

Variance Application: VAR 24-0440
LUHO Hearing Date: April 22, 2024
Case Reviewer: Carolanne Peddle



**Hillsborough
 County Florida**

Development Services Department

Applicant: Christopher L Ciulla **Zoning:** PD 89-0080 PRS 18-0312
Location: Folio: 85740.3248

Request Summary:


The applicant requests a variance to building design requirements from the State Road 60 Overlay District.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.14.06 2. C	All buildings, including existing structures, shall be architecturally finished on all sides. Paint shall not constitute an architectural finish. This requirement shall not replace or obviate other more stringent architectural standards that may be required by this Code, such as those found in Section 6.11.106 for Large Scale Retail Development.	Eliminate the requirement for architecturally finished building facades.	Building to be constructed of painted corrugated steel.

Findings: Special use alcoholic beverage permit 24-0267 for the subject site was approved March 18, 2024.

Zoning Administrator Sign Off:


 Colleen Marshall
 Wed Apr 3 2024 14:48:19

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.

SURVEY/SITE PLAN

LEGAL DESCRIPTION: KING'S MILL COMMERCIAL LOT J ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 276 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SEARING: SEARINGS ARE BASED ON GRID BEARING OF NORTH BOUNDARY LINE OF PLOT OFFICIAL HAVING A GRID BEARING OF 89° 47' 19" IS REFERENCED TO LOCAL STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM, 1983 ADJUSTED 2010 (FLORIDA WEST ZONE).

ELEVATIONS: ELEVATIONS ARE BASED ON DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM NETWORK, NORTH AMERICAN DATUM 1983. FIELDED ELEVATION 870.000 ± (CONCRETE SURVEY) (MAG BENCHMARK "4514M" IS +12.33' NAVD 83).

FLOOD ZONE: SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 12112 PANEL NUMBER 120050205H, EFFECTIVE 8/20/20.

GOVERNING MUNICIPALITY: HILLSBOROUGH COUNTY, FLORIDA. PARCEL ID: 138-02-23-00000-0000-0. FOLD: 08740-2340. TOTAL SITE AREA: 1.14 ACRES (49,458 SF). PLU: 00-20.

MAX FLOOR AREA RATIO: 0.23. MAX IMPROVEMENT %: 23.47%. MIN REQUIRED HEIGHT: 10 FT. MIN FRONT SETBACK: 20 FT. MIN SIDE SETBACK: 10 FT. MIN REAR SETBACK: 10 FT.

PROJECT PURPOSE: THE OWNER INTENDS TO DEVELOP THIS VACANT LOT PART OF KING'S MILL COMMERCIAL CENTER AS A 3,200 SF TAPROOM/RESTAURANT UTILIZING A PRE-ENGINEERED METAL BUILDING.

STATUS: EXIST WITHIN THE PARCEL FOR UTILITIES (SEWER & WATER) AND STORMWATER. NO WORK IN PUBLIC RIGHT-OF-WAY.

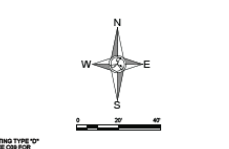
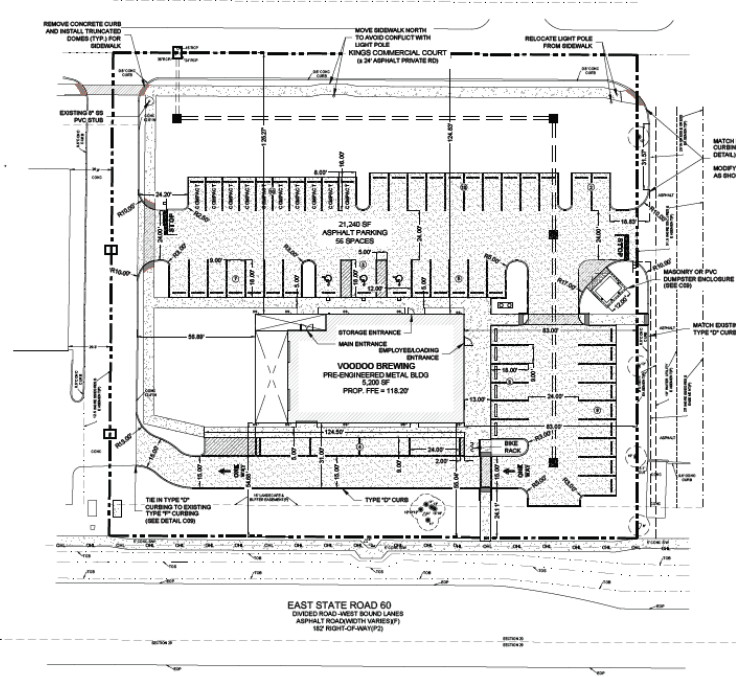
PARKING REQUIREMENTS: 3,200 SF TAPROOM/RESTAURANT. EXCLUDE STORAGE AND CONDITIONED AREA.

PER HC REQUIREMENTS, 15 SPACES (100 SF OF GARAGE/RESTAURANT). PARKING REQUIRED: 1,600 SF (10 SPACES) 1,000 SF (50 SPACES) 500 SF (25 SPACES) 250 SF (12 SPACES) 125 SF (6 SPACES) 62 SF (3 SPACES) 31 SF (1 SPACE).

PER HC REQUIREMENTS, PARKING LOTS WITH GREATER THAN 50 SPACES MUST HAVE 3 ADA SPOTS, 3 ADA SPACES PROPOSED. 30% OF THE REQUIRED PARKING ARE ALLOWED TO BE COMPACT, AS INDICATED, 10 SPACES (17 ADA) ARE PROPOSED AS COMPACT.

TOTAL PROPOSED PARKING INCLUDES 1 ADA AND IS COMPACT, IN SATISFACTION OF SITE REQUIREMENTS.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for CONCRETE CURB, METAL TRUNCATED CORNER, ASPHALT DRIVEWAY, etc.



- EROSION STABILIZATION NOTE: ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETOUR EROSION, ESCAPE FLOODING, SPREADING OR BEING IS ACCEPTABLE FOR STABILIZATION. HOWEVER, GOODINGS MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 4:1.
- CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED): 1. NATURAL SURVEILLANCE, REDUCE OPPORTUNITIES. 2. NATURAL ACCESS CONTROL, INCREASE VISIBILITY. 3. TERRITORIAL REINFORCEMENT. 4. MAINTENANCE & MANAGEMENT.
- SOLID WASTE NOTE: 1. CHAMPIER TO NOT IMPIDE TRAFFIC CIRCULATION. 2. CHAMPIER SHALL BE EMPTIED BETWEEN THE HOURS OF 8 P.M. AND 8 A.M. (DURING CONDITION 2.1.2 FOR KING'S MILL).

Table containing project information: ENGINEER'S CERTIFICATION (MICHAEL J. NOLAN, FL. ENG. 79407), EEC ENVIRONMENTAL ENGINEERING CONSULTANTS, INC., CONSULTING ENGINEERS AND ENVIRONMENTAL SCIENTISTS ENGINEERING NUMBER: 5548, PROPOSED SITE PLAN (3432 E SR 60, VALRICO, FL 33594), DATE: AUGUST 2023, SCALE: 1" = 20', JOB NUMBER: 202304, SHEET: 003.



Additional / Revised Information Sheet

Office Use Only

Application Number: VAR 24-0440 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 24-0440 Applicant's Name: Chris Ciulla

Reviewing Planner's Name: Carolanne Peddle Date: 03/11/2024

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): 04/22/2024

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

3/11/2024

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

VAR 24-0440

I hereby confirm that the material submitted with application _____

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.

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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	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input checked="" type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe):
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

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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.

The variance request pertains to permit HC BLD 23-0056105 for a corrugated steel building in Hillsborough County FL. The request seeks relief from the requirement under Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all sides mandated by the land development code. Granting this variance is crucial to mitigate potential harm to the building's integrity and financial risks associated with voiding manufacturer warranties. The request aligns with the broader goals of promoting safe and harmonious development while addressing the unique challenges posed by the property's construction materials. Additionally, as part of our commitment to being a welcome addition to the community, we are taking proactive steps in the development process that incur additional expenses. These efforts are aligned with the intent of the building code to enhance the aesthetic appeal and cultural significance of our establishment. For instance, we have preserved a historic oak tree on the property at significant expense, reflecting our dedication to preserving the area's natural beauty and heritage. Furthermore, our building's design, featuring three color tones reminiscent of Colonial architecture and art displays reflecting our brew pub theme, demonstrates our commitment to contributing positively to the visual character and vibrancy of the neighborhood. These investments underscore our belief in the importance of responsible and community-minded development.

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

Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all sides. Paint shall not constitute an architectural finish. This requirement shall not replace or obviate other more stringent architectural standards that may be required by this Code, such as those found in Section 6.11.106 for Large Scale Retail Development.

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): Special Use Alcohol 24 16 24 0267
- 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

Statement Variance Request HC BLD 23-0056105

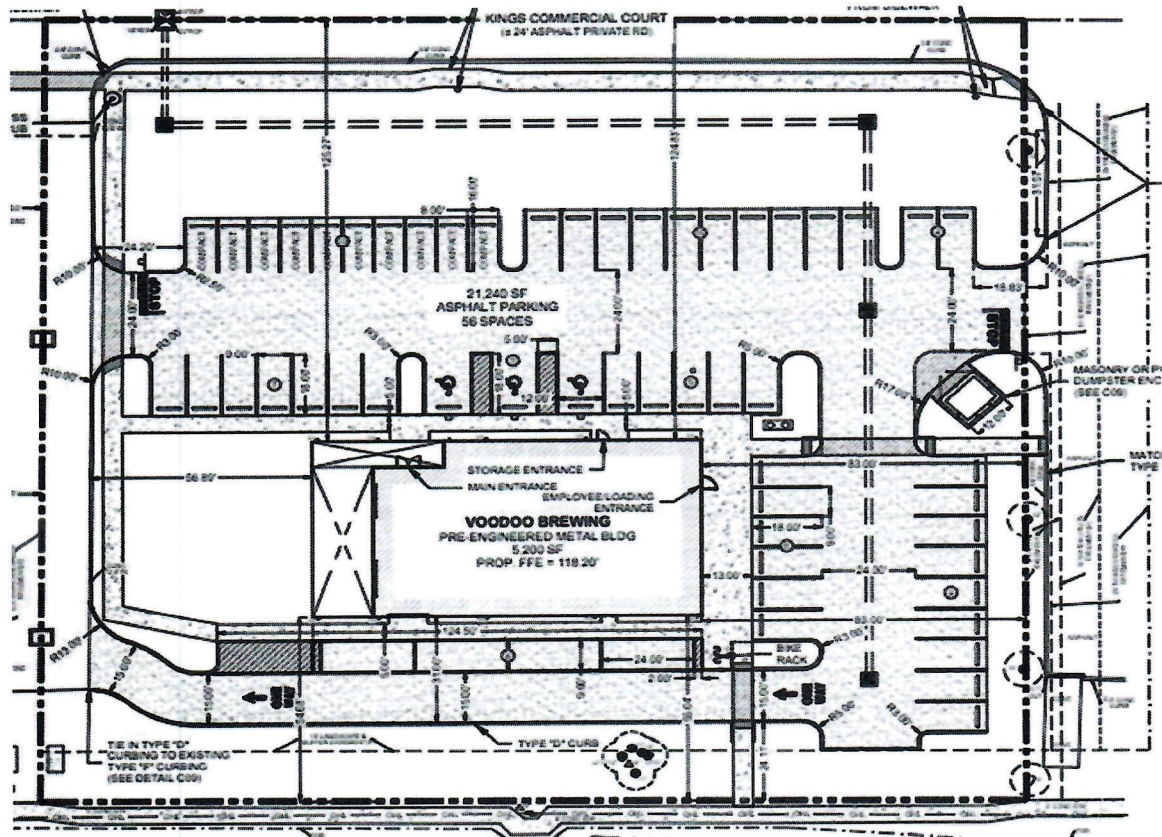
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Ciulla Variance Request Folio 085740-3248: Written Statement

The proposed project will be to build a restaurant, Voodoo Brewery and we are requesting a Variance regarding Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all sides based on the details in the enclosed application. The building will be approximately 5200 Sq ft with an additional outside patio area of approximately 850 sq ft emphasizing a vibrant dining experience designed to engage the local community. Notably, beer brewing will not take place anywhere on site.

3434 East State Road 60 Valrico FL 33594



State Route 60

1. The property has only one permanent structure as shown in the diagram above.
2. The patio as shown on the west side of the structure will include seating for customers.
3. The building is approx. +/- 5200 square ft under air conditioning.
4. The patio is approx. +/- 850 square feet.



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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?

for answers 1 through 6 please refer to attachment A

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.

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.

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*).

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.

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.

Answer Question #1: Due to the specific requirement mandated by Hillsborough County FL for buildings Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all sides. The current construction plans for the building under permit HC BLD 23-0056105, a corrugated steel structure, present a hardship. Implementing the mandated code requirement poses a risk of rust and potential voiding of the manufacturer warranty. This situation warrants consideration for an alternative solution that meets both structural requirements and manufacturer guidelines without compromising the integrity of the building.

Answer Question #2: Here's how the literal enforcement of the land development use code in this situation could potentially deprive the landowner of rights commonly enjoyed by other properties in the same district:

Enforcing the requirement for Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all sides poses a unique challenge for the landowner of the corrugated steel building under permit HC BLD 23-0056105. Unlike other properties in the same district and area, which might have more conventional building materials, such as brick or concrete, the literal enforcement of this provision would force the landowner to undertake measures that could compromise the integrity of their building and potentially void the manufacturer warranty.

By adhering to this code requirement without considering the specific circumstances of this property, the landowner would be deprived of the flexibility and rights commonly enjoyed by other properties in the district. It's important to recognize that each property may have its own set of characteristics and challenges, and a one-size-fits-all approach to enforcement could inadvertently penalize certain landowners using certain building materials.

Our hope is a compromise on this issue with the intention of finding a win-win solution considering alternative options that ensure compliance with the spirit of the code while also addressing the unique constraints of the corrugated steel building. By working collaboratively with the county, and the community we can present an alternative design solution that uphold the safety and aesthetic standards envisioned by the code, without imposing undue hardship. The goal is to have our business be a welcome addition to the community.

Answer to Question #3: Granting a variance in this situation would not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance. The specific requirement for Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all side is unique to this property under permit HC BLD 23-0056105 due to its construction as a corrugated steel building. Allowing a variance to this requirement would not impose any negative impact on neighboring property owners or the surrounding area.

By approving this variance, we acknowledge the distinct circumstances of this property and aim to find a balanced solution that upholds safety standards while also considering the practical limitations posed by the building's construction material. It's important to note that accommodating this variance does not compromise the rights or well-being of neighboring property owners. In fact, by demonstrating flexibility in our approach to zoning regulations, we foster a sense of fairness and cooperation within the community while still maintaining the overall integrity of the land development code.

In summary, granting this variance would not only address the unique challenges faced by the landowner but also ensure that neighboring property owners are not adversely affected. This collaborative decision-making process reflects a commitment to finding win-win solutions that benefit all stakeholders involved.

Answer to Question 4:

Granting the variance aligns with and serves the general intent and purpose of the land development code and the comprehensive plan. We are also taking several steps to meet the intent of the code through thoughtful development preserving the existing elements of the property while going to additional expense to develop the land aligned with the community use intended.

1. ****Preservation of Historic Oak Tree****: By preserving a historic oak tree on the front of the property, despite incurring additional expenses for retaining walls, we demonstrate a commitment to maintaining the cultural and aesthetic heritage of the community. This action is in harmony with the land development code's objectives of preserving natural features and enhancing the visual character of the area.

2. **Architectural Harmony and Community Integration**: Our building's design, featuring three color tones reminiscent of Colonial architecture and incorporating art displays aligned with our brew pub theme, contributes to the harmony and charm of the community. This adherence to architectural aesthetics not only enhances the visual appeal of the area but also fosters a sense of community identity and pride. We will have Colonial red building with white trim elements on all corner posts and accents, the roof will be slate gray. We will use art work in line with our brand on three sides of the building.

3. **Compliance with Landscaping Requirements**: Despite seeking a variance for the veneer requirement, we remain committed to adhering to all other code requirements for landscaping. This ensures that our property maintains green space and contributes to the overall beautification and environmental sustainability goals outlined in the comprehensive plan.

4. **Promotion of Economic Activity**: Our business establishment, designed to complement the community's use and cultural identity, contributes to the economic vitality outlined in the comprehensive plan. By creating a welcoming and aesthetically pleasing environment for patrons, we support local commerce and foster a vibrant community atmosphere.

In conclusion, granting the variance for the specific requirement regarding the veneer material while aligning with other code provisions and the broader goals of the comprehensive plan, ensures that our project enhances rather than detracts from the overall vision for the community's development.

Answer to question #5: Our variance request is not the result of any code violation or illegal action on the part of the land owner. We are in compliance with all permits and other code requirements. Our goal for this request is to comply with all county requirements and follow the process requesting a lawful variance.

Answer to question #6: Allowing the variance in this case would result in justice being done by balancing the public benefit intended by the land development code of Hillsborough County FL with the hardship suffered by the failure to grant the variance.

1. ****Public Benefit****: The primary goal of the land development code is to promote safe, aesthetically pleasing, and harmonious development within the community. While the code aims to maintain certain standards for construction materials, its overarching objective is to enhance the overall quality of life for residents and visitors. Allowing the variance would contribute to this public benefit by fostering a diverse and vibrant built environment that reflects the unique character and identity of the community.

2. ****Hardship Suffered****: Denying the variance would impose significant hardship on the landowner of the corrugated steel building under permit HC BLD 23-0056105. Enforcing the requirement for Sec. 3.14.06 2. C.: All buildings, including existing structures, shall be architecturally finished on all sides would not only be impractical and potentially damaging to the building's integrity but could also result in financial losses due to warranty issues. This hardship stems from the unique circumstances of the property and its construction materials, which make strict adherence to the code provision burdensome and unjust.

By granting the variance, justice is achieved by striking a balance between upholding the public benefit intended by the land development code and addressing the specific hardship faced by the landowner. This decision ensures that the spirit of the code is upheld while also considering the practical realities and individual circumstances of the property in question. In doing so, justice is served by promoting fairness, equity, and responsible development within the community.

Prepared by and Return to:
Wollinka-Wikle Title Insurance Agency, Inc.
10015 Trinity Blvd., Suite 101
Trinity, Florida 34655
Consideration: \$680,000.00
Our File Number: TR21994

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hillsborough) SPECIAL WARRANTY DEED
) (Corporate Seller)

THIS INDENTURE, made this August 16, 2023, between Dusty Boot, LLC, an Ohio limited liability company, as Successor Trustee of the Kings Mill Trust Agreement u/t/d November 5, 2022, whose mailing address is: One Grandin Lane, Cincinnati, Ohio 45208, party of the first part, and WeCulture Real Estate, LLC, a Florida limited liability company, whose mailing address is: 1632 Acadia Harbor Place, Brandon, Florida 33511, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

The land referred to herein below is situated in the County of Hillsborough, State of Florida, and as described as follows:

Lot J, on that certain Plat of KINGS MILL COMMERCIAL, recorded in Plat Book 108, Pages 270 through 273, of the Public Records of Hillsborough County, Florida, as revised by that certain Affidavit Confirming a Revision on a Recorded Plat recorded in Official Records Book 17963, Page 344, aforesaid records, which plat is incorporated herein by reference.

Folio# 085740-3248

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 16, 2023.

Signed, sealed and delivered in the presence of:

Dusty Boot, LLC, an Ohio limited liability company, as Successor Trustee of the Kings Mill Trust Agreement u/t/d November 5, 2022

Nicole Mastold
Witness signature

By: J. Robert Brown
Print Name: J. Robert Brown
Title: Manager

Nicole Mastold
Print witness name:

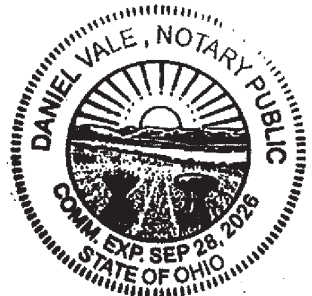
Danier Vale
Witness signature

Daniel Vale
Print witness name:

State of Ohio
County of Hamilton

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 16 day of August, 2023 by J. Robert Brown, Manager of Dusty Boot, LLC, an Ohio limited liability company, Successor Trustee of the of Kings Mill Trust Agreement u/t/d November 5, 2022 who is personally known to me or who has produced Driver License as identification.

Danier Vale
Notary Public
Daniel Vale
Print Notary Name
My Commission Expires: 9/28/2026
Notary Seal



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Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 24-0440 Intake Date: 02/13/2024
Hearing(s) and type: Date: 04/22/2024 Type: LUHO Receipt Number: 341459
Date: Type: Intake Staff Signature: Keshia Rivas

Property Information

Address: 3434 E State Road 60 City/State/Zip: Valrico FL 33594
TWN-RN-SEC: 20-29-21 Folio(s): 085740-3248 Zoning: PD Future Land Use: OC-20 Property Size: 1.34

Property Owner Information

Name: WeCulture Real Estate LLC Daytime Phone: 732-824-2877
Address: 1506 Acadia Harbor Place City/State/Zip: Brandon FL 33511
Email: Chris.Ciulla@yahoo.com Fax Number: N/A

Applicant Information

Name: Christopher J Ciulla Daytime Phone: 732 824-2877
Address: 1506 Acadia Harbor Place City/State/Zip: Brandon FL 33511
Email: Chris.Ciulla@yahoo.com Fax Number: N/A

Applicant's Representative (if different than above)

Name: Daytime Phone:
Address: City/State/Zip:
Email: 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.

Handwritten signature of Chris Ciulla

Signature of the Applicant

Chris Ciulla

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.

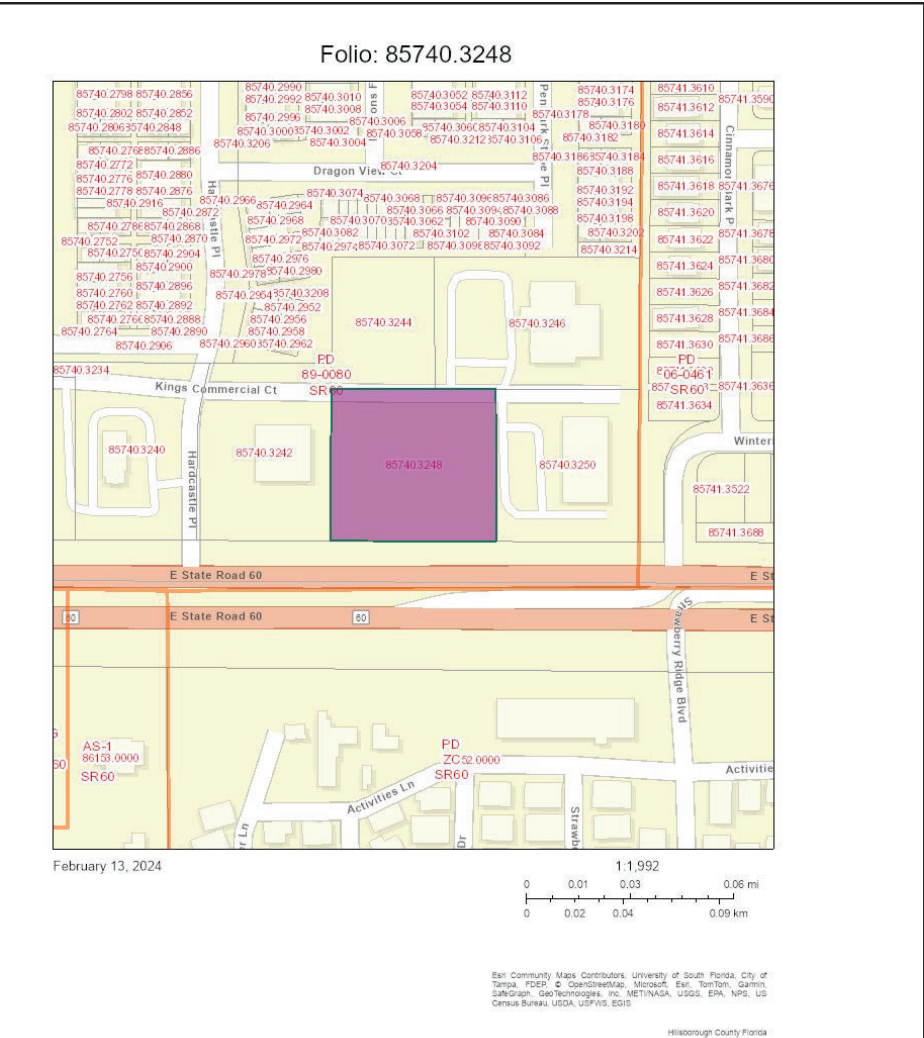
Signature of the Owner(s) - (All parties on the deed must sign)

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
Overlay	SR60
RZ	89-0080
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0405H
FIRM Panel	12057C0405H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120425C
County Wide Planning Area	Valrico
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	02-1385
Personal Appearances	03-0601,99-0746,96-0276, 00-0710 WD, 18-0312
Census Data	Tract: 012210 Block: 3000
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	SR 60 - Brandon Boulevard
Competitive Sites	NO
Redevelopment Area	NO



Folio: 85740.3248
PIN: U-20-29-21-92M-000000-J0000.0
Weculture Real Estate Llc
Mailing Address:
 1632 Acadia Harbor PI
 null
 Brandon, FL 33511-2384
Site Address:
 0 E 60 Hwy
 Valrico, FL 33594
SEC-TWN-RNG: 20-29-21
Acreage: 1.34254003
Market Value: \$609,085.00
Landuse Code: 1000 Vacant Comm.

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