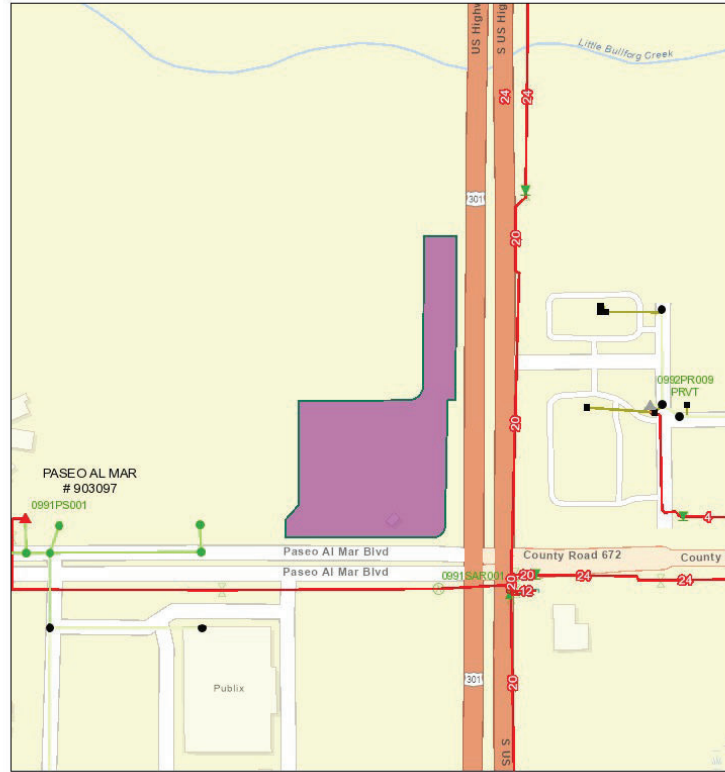
Type or print name

T. Austin Simmons, President of
Brightwork Real Estate, Inc.

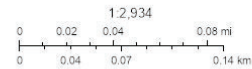


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 77774.0114



June 4, 2025



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

Hillsborough County Florida

Folio: 77774.0114
PIN: U-19-31-20-ZZZ-000003-16030.3

Mailing Address:
Bw 301 Paseo Llc
3708 W Swann Ave Ste 200
null
Tampa, FL 33609-4506

Site Address:
0
null, FL null
SEC-TWN-RNG: 19-31-20
Acreage: 3.01
Market Value: \$165,180.00
Landuse Code: 0000 VACANT RESIDENT

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- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.