



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0214	
LUHO HEARING DATE: April 24, 2023	CASE REVIEWER: Sam Ball

REQUEST: The applicant is requesting a sign variance to accommodate a façade renovation for an existing big box store.

VARIANCE:

Per LDC Section 7.03.00.A.2.a., concerning maximum building sign area, each premises, and in the case of multi-occupancy buildings, each unit, shall be permitted to display building sign(s), the aggregate sign area of which shall not exceed 1.25 square feet per each linear foot of building frontage facing a public street or parking lot, but in no event more than 200 square feet of aggregate sign area. The applicant requests an 87.1-foot increase to the maximum permitted sign area on the eastern (front) elevation of the building to allow a total of 287.1 square feet of sign area.

FINDINGS:

None.

DISCLAIMER:

The variance 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.

ADMINISTRATOR'S SIGN-OFF

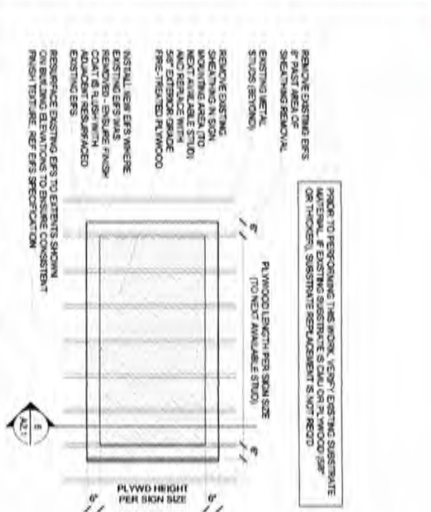
Intsig Desktop
Wed Apr 12 2023 13:52:58

Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed

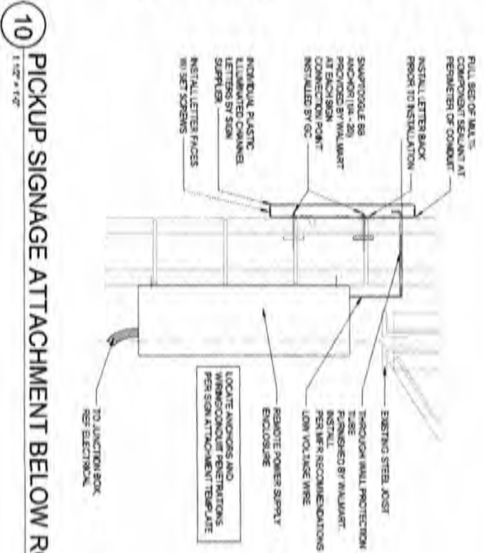
SIGNAGE FOR REFERENCE ONLY
SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT



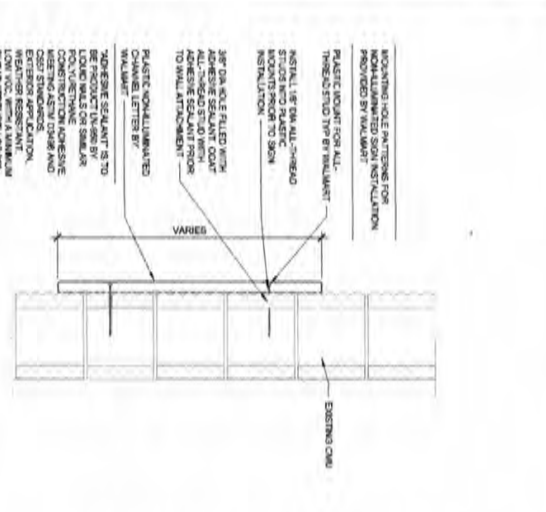
14 1'-6" RIVERVIEW MARKET



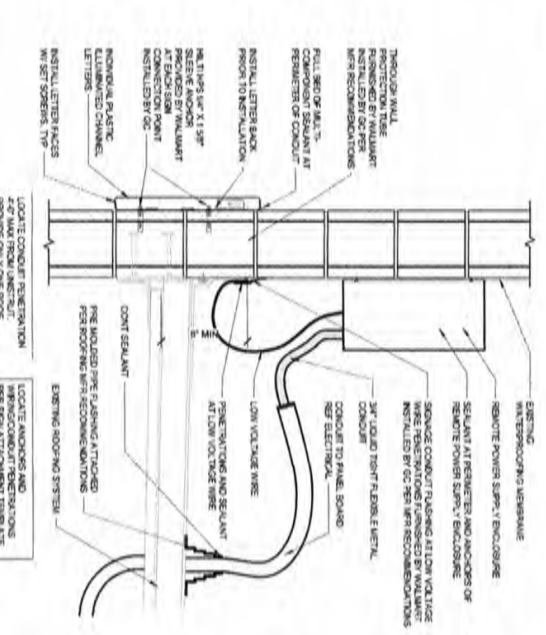
11 SUBSTRATE AT NEW SIGNAGE



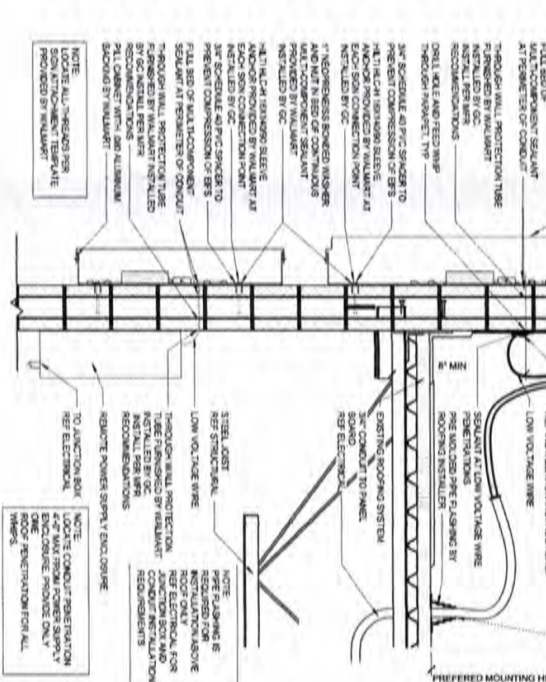
10 PICKUP SIGNAGE ATTACHMENT BELOW ROOFLINE



9 SIGN ATTACHMENT AT CMU WALL



8 SIGNAGE ATTACHMENT ABOVE ROOF LINE



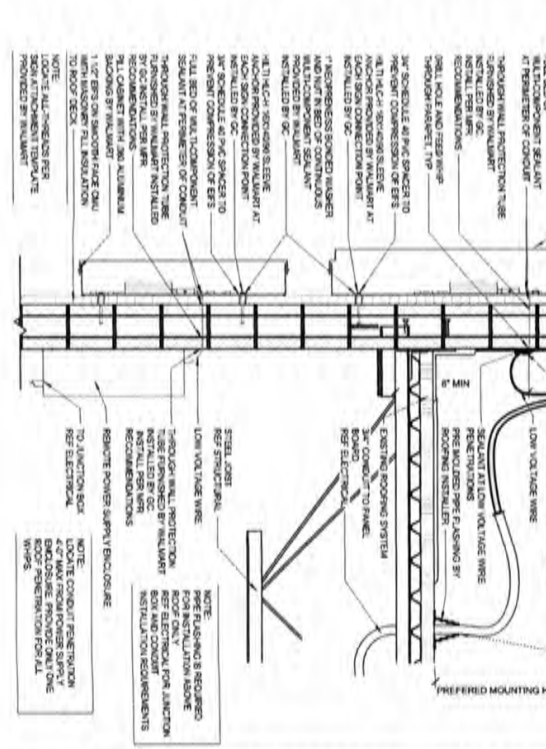
7 SIGN ATTACHMENT AT MAIN ID ON CMU



13 3-6' WALMART SIGN



12 BUILDING ADDRESS



6 SIGN ATTACHMENT AT MAIN ID ON EIFS



4 1'-0" STACKED PHARMACY DRIVE-THRU



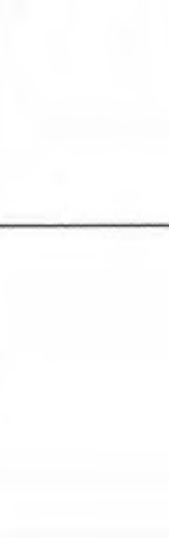
3 2'-6" PICKUP



2 1'-10 1/2" RIVERVIEW MARKET



5 1'-6" PHARMACY DRIVE-THRU



1 4'-6" WALMART SIGN

SIGNS 1 THROUGH 4 PROPOSED ON EAST ELEVATION MAKE UP VARIANCE REQUEST

EXISTING SIGNAGE SCHEDULE				SIGNAGE SCHEDULE			
SIGN	QTY	TYPE	LOADED	COLOR	SIZE	AREA/FAC	TOTAL AREA
PHARMACY DRIVE-THRU	1	EXISTING	LED	WHITE	1'-6"	18.33 SF	18.33 SF
PICKUP	1	EXISTING	LED	WHITE	2'-6"	41.83 SF	41.83 SF
RIVERVIEW MARKET	1	EXISTING	LED	WHITE	1'-10 1/2"	25.17 SF	25.17 SF
WALMART SIGN	1	EXISTING	LED	WHITE	3'-6"	123.17 SF	123.17 SF
BUILDING ADDRESS	1	EXISTING	LED	WHITE	1'-6"	13.17 SF	13.17 SF
PHARMACY DRIVE-THRU	1	EXISTING	LED	WHITE	1'-6"	18.33 SF	18.33 SF
PICKUP	1	EXISTING	LED	WHITE	2'-6"	41.83 SF	41.83 SF
RIVERVIEW MARKET	1	EXISTING	LED	WHITE	1'-10 1/2"	25.17 SF	25.17 SF
WALMART SIGN	1	EXISTING	LED	WHITE	3'-6"	123.17 SF	123.17 SF
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PHARMACY DRIVE-THRU	1	EXISTING	LED	WHITE	1'-6"	18.33 SF	18.33 SF
PICKUP	1	EXISTING	LED	WHITE	2'-6"	41.83 SF	41.83 SF
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PHARMACY DRIVE-THRU	1	EXISTING	LED	WHITE	1'-6"	18.33 SF	18.33 SF
PICKUP	1	EXISTING	LED	WHITE	2'-6"	41.83 SF	41.83 SF
RIVERVIEW MARKET	1	EXISTING	LED	WHITE	1'-10 1/2"	25.17 SF	25.17 SF
WALMART SIGN	1	EXISTING	LED	WHITE	3'-6"	123.17 SF	123.17 SF
BUILDING ADDRESS	1	EXISTING	LED	WHITE	1'-6"	13.17 SF	13.17 SF

SIGNAGE GENERAL NOTES

1. SIGNAGE FINISHED BY WALL MOUNT AND INSTALLED BY GC.
2. ALL SIGNAGE SHALL BE MOUNTED TO THE EXISTING SIGNAGE WALL. THE GC SHALL VERIFY THE EXISTING SIGNAGE WALL IS SOUND AND CAPABLE OF SUPPORTING THE SIGNAGE. THE GC SHALL VERIFY THE EXISTING SIGNAGE WALL IS SOUND AND CAPABLE OF SUPPORTING THE SIGNAGE. THE GC SHALL VERIFY THE EXISTING SIGNAGE WALL IS SOUND AND CAPABLE OF SUPPORTING THE SIGNAGE.
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STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR THE PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE REUSE OF THIS DRAWING FOR ANY OTHER PROJECT.

Walmart
RIVERVIEW, FL
10327 BIG BEND ROAD
STORE NO. 0968-276
JOB NUMBER: 2210277 PHOTO: 41

ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	03/28/23	ISSUED FOR PERMIT

NOT FOR CONSTRUCTION

CHECKED BY: KAM
DESIGNED BY: MS
DRAWING NO.: 000000
PROJECT NO.: 000000
DOCUMENT DATE: 03/28/23

EXTERIOR SIGNAGE

SHEET A2.1



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 23-0214	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 23-0214 Applicant's Name: Mark Brenchley, agent for Walmart Stores

Reviewing Planner's Name: Sam Ball Date: March 2, 2023

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): April 24, 2023

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 next 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 next 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

March 28, 2023
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.

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

I hereby confirm that the material submitted with application VAR 23-0214

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

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):

Exterior Elevations	Sheet A2	Locations of wall signs on the elevations are better labeled and correctly correspond with the proposed detailed signs shown on Exterior Signage A2.1.
Exterior Signage	Sheet A2.1	Individual dimensioned signs as shown in detail on this sheet are more obviously located and identified on the building elevations shown on A2 Exterior Elevations.

*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

Application No: _____

Project Description (Variance Request)

- 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.

In order to complete WalMart's major facade renovation, this variance application seeks approval to add/alter existing signs and add additional wall signs on two elevations and slightly reduce signage on a third elevation..

Revised 3.28.2023

1. East elevation (labeled Front) elevation facing east to the huge parking lot and US 301- 4 signs and new five (5) letter address sign totaling 287.10 SF. described as follows: **THIS IS THE ONLY ELEVATION WHICH EXCEEDS THE 200 SF WALL SIGN AREA MAXIMUM.**

(a.) "Riverview" added to a larger Walmart sign from existing 188.30 SF TO A TOTAL OF 235.71 SF.

(b.) Existing "Pickup" sign (41.86 SF) replaced with a smaller "Pickup" sign totaling 32.22 SF.

(c.) "Pharmacy Drive Thru" sign added to elevation totaling 19.17 SF.

The following sign details on the two described elevations is for information only are compliant and do not require variance consideration.

~~2. North Elevation facing north Big Bend Rd. (labeled Left on elevation drawings) "Riverview" will be added to a smaller Walmart sign from an existing sign area of 188.30 SF sign down to 147.48 SF~~

3. South Elevation (labeled Left) the existing 39.90 SF "Pharmacy Drive Thru" sign replaced with a smaller "Pharmacy Drive Drive Thru" sign totaling 37.50 SF.

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

Part 7.03.00 Permitted Signs- A. Building Signs

Aggregate wall sign area per elevation cannot exceed 200 SF.

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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): _____
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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?
A number of significant hardships and practical difficulties are unique and singular to this property not in common with other similarly located properties such as: a significant 980' setback from US Hwy 301, the major regional arterial. Additionally the Walmart is effectively screened from said Hwy 301 by commercial frontage buildings which restrict the reasonable visibility of the signs on the building. Reasonable visibility of the Walmart building and signs from a Big Bend Road setback of 275', the primary access road to this site, is also partially blocked by frontage commercial buildings. The larger Walmart wall signs on the blue background will provide a more reasonable identifier and wayfinding feature for the motoring public and increase traffic safety on said road.
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.
Said literal interpretation deprives this large and wide frontage multiple product department store-type building of reasonable development potential and sign identification enjoyed by similar properties. If this 244' wide Walmart was physically proportioned into two 122' wide suites where different products are sold, each would be allowed 152.5 SF for 305 SF total. This increase of 105 SF could occur without any discretionary considerations that this variance application is seeking to ameliorate, such as a significant 980' setback, screening of building and building signs by frontage commercial buildings along US Hwy 301 and the same frontage building obstructions along Big Bend Road which serves as the primary access to the property.
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.

Because the Walmart building is so significantly setback behind other commercial buildings that front Big Bend Road and US Hwy 30, any increased wall sign area will not interfere with or injure the right of others whose property would be affected by allowance of the variance because said frontage properties and their signs are more readily visible to the motoring public.

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).
Not only is this variance in harmony with the LDC general Intent and Purpose of Sec. 1.02.02 and .03 but it serves the Purpose and Intent of Sec. 7.00.02 of specific sign code and provides the minimum control of signs necessary to promote the health, safety and general welfare of the county by lessening hazards to pedestrians and vehicular traffic. Increasing the size of signs which identify the nation's largest retailer located, in this case, behind frontage buildings does promote traffic safety and wayfinding benefits of signage and at the same time ensures good and attractive designs that strengthen the county's appearance and economic base and preserves the right of reasonable expression.
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.

The variance request is not a result of an illegal act nor is it a self imposed hardship. As interfering and screening frontage buildings have developed along these two major access roads over time, the Walmart building which was built on a "flag lot" in 2015 in a development dating back to 2006, reasonable visibility has been compromised and the maximum sign area regulations have been proven inadequate and unreasonable for critical identification and wayfinding purposes.

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 this variance, which seeks reasonable sign identification wayfinding visibility ameliorates an individual hardship evident at this site. Approving said variance will result in substantial justice being done while still ensuring that the public benefits intended by the LDC of promoting health, safety and welfare of county residents along with intended aesthetic benefits will, in no way, be compromised by variance approval.

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4/20

This instrument prepared by and return to:
Richard D. Eckhard, Esq.
HOLLAND & KNIGHT LLP
100 N. Tampa Street
Suite 4100
Tampa, FL 33602

Property Appraiser's
Folio Number:
077771-9236

RETURN TO:
FIDELITY NATIONAL TITLE
ATTN: JENNIE CLAYTON
5690 W. Cypress Street, Suite A
Tampa, FL 33607
File No 14-01476

SPECIAL WARRANTY DEED

The Grantor, **DD/RIVERVIEW, LLC**, a Delaware limited liability company, whose mailing address is 15436 N. Florida Avenue, Suite 200, Tampa, FL 33613, Attention: General Counsel, in consideration of ten dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **264 EAST 10th STREET, INC.**, a New York corporation, whose mailing address is c/o Yoshimi Logan, 27701 Forester Drive, Bonita Springs, Florida 34134, the real property in Hillsborough County, Florida, described on Exhibit "A" attached hereto (the "Real Property").

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the Real Property is free of all encumbrances, subject to lien for real estate taxes not yet due and payable and to all other matters set forth on attached Exhibit "B", that lawful seisin of and good right to convey the Real Property is vested in the Grantor, and that the Grantor fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

Dated this 10th day of March, 2015.

Signed in the presence of two witnesses:

(1) *Deborah Muckinhardt*
DEBORAH MUCKINHARDT
(Print name signed above)

(2) *Eric Bennett*
ERIC BENNETT
(Print name signed above)

DD/RIVERVIEW, LLC,
a Delaware limited liability company

By: Riverview Bell Plaza, LLC, a
Delaware limited liability company,
Manager

By: DeBartolo Development, LLC,
a Delaware limited liability company,
Its Manager

By: *[Signature]*
Edward M. Kobel, Its Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged, sworn to and subscribed before me this 27th day of February, 2015, by Edward M. Kobel, as Manager of DeBartolo Development, LLC, a Delaware limited liability company, as Manager of Riverview Bell Plaza, LLC, a Delaware limited liability company, as Manager of DD/Riverview, LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____ as identification.

Carolyn A. Rapuzzi
(Official Notary Signature)

(affix notarial seal)

Notary Public--State of Florida
CAROLYN A. RAPUZZI
(Printed, Typed or Stamped Name of Notary)
My commission expires: 5/6/18
Commission Number: FF108744

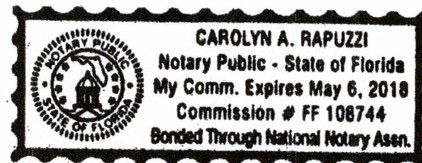


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 8, Riverview Bell Plaza, as recorded in Plat Book 117, Page 1 of the Public Records of Hillsborough County, Florida.

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Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: VAR 23-0214 Intake Date: 02/22/2023
 Hearing(s) and type: Date: 04/24/2023 Type: LUHO Receipt Number: 244133
 Date: _____ Type: _____ Intake Staff Signature: Keshia Rivas

Applicant/Representative: Mark Brenchley Phone: 435-512-6833

Representative's Email: wcfpermits.markb@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
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 See Exhibit "A" OF WARRANTY DEED
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.



Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 23-0214

Intake Date: 02/22/2023

Hearing(s) and type: Date: 04/24/2023

Type: LUHO

Receipt Number: 244133

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 10327 S. Big Bend Rd. City/State/Zip: Riverview, Florida

TWN-RN-SEC: 18-31-20 Folio(s): 077771-9236 Zoning: PD Future Land Use: UMU-20 Property Size: 5.4 AC

Property Owner Information

Name: 264 East 10th Street Inc. Daytime Phone _____

Address: c/o Yoshimi Logan PO Box 5364 City/State/Zip: Key West, Florida 33045-5364

Email: _____ Fax Number _____

Applicant Information

Name: 264 East 10th Street Inc. DBA WalMart Stores Daytime Phone 435-512-6833

Address: 10327 S. Big Bend Rd. City/State/Zip: Riverside, Florida

Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: Mark Brenchley Daytime Phone 435-512-6833

Address: 3790 Beacon Ridge Way City/State/Zip: Clermont, Florida 34711

Email: wcfpermits.markb@gmail.com Fax Number n/a

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant
YOSHIMI LOGAN
Type or print name Yoshimi Logan

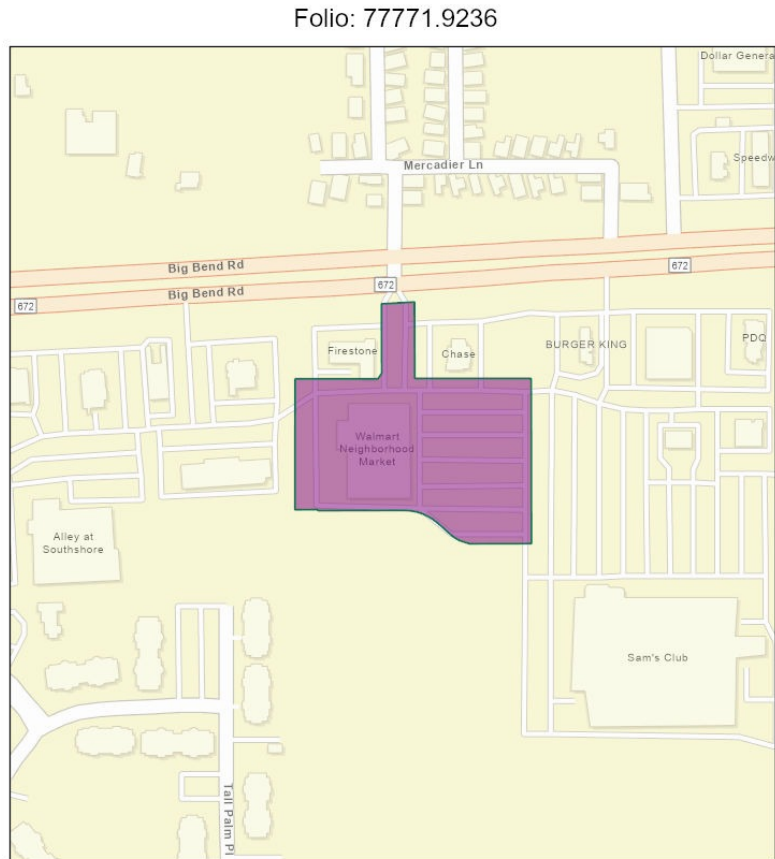
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)
YOSHIMI LOGAN
Type or print name Yoshimi Logan

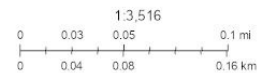


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	IPD-2
Description	Interstate Planned Development
RZ	89-0160
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	03-0316
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0515H
FIRM Panel	12057C0515H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120515B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	null
Personal Appearances	09-0459,14-0375
Planned Development	IPD-2
Re-zoning	null
Major Modifications	00-0516
Personal Appearances	06-1593
Census Data	Tract: 014007 Block: 1000
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



February 22, 2023



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 77771.9236
PIN: U-18-31-20-91b-000000-00008.0
 264 East 10th Street Inc
Mailing Address:
 C/o Yoshimi Logan
 Po Box 5364
 Key West, FL 33045-5364
Site Address:
 10327 S Big Bend Rd
 Riverview, FL 33578
SEC-TWN-RNG: 18-31-20
Acreage: 5.40480995
Market Value: \$6,421,718.00
Landuse Code: 1400 Store/shp Cente

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