

**Variance Application:** VAR 26-0414  
**LUHO Hearing Date:** March 9, 2026  
**Case Reviewer:** Chris Grandlienard, AICP



**Applicant:** Jacob T. Cremer – Barbas Cremer, PLLC    **Zoning:** CG  
**Location:** SWC Big Bend and Simmons Loop; Folio: 77730.0100

**Request Summary:**

The applicant requests two variances to the distance separation for a drive through order box and landscape buffers to enable development of a drive-thru restaurant on a CG-zoned parcel at Big Bend Road and Simmons Loop.

**Requested Variances:**

| LDC Section:  | LDC Requirement:   | Variance:                               | Result:  |
|---------------|--|---|--|
| 6.11.35(B)(1) | Each drive-thru order box must be located a minimum of 200 feet from any property zoned residential, and distances must be measured to the nearest point of the residentially zoned parcel rather than to the residential building itself.   | 99.1 feet (west) and 161.8 feet (south) | Order box separation reduced to 100.9 feet (west) and 38.2 feet (south). |
| 6.06.06       | Each commercial site adjoining a multifamily residential development exceeding 20 dwelling units per acre must maintain a minimum 20-foot landscape buffer along the shared property line, and this buffer area must remain unobstructed and fully planted in accordance with LDC standards. | 14 feet                                 | Landscape buffer reduced to 6 feet along the southern property line.     |

**Findings:** None.

**Zoning Administrator Sign Off:**

  
 Colleen Marshall  
 Tue Feb 24 2026 16:07:19

**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.





# 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.

Please see attached Narrative and Responses to Variance Criteria.

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

Two variances: (1) variance from Code Section 6.11.35(B)(1) to reduce the order box distance to residential from 200 feet to 100.9 feet (west) and 38.2 feet (south); and (2) a reduction in the southern buffer from 20 feet to 6 feet (Code Section 6.06.06).

## 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



**BARBAS  
CREMER**

Land Use and Environmental Law

P: (813) 419-3437  
nmacinnes@barbascremer.com

2002 W. Cleveland St. Suite 203  
Tampa, Florida 33606

January 12, 2026

# **Hillsborough County Variance Application**

## **Applicant: KC Equity Partners I, LLC d/b/a Platform Development**

**Nicole MacInnes, Esq.  
Barbas Cremer, PLLC  
2002 W. Cleveland St. Ste. 203  
Tampa, Florida 33606**

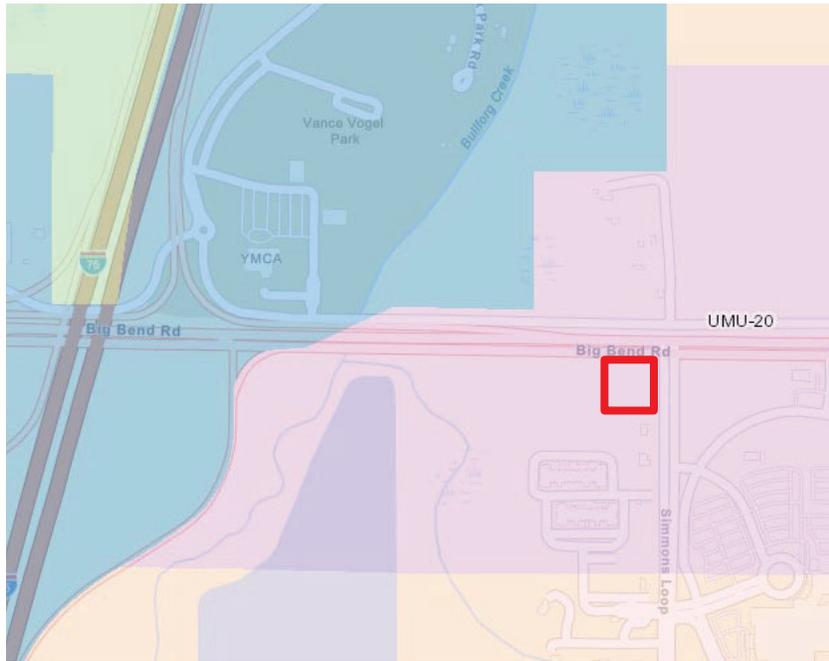
## INTRODUCTION

The Applicant, KC Equity Partners I, LLC d/b/a Platform Development (the “**Applicant**”), is requesting two variances on 0.81 acres of real property located at the southwest corner of Big Bend Road and Simmons Loop (Parcel ID 077730-0100) (the “**Property**”) to develop an eating establishment with drive-thru window (the “**Project**”). The Property is generally in the Urban Mixed Use-20 (“**UMU-20**”) Future Land Use (“**FLU**”) category and the Commercial General (“**CG**”) zoning district.

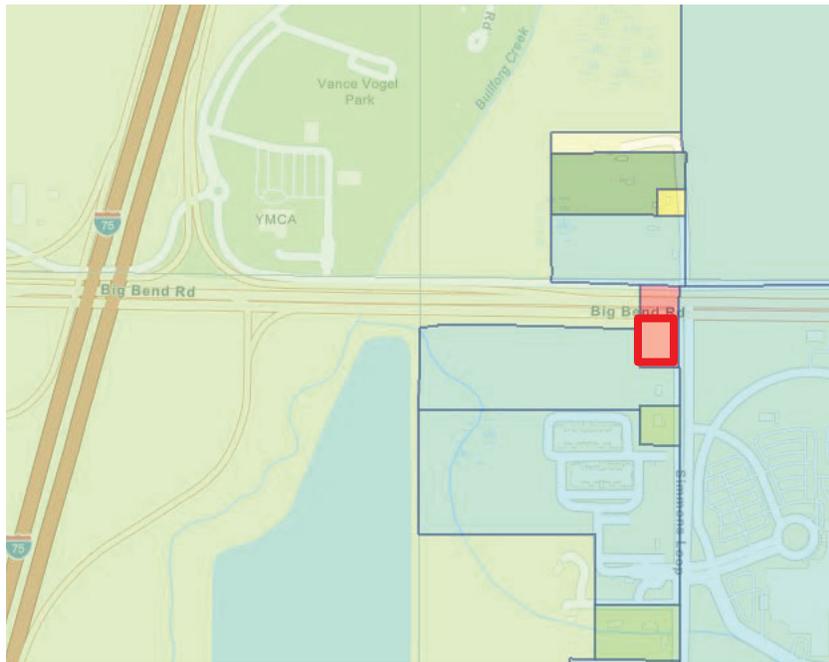
### Location Map



## Future Land Use Map



## Zoning Map



## **I. Variance Request**

The Applicant is requesting two (2) variances: (1) a variance from Code Section 6.11.35(B)(1) to reduce the order box distance to residential from 200 feet to 100.9 feet (west) and 38.2 feet (south); and (2) a reduction in the south buffer from 20 feet to 6 feet. Code Section 6.11.35(B)(1) provides that “[n]o order box used in the ordering of food or beverages from a drive-through window shall be located within 200 feet of any property zoned residential.” Code Section 6.06.06 requires a 20-foot buffer between commercial uses and multifamily projects greater than 20 units per acre.

## **II. Analysis of Variance Criteria**

### **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?**

Variance #1 Response: The request is unique to the property. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant’s predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. Furthermore, the Applicant’s order box is approximately 204 feet from the actual multifamily units and there are two 20-foot Type B buffers in between the box and the units (one on the Applicant’s property and one on the adjacent owner’s property). The order box is 38.2 feet from the southern property line, but that portion of the adjacent residential project will only have a drive aisle and stormwater management area.

Variance #2 Response: The request is unique to the property. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant’s predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. In addition, the development to the south was required to provide cross access and the property owner to the south received a waiver to reduce their buffer from a 20-foot Type B buffer to a 5-foot Type A buffer as part of its rezoning application. *See* PD 21-0865.

### **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.**

Variance #1 Response: The literal requirements of the Code will deprive the Applicant of rights enjoyed by other properties in the same zoning district. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant’s predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. Furthermore, the Applicant’s order box is approximately 204 feet from the actual



## 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?

Please see attached Narrative and Responses to Variance Criteria.

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.

Please see attached Narrative and Responses to Variance Criteria.

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.

Please see attached Narrative and Responses to Variance Criteria.

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*).

Please see attached Narrative and Responses to Variance Criteria.

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.

Please see attached Narrative and Responses to Variance Criteria.

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.

Please see attached Narrative and Responses to Variance Criteria.



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# **Hillsborough County Variance Application**

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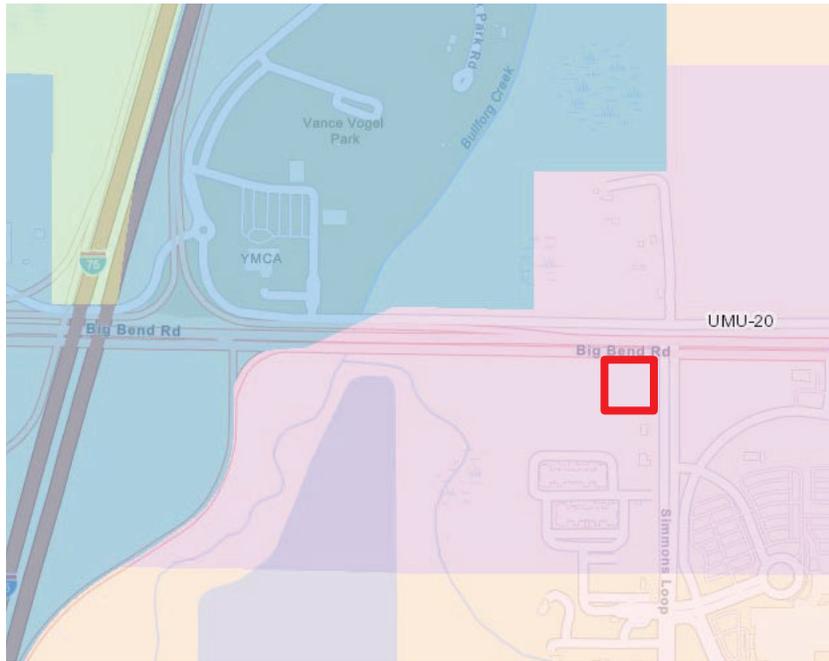
## INTRODUCTION

The Applicant, KC Equity Partners I, LLC d/b/a Platform Development (the “**Applicant**”), is requesting two variances on 0.81 acres of real property located at the southwest corner of Big Bend Road and Simmons Loop (Parcel ID 077730-0100) (the “**Property**”) to develop an eating establishment with drive-thru window (the “**Project**”). The Property is generally in the Urban Mixed Use-20 (“**UMU-20**”) Future Land Use (“**FLU**”) category and the Commercial General (“**CG**”) zoning district.

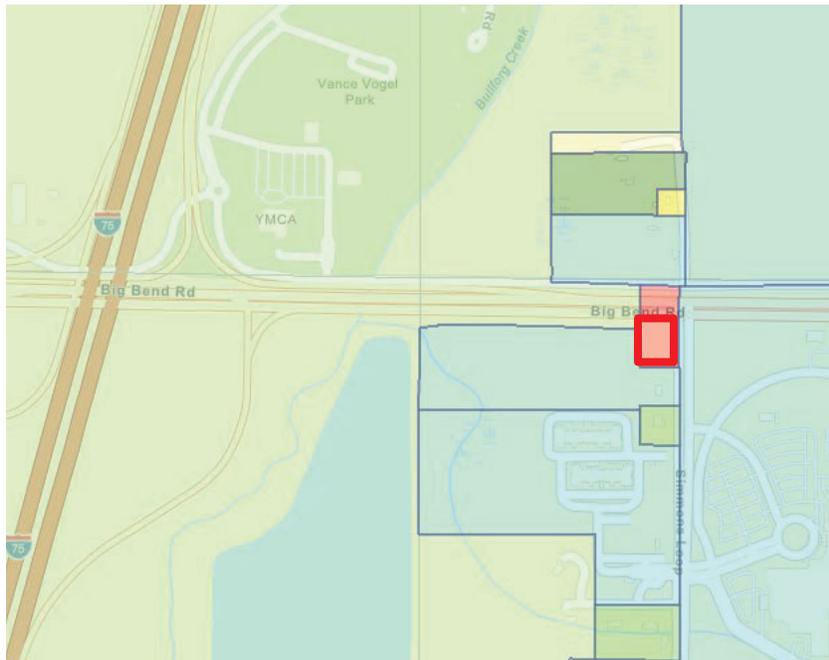
### Location Map



## Future Land Use Map



## Zoning Map



## **I. Variance Request**

The Applicant is requesting two (2) variances: (1) a variance from Code Section 6.11.35(B)(1) to reduce the order box distance to residential from 200 feet to 100.9 feet (west) and 38.2 feet (south); and (2) a reduction in the south buffer from 20 feet to 6 feet. Code Section 6.11.35(B)(1) provides that “[n]o order box used in the ordering of food or beverages from a drive-through window shall be located within 200 feet of any property zoned residential.” Code Section 6.06.06 requires a 20-foot buffer between commercial uses and multifamily projects greater than 20 units per acre.

## **II. Analysis of Variance Criteria**

### **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?**

Variance #1 Response: The request is unique to the property. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant’s predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. Furthermore, the Applicant’s order box is approximately 204 feet from the actual multifamily units and there are two 20-foot Type B buffers in between the box and the units (one on the Applicant’s property and one on the adjacent owner’s property). The order box is 38.2 feet from the southern property line, but that portion of the adjacent residential project will only have a drive aisle and stormwater management area.

Variance #2 Response: The request is unique to the property. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant’s predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. In addition, the development to the south was required to provide cross access and the property owner to the south received a waiver to reduce their buffer from a 20-foot Type B buffer to a 5-foot Type A buffer as part of its rezoning application. *See* PD 21-0865.

### **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.**

Variance #1 Response: The literal requirements of the Code will deprive the Applicant of rights enjoyed by other properties in the same zoning district. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant’s predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. Furthermore, the Applicant’s order box is approximately 204 feet from the actual

multifamily units and there are two 20-foot Type B buffers in between the box and the units (one on the Applicant's property and one on the adjacent owner's property). The order box is 38.2 feet from the southern property line, but that portion of the adjacent residential project will only have a drive aisle and stormwater management area. This meets the LDC intent of providing adequate distance between amplified sound (the order box) and residential units.

Variance #2 Response: The literal requirements of the Code will deprive the Applicant of rights enjoyed by other properties in the same zoning district. The Applicant is proposing a use that is permitted within its zoning district and the adjacent multifamily project, which causes the need for this request, was rezoned *after* the Applicant's predecessor in interest rezoned the Property to CG. Originally, that property was also zoned for commercial uses so no variance would have been required. In addition, the development to the south was required to provide cross access and the property owner to the south received a waiver to reduce their buffer from a 20-foot Type B buffer to a 5-foot Type A buffer as part of its rezoning application. *See* PD 21-0865. The Applicant is asking for a similar reduction through this process.

**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.**

Variance #1 Response: At the time the property to the south was rezoned (PRS 22-1174), the Property was already zoned for commercial general uses and cross access was required to be provided. Therefore, the BOCC made the policy decision that the commercial general uses could coexist with multifamily. Furthermore, the property to the south provided adequate buffering to the Property as part of its development to mitigate any noise from the Property's future use. Furthermore, per the approved site plan for PRS 22-1174, multifamily buildings will not be developed directly south of the order box.

Variance #2 Response: The adjacent project provided a 5-foot Type A buffer at the Property's south boundary line and a 20-foot Type B side buffer along the Property's western boundary line. *See* PRS 22-1174. The variance will not adversely affect other property owners because the development to the south was required to provide cross access and the property owner to the south received a waiver to reduce their buffer from a 20-foot Type B buffer to a 5-foot Type A buffer as part of its rezoning application. *See* PD 21-0865. Accordingly, the Applicant is asking to provide a buffer that is slightly *larger* than the buffer required by the Board as part of the southern property owner's rezoning application.

**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).**

Variance #1 Response: The variance is in harmony with the Code and Comprehensive Plan because it respects the property rights of the Applicant and the proposed development meets the

intent of the Code. There is approximately 204 feet between the order box and the multifamily units, which meets the intent of the Code by providing a distance between amplified sound (the order box) and residential units. The order box is 38.2 feet from the southern property line, but that portion of the adjacent residential project will only have a drive aisle and stormwater management area.

Variance #2 Response: The variance is in harmony with the Code and Comprehensive Plan because it respects the property rights of the Applicant. The property to the south, which would be affected by the variance request, will not be developed with multifamily units; it is the stormwater management area. In addition, the Applicant is providing a 6-foot buffer, and the property owner to the south received a waiver to reduce their buffer from a 20-foot Type B buffer to a 5-foot Type A buffer as part of its rezoning application. *See* PD 21-0865. Accordingly, the Applicant is asking to provide a buffer that is slightly *larger* than the buffer required by the Board as part of the southern property owner's rezoning application.

**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.**

Variance #1 Response: The request is not due to the Applicant's actions. In 2016, the adjacent property was zoned for Commercial General uses, including fast food restaurants. In 2017, the then-owner rezoned the Property to allow Commercial General uses. In 2023, the adjacent property owner requested a major modification to then zone the adjacent property for multifamily residential uses. Only then was the Applicant required to request this waiver because it would otherwise not have been an issue.

Variance #2 Response: The request is not due to the Applicant's actions. In 2016, the adjacent property was zoned for Commercial General uses, including fast food restaurants. In 2017, the then-owner rezoned the Property to allow Commercial General uses. In 2023, the adjacent property owner requested a major modification to then zone the adjacent property for multifamily residential uses. Only then was the Applicant required to request this waiver because it would otherwise not have been an issue.

**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.**

Variance #1 Response: The variance will result in substantial justice being done because it respects the property rights of the Applicant and will not cause individual hardships for the adjacent property owner because of the substantial buffering between the residential units and the order box. There is approximately 204 feet between the order box and the multifamily units, which meets the intent of the Code by providing a distance between amplified sound (the order box) and residential units. Furthermore, the order box is 38.2 feet from the southern property line, but that

portion of the adjacent residential project will only have a drive aisle and stormwater management area.

Variance #2 Response: The variance will result in substantial justice being done because it respects the property rights of the Applicant and will not cause individual hardships for the adjacent property owner. The property to the south, which would be affected by the variance request, will not be developed with multifamily units; it is the stormwater management area. In addition, the Applicant is providing a 6-foot buffer, and the property owner to the south received a waiver to reduce their buffer from a 20-foot Type B buffer to a 5-foot Type A buffer as part of its rezoning application. *See* PD 21-0865.

### **III. Conclusion**

The Applicant respectfully requests that the Hillsborough County Land Use Hearing Officer approve the variance requests.

Prepared by and should be returned to:  
Gordon J. Schiff, Esq.  
Gordon J. Schiff, P.A.  
1211 N. Westshore Blvd., Suite 315  
Tampa, FL 33607

*Consideration: \$1,175,000.00*  
*Documentary Stamp Tax: \$8,225.00*  
*Property Folio Number: 077730-0100*

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED is made effective as of the 16 day of April, 2018, by PATRICIA L. LINDER, AS TRUSTEE OF THE FRANCES V. CALDWELL TRUST DATED DECEMBER 3, 2008, an unrecorded trust, with full power and authority to protect and conserve and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, hereinafter called Grantor, whose post office address is 206 N Howard Street, Plant City, FL 33563, to RIVERVIEW VENTURES LLC, a Florida Limited liability Company, hereinafter called Grantee, whose post office address is 14910 Winding Creek Court, Tampa, FL 33613.

WITNESSETH

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the powers granted to Grantor as Trustee, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real property in Hillsborough County, Florida:

REAL PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

THE PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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

SUBJECT TO covenants, easements, dedications, limitations, restrictions and reservations of record (but this reference is not intended and shall not be construed to reimpose or extend such matters); laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances); and taxes for the year 2018 and all subsequent years.

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

AND Grantor covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

Witnesses:

[Signature]  
Print Name: DAWN KNOX

[Signature]  
Print Name: Theresa Lovelace

GRANTOR:

Frances V. Caldwell Trust dated December 3, 2008

By: [Signature]  
Patricia L. Linder, as trustee

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2018, by Patricia L. Linder, as trustee of the Frances V. Caldwell Trust dated December 3, 2008, who [ ] is personally known to me, or who [x] has presented a Florida State driver's license as identification.

[Signature]  
Notary Public, State of Florida  
Print Name: Theresa Marie Lovelace  
My Commission Expires: June 20, 2020  
Commission Number: \_\_\_\_\_

(Seal)

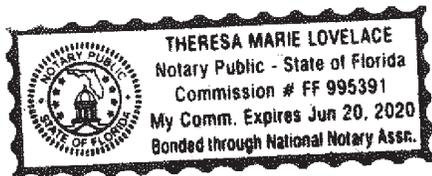


Exhibit A

**The East 210 feet of the North 3/4 of the W 1/2 of the NW 1/4 of Section 18, Township 31 S., Range 20 East, Hillsborough County, Florida; LESS the South 1728.75 feet thereof and Subject to Right-of-Way for Simmons and Big Bend Roads.**

**ALSO**

**The North 203 feet of the South 1728.75 feet of the East 210 feet of the North 3/4 of the W 1/2 of the NW 1/4 of Section 18, Township 31 S., Range 20 East, Hillsborough County, Florida; Subject to Road Right-of-Way for Simmons Road.**

**LESS AND EXCEPT any parts of the above described parcels lying within lands described in that certain Deed to the State of Florida recorded in Official Records Book 1405, page 128, rerecorded in Official Records Book 1652, page 526; and Order of Taking recorded in Official Records Book 3468, page 1303, all of the public records of Hillsborough County, Florida.**



# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0414 Intake Date: 01/12/2026  
 Hearing(s) and type: Date: 03/09/2026 Type: LUHO Receipt Number: 547945  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: SWC Big Bend and Simmons Loop City/State/Zip: Riverview, Florida  
 TWN-RN-SEC: 31/20/18 Folio(s): 077730.0100 Zoning: CG Future Land Use: UMU-20 Property Size: .806

### Property Owner Information

Name: Riverview Ventures LLC Daytime Phone \_\_\_\_\_ Agent (813) 419-3914  
 Address: 401 Patuca Road NE City/State/Zip: St. Petersburg, FL 33702-3859  
 Email: Agent: jcremer@barbascremer.com; cwalden@barbascremer.com Fax Number \_\_\_\_\_

### Applicant Information

Name: Jacob T. Cremer - Barbas Cremer, PLLC Daytime Phone (813) 419-3914  
 Address: 2002 W. Cleveland St., Suite 203 City/State/Zip: Tampa, FL 33606  
 Email: jcremer@barbascremer.com; cwalden@barbascremer.com Fax Number \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: Jacob T. Cremer - Barbas Cremer, PLLC Daytime Phone (813) 419-3914  
 Address: 2002 W. Cleveland St., Suite 203 City/State/Zip: Tampa, FL 33606  
 Email: jcremer@barbascremer.com; cwalden@barbascremer.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.

Jacob T Cremer  
 Signature of the Applicant  
 Jacob T. Cremer - Barbas Cremer, PLLC  
 Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

\_\_\_\_\_  
 Signature of the Owner(s) – (All parties on the deed must sign)  
 Type or print name



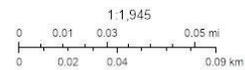
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

|                               |                              |
|-------------------------------|------------------------------|
| Jurisdiction                  | Unincorporated County        |
| Zoning Category               | Commercial/Office/Industr    |
| Zoning                        | CG                           |
| Description                   | Commercial - General         |
| RZ                            | 17-0939                      |
| Flood Zone:X                  | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel                    | 0511H                        |
| FIRM Panel                    | 12057C0511H                  |
| Suffix                        | H                            |
| Effective Date                | Thu Aug 28 2008              |
| Pre 2008 Flood Zone           | X                            |
| Pre 2008 Firm Panel           | 1201120511C                  |
| County Wide Planning Area     | Riverview                    |
| Community Base Planning Area  | SouthShore                   |
| Community Base Planning Area  | Riverview                    |
| Census Data                   | Tract: 014007<br>Block: 1002 |
| Future Landuse                | UMU-20                       |
| Urban Service Area            | USA                          |
| Mobility Assessment District  | Urban                        |
| Mobility Benefit District     | 4                            |
| Fire Impact Fee               | South                        |
| Parks/Schools Impact Fee      | SOUTH                        |
| ROW/Transportation Impact Fee | ZONE 9                       |
| Wind Borne Debris Area        | 140 MPH Area                 |
| Competitive Sites             | NO                           |
| Redevelopment Area            | NO                           |

Folio: 77730.0100



January 12, 2026



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

Hillsborough County Florida

**Folio: 77730.0100**  
**PIN: U-18-31-20-ZZZ-000003-15240.0**  
**Riverview Ventures Llc**  
**Mailing Address:**  
 401 Patuca Rd Ne  
 null  
 Saint Petersburg, Fl 33702-3859  
**Site Address:**  
 0  
 Riverview, Fl 33578  
**SEC-TWN-RNG: 18-31-20**  
**Acreage: 0.81**  
**Market Value: \$745,395.00**  
**Landuse Code: 1000 VACANT COMM.**

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
 Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

Applicant/Representative: Jacob T. Cremer - Barbas Cremer, PLLC Phone: (813) 419-3914

Representative's Email: jcremer@barbascremer.com; cwalden@barbascremer.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 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. |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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.**



# 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)