



# Hillsborough County Florida

## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 22-1212	
<b>LUHO HEARING DATE:</b> October 24, 2022	<b>CASE REVIEWER:</b> Kim King

**REQUEST:** The applicant is requesting a variance to have a monument sign on a parcel with no public street frontage for Jules Car Wash located at 16529 Fishhawk Blvd. This is an outparcel located on a private driveway.

**VARIANCE(S):**

Per Section 7.03.00.C.2.a & b of the LDC requires a parcel to have public street frontage to have a monument sign on the parcel. If this parcel was located on a public street, they would be allowed to have a monument sign at 50 sq. ft. per side/100 sq. ft. total with a max height of 15 ft.

Variance

The application is requesting to have a monument sign at 46 sq. ft. per side/92 sq. ft. total with a maximum height of 15 ft.

**FINDINGS:**

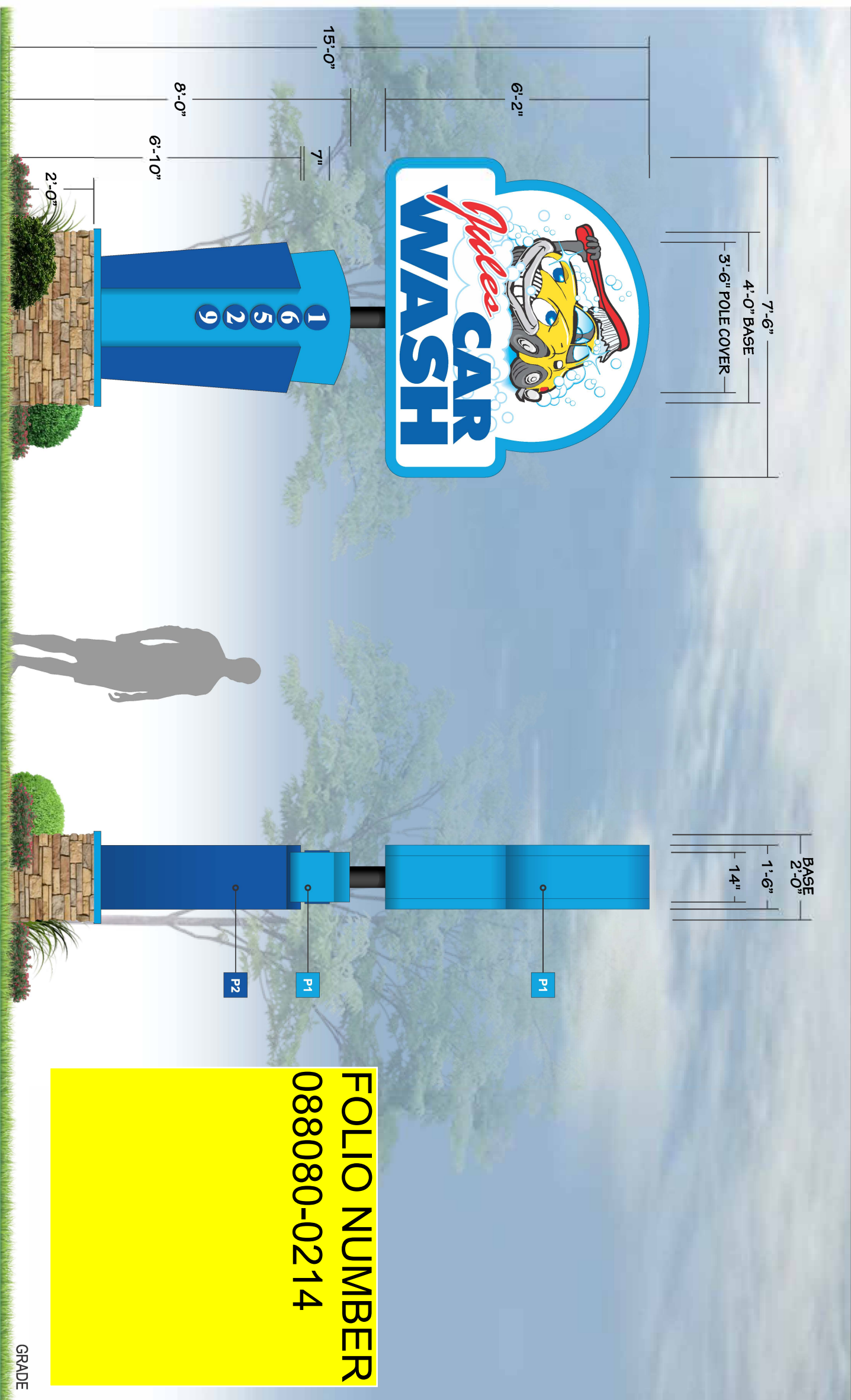
None.

**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**

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



FRONT VIEW

SIDE VIEW

GRADE

**1** D/S PYLON SIGN  
 ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/8"=1'

CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

CUSTOMER:	JULES CAR WASH	DRAWN BY:	HA
LOCATION:	FISHHAWK, FL	DATE:	01.27.2021
TITLE:	PYLON SIGN	QUOTE NO.:	5294

REV.:	02.02.21 CHANGED GRAPHICS
REV.:	12.10.21 ADDED BASE / QUOTE# 6476
REV.:	
REV.:	

WORLD'S SIGN ASSOCIATION  
 INTERNATIONAL SIGN ASSOCIATION  
 SOUTHERN STATES SIGN ASSOCIATION  
 SIGN ASSOCIATION OF BOSTON  
 FLORIDA STATE LICENSE ES12000754

Signs designed and installed to meet the Florida Building Code FBC (2017 ed.) This sign is installed in accordance with the Florida Building Code National Electrical Code and/or other applicable local codes of the Sign. All signs are UL listed per NEC. This design is the property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent.

VINYL SCHEDULE	
V1	3M WHITE 180C-10 - First Surface Applied
DIGITALLY PRINTED GRAPHICS	

FINISH / COLOR SCHEDULE	
P1	PMS 2995C- SATIN / STUCCO FINISH
P2	PMS 2945C- SATIN / STUCCO FINISH

D/S ALUMINUM CABINET INTERNALLY ILLUMINATED w/ LEDS/ 3M PANAGRAPHICS FLEXIBLE FACES w/ DIGITALLY PRINTED GRAPHICS OVERLAY / 3" ALUMINUM FRAME RETAINERS.

POLE COVER TO BE ALUMINUM FABRICATED PAINTED AS SHOWN / NUMERALS TO BE 1/2" THICK HDU w/ 3M HIGH PERFORMANCE VINYL OVERLAY PIN MOUNTED TO POLE COVER.

FABRICATED ALUMINUM BASE w/ ALUMINUM ANGLE w/ DUROCK CLADDING w/ DRYSTACK \*CARAMEL LEDGESTONE BY "CULTURED STONE" ATTACHED TO ALUMINUM BASE / ALUMINUM CAP PAINTED AS SHOWN.

LANDSCAPING BY OTHERS

NOTE 1: ALL STRUCTURAL PIPE AND FOOTING SPECIFICATIONS SUBJECT TO ACTUAL ENGINEERING REQUIREMENTS UNIQUE TO EACH SIGN AND LOCATION.

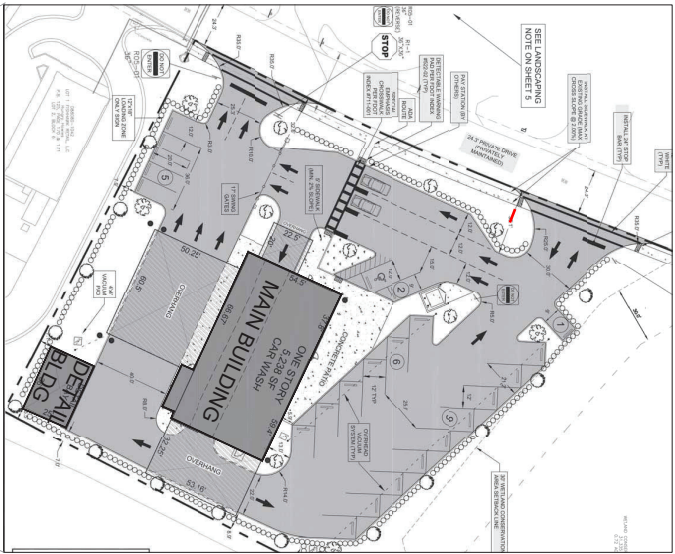
NOTE 2: ALL SIGNS EQUIPPED WITH UL APPROVED DISCONNECT

NIGHT VIEW- NTS



3602 Parkway Blvd Leesburg, FL 34748  
 Tel: 352.787.8986 • Fax: 352.787.9427

10' setback requirement



**SITE LAYOUT**

**Key Map**



Fishhawk Car Wash  
Lithia, FL 33547



# Fishhawk Car Wash

Fishhawk  
Lithia, FL 33547

## PERMIT MODIFICATION

General Contractor



Architect



708 Lithia Pinecrest Road  
Brandon, Florida 33911  
Call: 727-692-5401 Office: 813-902-2408  
comstoners@raysmith.us

ARCHITECTURAL	
Sheet Number	Sheet Title
A001	Index
A002	Notes
A010	Life Safety
A012	Detail Bldg- Life Safety
A100	Layout
A110	Floor Plan
A120	Schedules
A200	Grid Layout
A300	Roof Plan
A400	Framing
A600	Elevations
A601	Elevations
A800	Detail Bldg- Floor Plan

ELECTRICAL	
Sheet Number	Sheet Title
E001	Electrical Notes
E100	Lighting
E105	Lighting & Power-Detail Building
E110	Power
E120	Electrical Fixture Schedule-1
E130	Electrical Fixture Schedule-2
E140	Electrical Fixture Schedule-3 & 4
E150	Electrical 480 v One-Line Diagram
E160	Panel Schedules & Riser Diagrams

STRUCTURAL	
Sheet Number	Sheet Title
S100	Foundation
S105	Trench Detail
S110	Filled Cell
S200	Sections
S800	Detail Bldg- Foundation

MECHANICAL	
Sheet Number	Sheet Title
M1	Mechanical

PLUMBING	
Sheet Number	Sheet Title
P110	Plumbing
P112	Detail Bldg Plumb

Number	Date	Description of Change

**Brad Design & Engineering, Inc.**  
CA No:8471-AA26001194  
708 Lithia Pinecrest Road, Suite 101  
Brandon, Florida 33511  
Phone (813) 689-7002  
Fax: (813) 684-1691

Permit S84 310922

**FISHHAWK CAR WASH**  
Fishhawk  
Lithia, FL 33547

**comstoners Design Services**  
AA26001526  
Ray M. Smith  
Architect # 12864  
708 Lithia Pinecrest Road  
Brandon, Florida 33511  
Call: 727-692-5401 Office: 813-902-2408  
comstoners@raysmith.us

**Professional Engineer**  
Ray M. Smith  
Date: 2022.03.11  
Project: Fishhawk Car Wash  
FL 274-274-274-274

**Index**  
March 9, 2022  
AS SHOWN  
RME

22-1212

\\s01\eng\proj\2022\22-1212\Fishhawk\A001.dwg  
\\s01\eng\proj\2022\22-1212\Fishhawk\A001.dwg  
\\s01\eng\proj\2022\22-1212\Fishhawk\A001.dwg

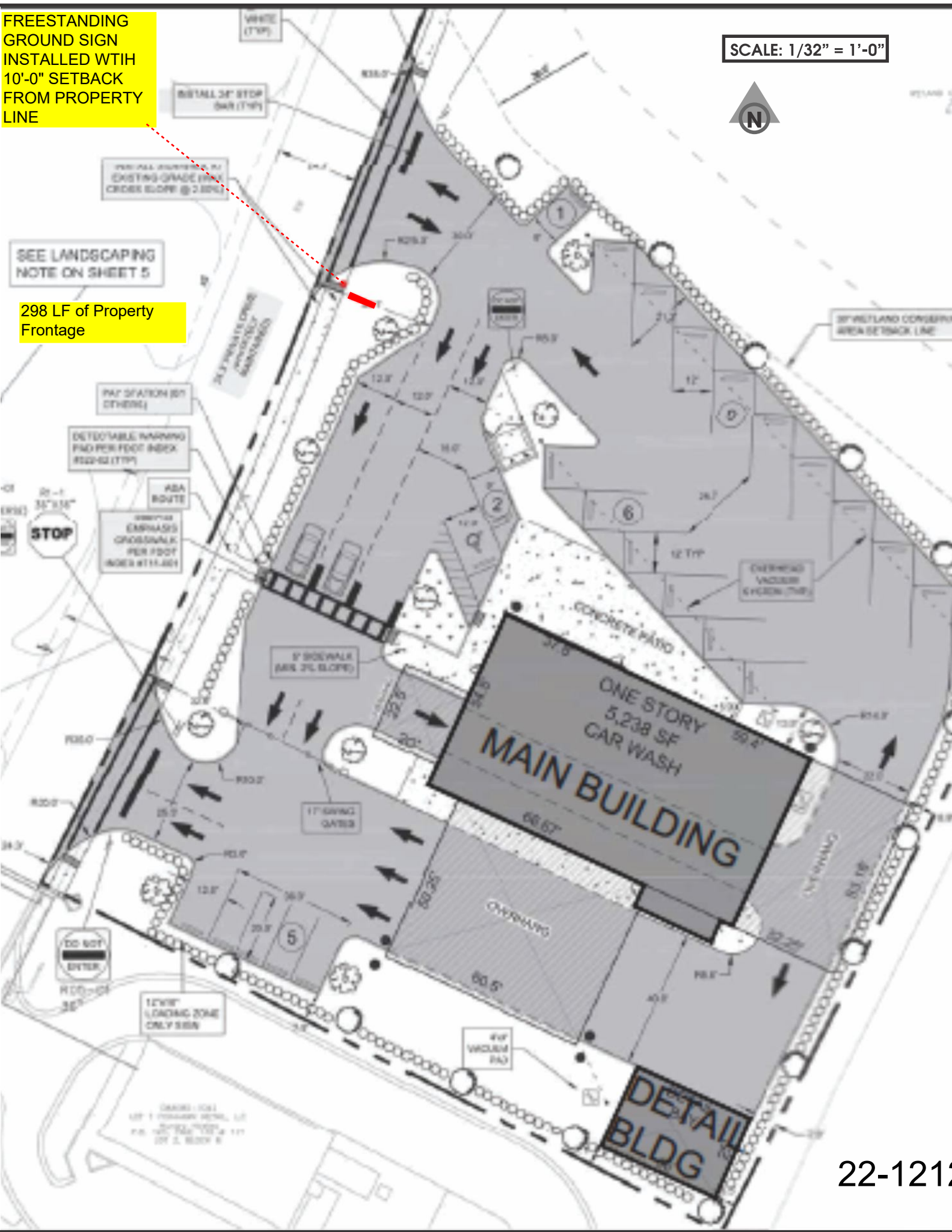
FREESTANDING  
GROUND SIGN  
INSTALLED WITH  
10'-0" SETBACK  
FROM PROPERTY  
LINE

SCALE: 1/32" = 1'-0"

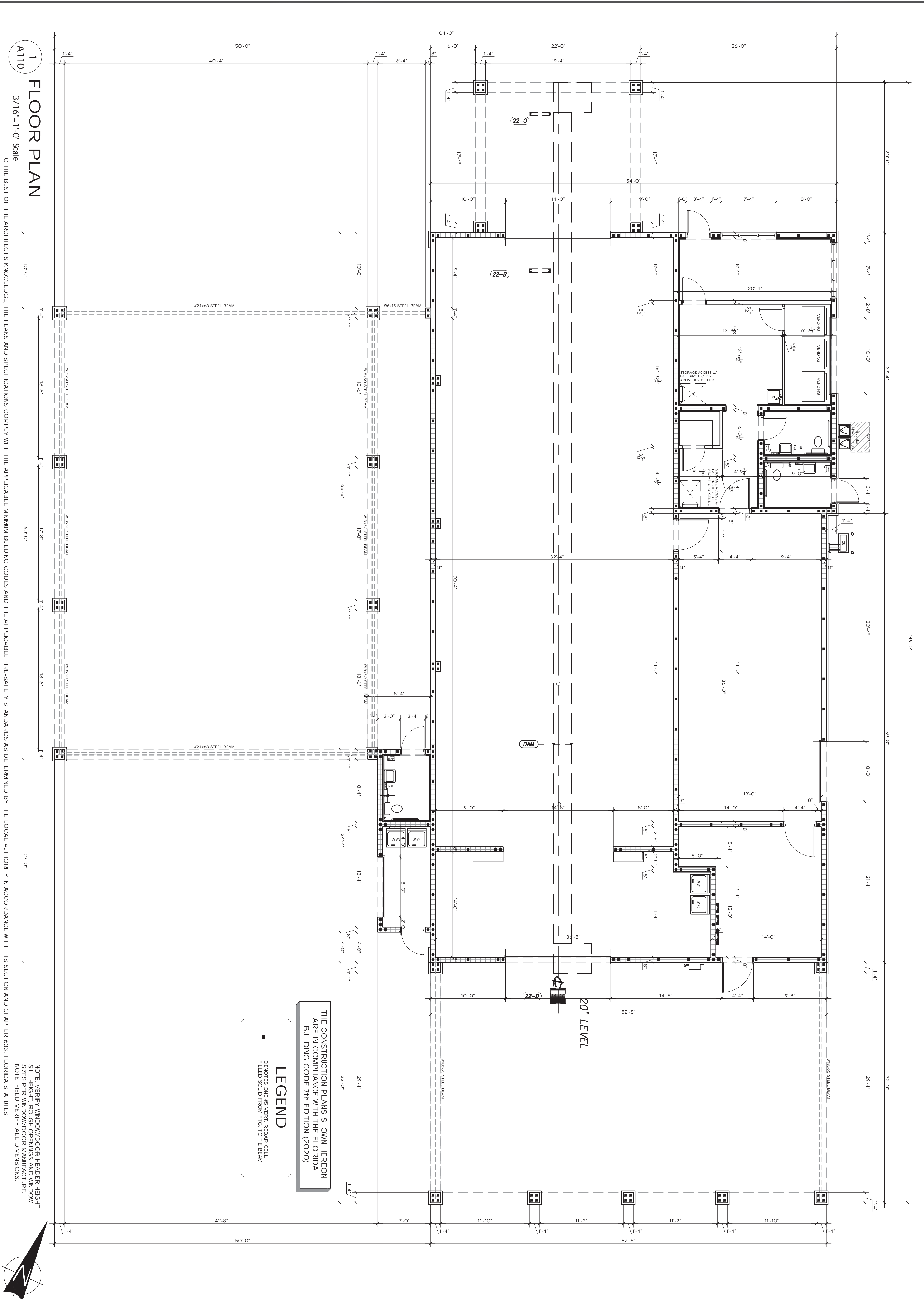


SEE LANDSCAPING  
NOTE ON SHEET 5

298 LF of Property  
Frontage







**1 FLOOR PLAN**  
**A110**  
 3/16" = 1'-0" Scale

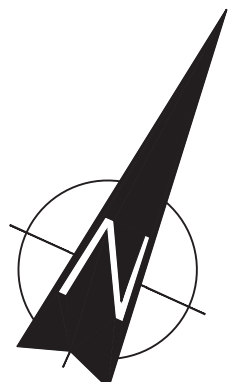
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7th EDITION (2020)

**LEGEND**

■	DIRECTS ONE REBAR REBAR CELL
■	FILLED SOLID FROM FIG. TO THE BEAM

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURER. NOTE: FIELD VERIFY ALL DIMENSIONS.



A110	DATE	March 9, 2022
	SCALE	AS SHOWN
	DRAWN	ASB
	SHEET	22-1212

**FLOOR Plan**

Ray M. Smith  
 FL Architect # 12864  
 708 Lithia Pinecrest Road  
 Brandon, FL 33911  
 Phone: 727-692-6401

**Cornerstone Design Services**

AA26001526  
 Ray M. Smith  
 Architect # 12864

708 Lithia Pinecrest Road  
 Brandon, Florida 33911  
 Cell: 727-692-6401 Office: 813-902-2408  
 cornerstone@raysmith.us

**FISHHAWK CAR WASH**

Fishhawk  
 Lithia, FL 33547

Revision Number	Date	Description of Change
1	9-25-21	Client Changes

**Permit Set 3/9/22**

**Brad Design & Engineering, Inc.**  
 CA No: 8471-AA26003194  
 708 Lithia Pinecrest Road, Suite 101  
 Brandon, Florida 33511  
 Phone (813) 689-7002  
 Fax (813) 684-1691

THIS DRAWING IS FOR REFERENCE ONLY. SEE FLOOR & FOUNDATION PLAN FOR LOAD BEARING WALLS AND COLUMNS. THE ARCHITECT'S SEAL ON THIS SHEET IS FOR THE SUPPORTING STRUCTURE ONLY. THE TRUSS LAYOUT PLAN HAS BEEN DESIGNED BY A LICENSED FLORIDA ENGINEER.

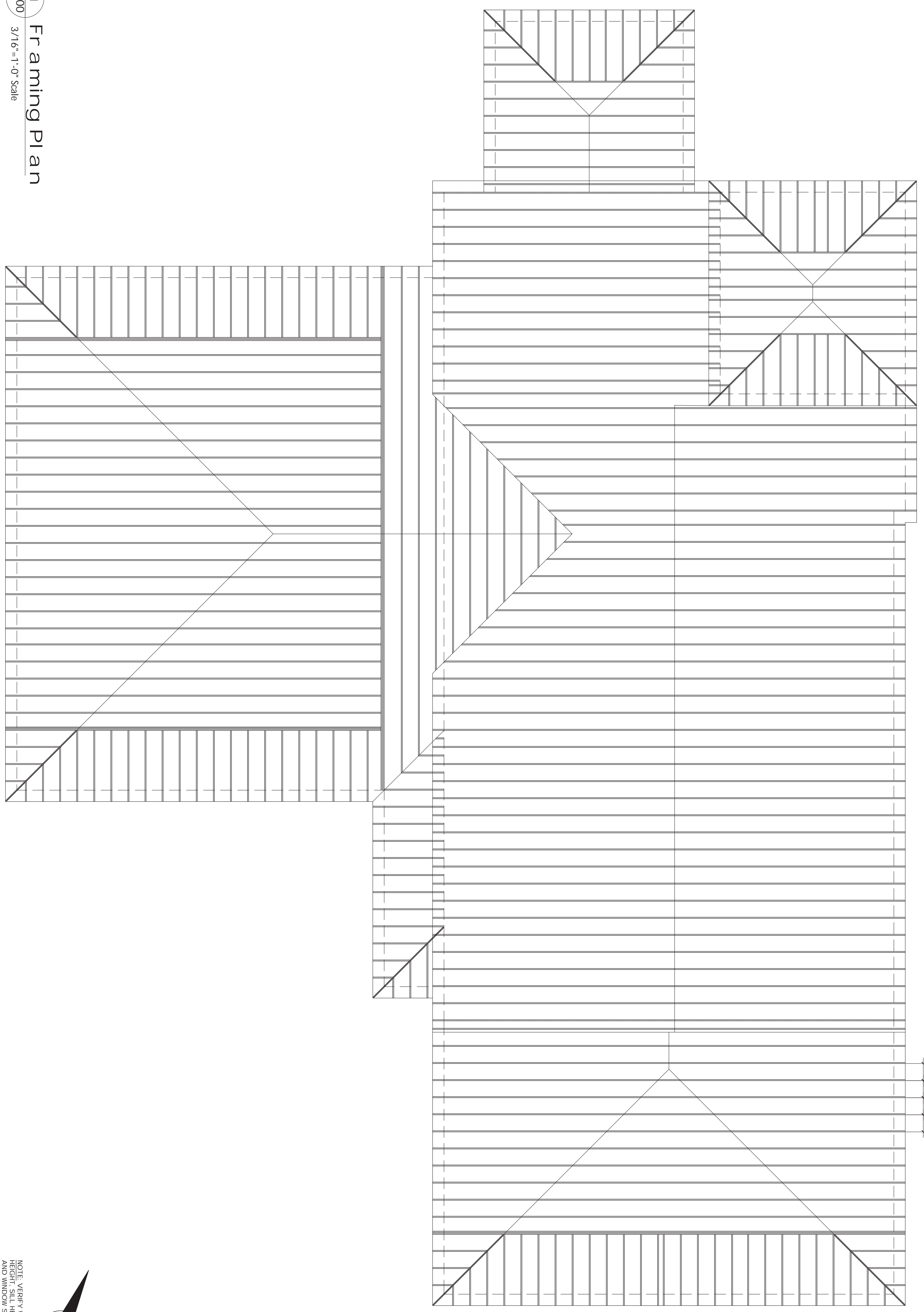
Footings are NOT to be poured until truss loading has been verified.

See Truss Engineering for Additional Bearing Wall Locations

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020)

PRE ENGINEERED TRUSSES @ 34' O.C. TYP.

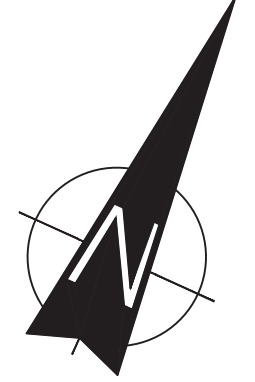
12'-0" 12'-0" 12'-0" 12'-0"



1  
A400  
Framing Plan  
3/16" = 1'-0" Scale

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURER.  
NOTE: FIELD VERIFY ALL DIMENSIONS.



Cornerstone Design Services  
AA26001526  
Ray M. Smith  
Architect # 12864  
708 Lithia Pinecrest Road  
Brandon, Florida 33911  
Cell: 727-692-6401 Office: 813-902-2408  
cornerstone@raysmith.us

FISHHAWK CAR WASH  
Fishhawk  
Lithia, FL 33547

Revisions:  
Number Date Description of Change

Permit Set 3/9/22

Brad Design & Engineering, Inc.  
CA No: 8471-AA26003194  
708 Lithia Pinecrest Road, Suite 101  
Brandon, Florida 33511  
Phone (813) 689-7002  
Fax (813) 684-1691

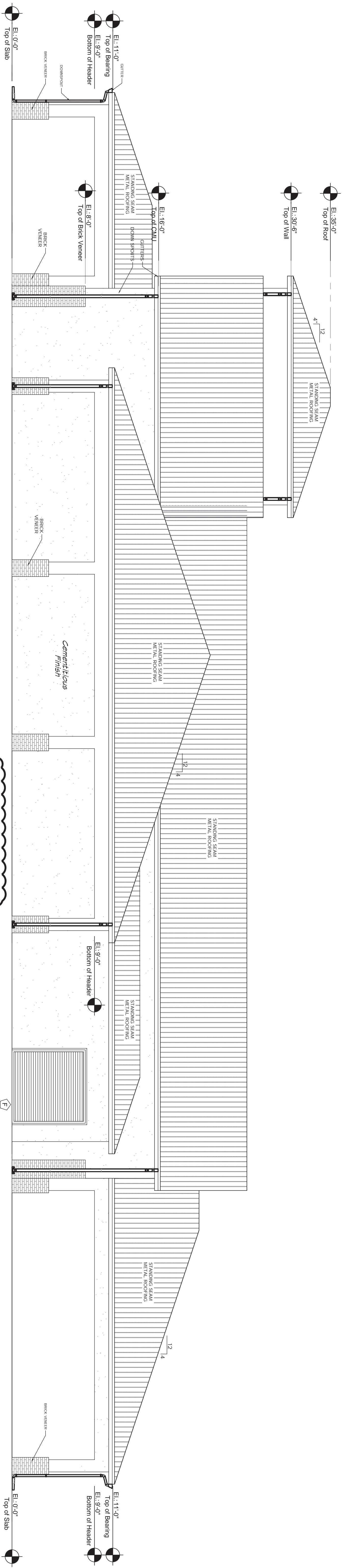
DATE: March 9, 2022  
SCALE: AS SHOWN  
DRAWN: BDE  
SHEET: A400

22-1212

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020)



1 North Elevation  
A600  
3/16" = 1'-0" Scale



2 South Elevation  
A600  
3/16" = 1'-0" Scale

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

**Brad Design & Engineering, Inc.**  
CA No: 8471-AA26003194  
708 Lithia Pinecrest Road, Suite 101  
Brandon, Florida 33511  
Phone (813) 689-7002  
Fax (813) 684-1691

Revision Number	Date	Description of Change
1	9-25-21	Client Changes

**FISHHAWK CAR WASH**  
Fishhawk  
Lithia, FL 33547

**Cornerstone Design Services**  
AA26001526  
Ray M. Smith  
Architect # 12864  
708 Lithia Pinecrest Road  
Brandon, Florida 33911  
Cell: 727-692-6401 Office: 813-902-2408  
cornerstone@raysmith.us

Ray M. Smith  
FL Architect # 12864  
708 Lithia Pinecrest Road  
Brandon, FL 33911  
Phone: 727-692-6401

**Elevations**  
DATE: March 9, 2022  
SCALE: AS SHOWN  
DRAWN: BDE  
SHEET: A600

22-1212





THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020)

**Basic Building Structural Information**

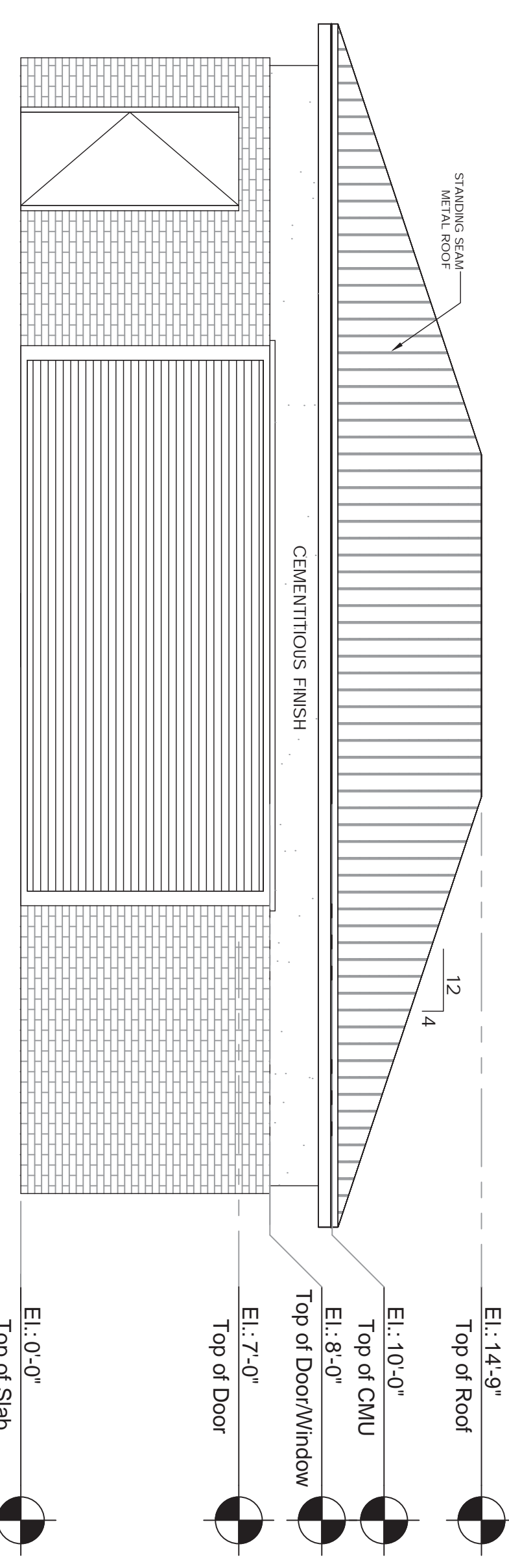
This information was prepared using Windload Calculator Pro Software available from www.windload.com  
 This information was created in accordance with Chapter 16 of the 2020 Florida Building Code. The Component and Cladding Pressures were generated using the method in Part 2 of ASCE 7-16, Chapter 6.2.1.1. The Component and Cladding Pressures were generated using the method in Part 2 of ASCE 7-16, Chapter 6.2.1.1. The Component and Cladding Pressures were generated using the method in Part 2 of ASCE 7-16, Chapter 6.2.1.1.

**Floor & Roof Live Loads** (B + Office Buildings)  
 Offices: 50 psf uniform, 2000 lbs concentrated  
 Lobbies: 100 psf uniform, 2000 lbs concentrated  
 First Floor Corridors: 100 psf uniform, 2000 lbs concentrated  
 Upper Floor Corridors: 80 psf uniform, 2000 lbs concentrated  
 Roofs: 20 psf uniform, 300 lbs concentrated  
 (Balcony and Deck live loads are 150% of the adjacent space served.)

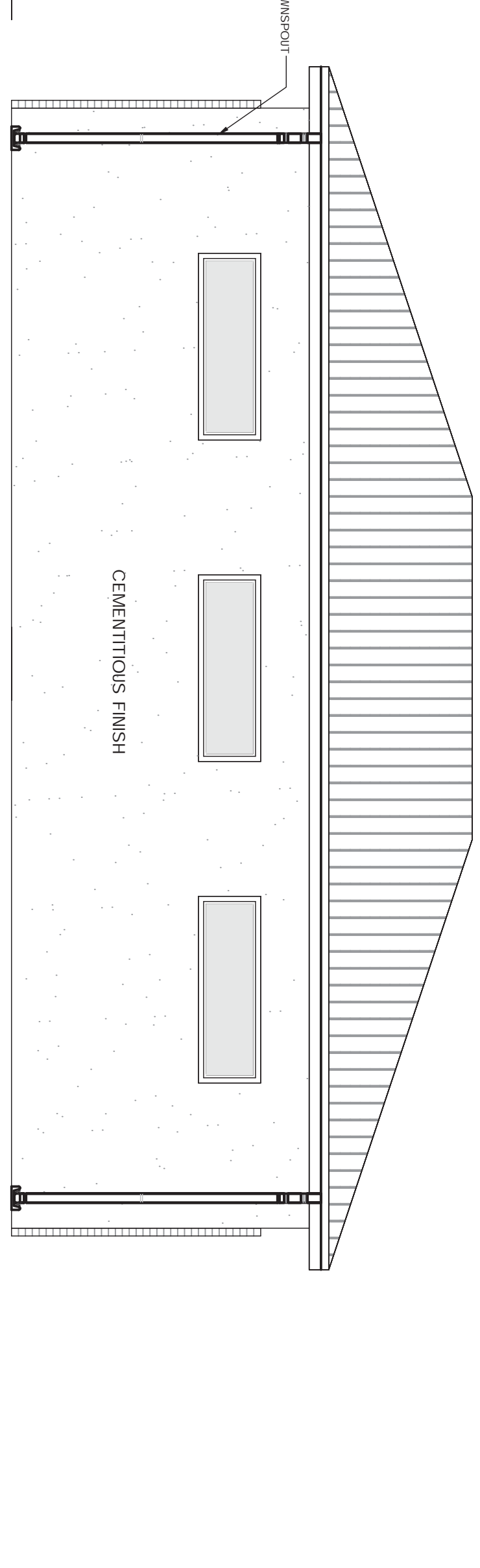
**Wind Design Data**  
 Ultimate Wind Speed: 139 mph  
 Nominal Wind Speed: 108 mph  
 Risk Category: II  
 Wind Exposure: C  
 Enduse Classification: Enclosed  
 End Zone Width (G): 3.00 ft  
 Internal Pressure Coefficient: 0.18  
 Roof Geometry: Hip  
 Roof Slope: 4.0 in 12 (18.4°)  
 Mean Roof Height: 13 ft  
 (The Ultimate Wind speed was used to determine the Component and Cladding design pressures.)  
 (This Building is not in a Wind-Borne Debris Region and opening protection is not required.)

**Components and Cladding**  
 Roof Zone 1: +31.4 psf max., -70.6 psf min.  
 Roof Zone 2a: +31.4 psf max., -92.2 psf min.  
 Roof Zone 2b: +31.4 psf max., -92.0 psf min.  
 Roof Zone 3: +31.4 psf max., -99.2 psf min.  
 Overhang at Roof Zone 1: -82.0 psf min.  
 Overhang at Roof Zone 2a: -110.5 psf min.  
 Overhang at Roof Zone 2b: -103.5 psf min.  
 Overhang at Roof Zone 3: -132.0 psf min.  
 Wall Zone 4: +42.1 psf max., -45.6 psf min.  
 Wall Zone 5: +42.1 psf max., -56.3 psf min.  
 Design Soil Bearing Capacity: 2,000 psf

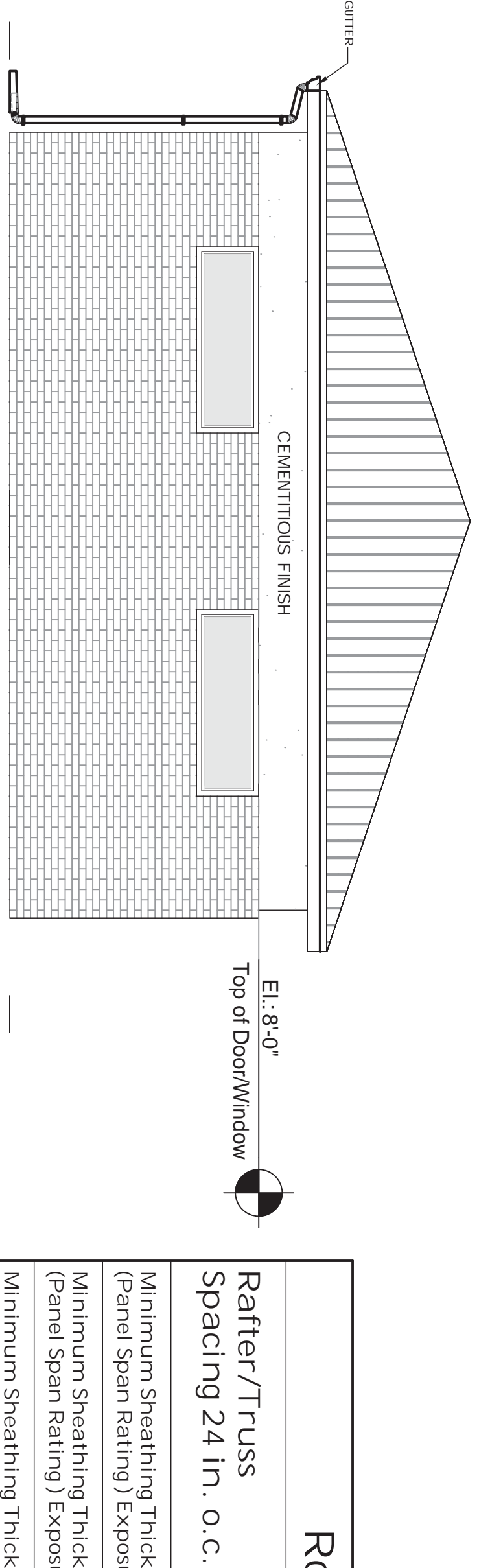
**1 DETAIL BLDG North Elevation**  
 3/16" = 1'-0" Scale



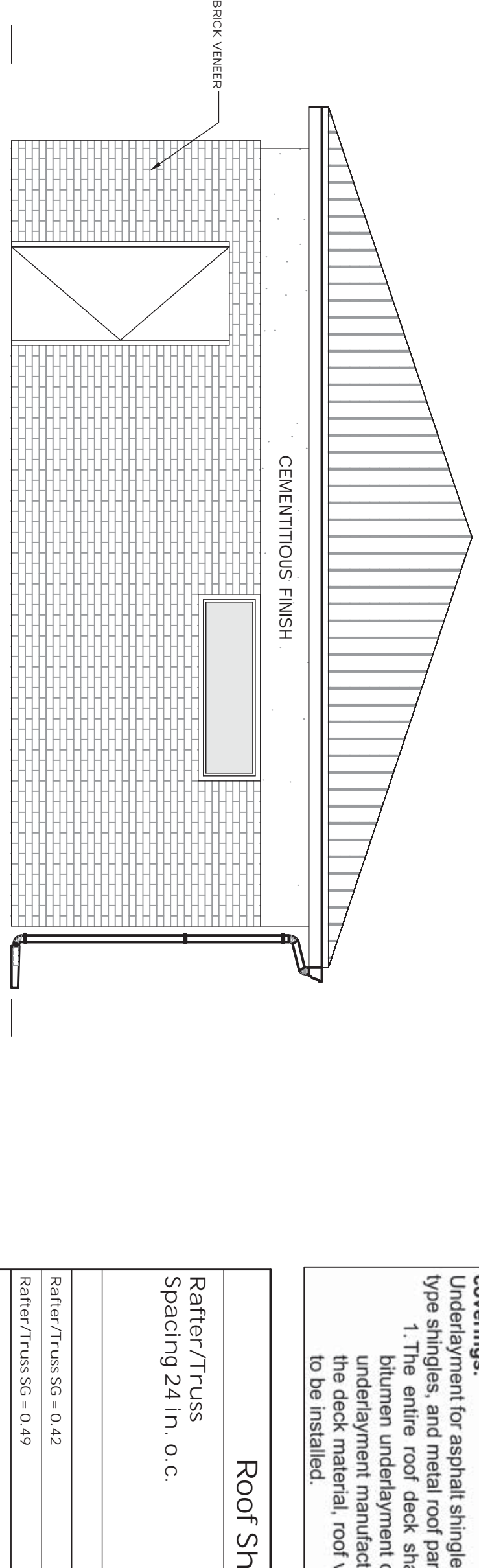
**2 DETAIL BLDG South Elevation**  
 3/16" = 1'-0" Scale



**3 DETAIL BLDG East Elevation**  
 1/4" = 1'-0" Scale



**4 DETAIL BLDG West Elevation**  
 1/4" = 1'-0" Scale

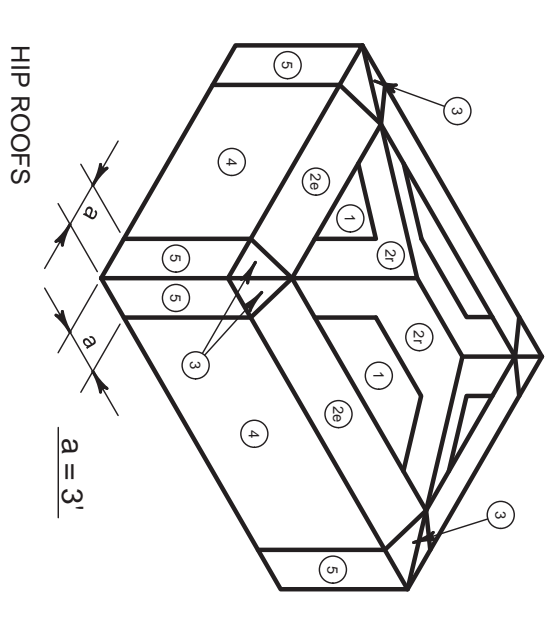


**OCCUPANT LOAD**

Number	Function of Space	Occupant Load Factor	Total Floor Area	Occ. Load per 1004.5 Actual Area Usage	Width	Length
100	Detail Area	150	775 SF	5	23'-8"	34'-4"
101	Bath	150	97 SF	0	7'-3"	5'-2"
	Business Areas-Cross	87.5	57 SF	0		
	Business Areas-Cross	87.5	57 SF	0		

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURER.  
 NOTE: FIELD VERIFY ALL DIMENSIONS.  
 TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

**WIND ZONES ON STRUCTURE**



**Roof Sheathing Schedule**

Rafter/Truss Spacing 24 in. o.c.	Wind Speed					
	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
Minimum Sheathing Thickness, Inches (Panel Span Rating) Exposure B	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
Minimum Sheathing Thickness, Inches (Panel Span Rating) Exposure C	15/32 (24/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
Minimum Sheathing Thickness, Inches (Panel Span Rating) Exposure D	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)

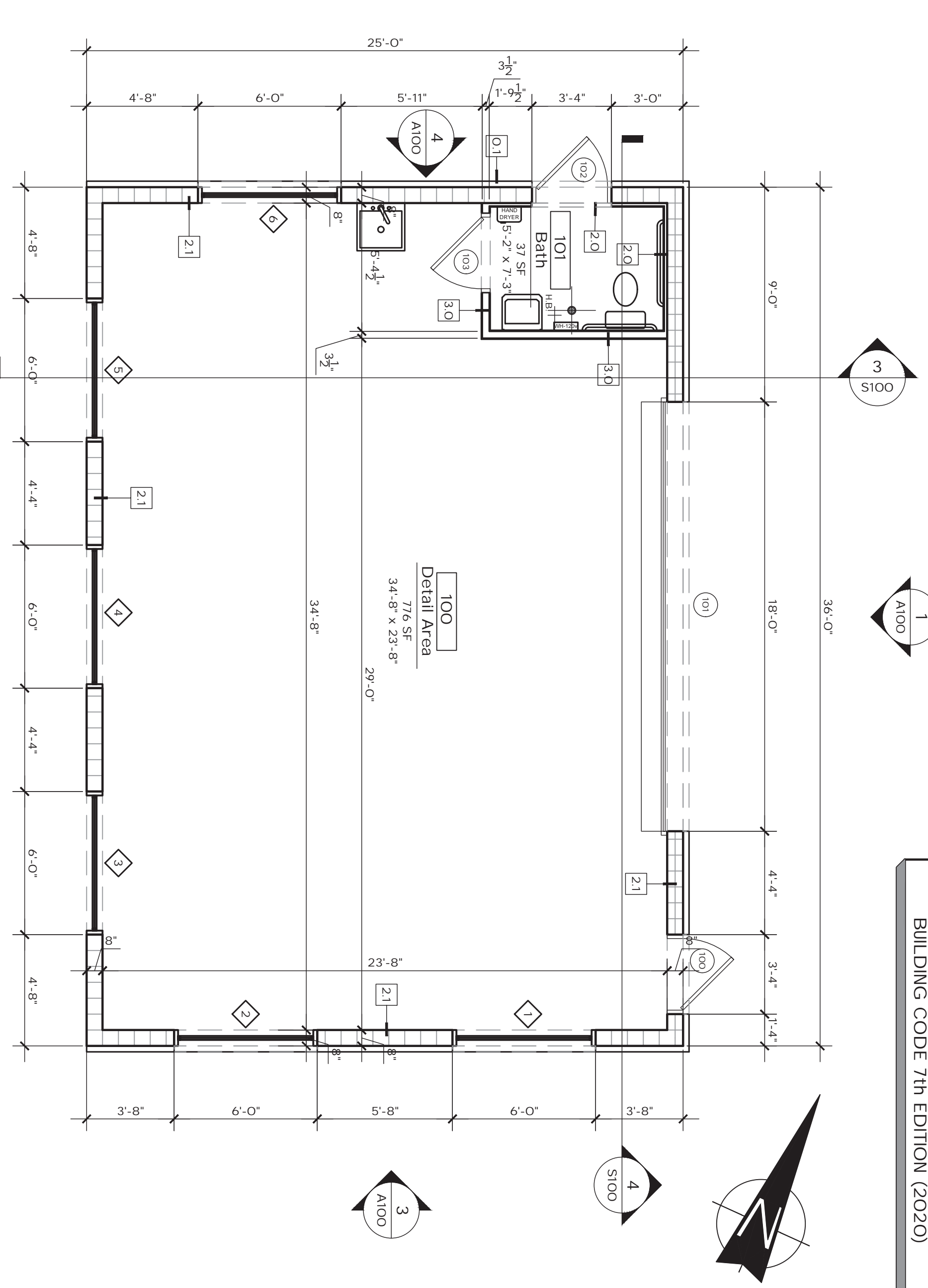
**R905.1.1 Underlayment for asphalt, metal, mineral surfaced, slate and stone-type roof coverings.**  
 Underlayment for asphalt shingles, metal roof shingles, mineral surfaced roll roofing, slate and stone-type shingles, and metal roof panels shall comply with one of the following methods:  
 1. The entire roof deck shall be covered with an approved self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 installed in accordance with both the underlayment manufacturer's and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering to be installed.

**Roof Sheathing Attachment**

Rafter/Truss Spacing 24 in. o.c.	Wind Speed					
	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
Exposure B	E	F	E	F	E	F
Exposure C	E	F	E	F	E	F
Exposure D	E	F	E	F	E	F

**F** Nail spacing along panel edges (inches)  
**E** Nail spacing along intermediate supports in the panel field (inches)  
 Wood structural panel sheathing shall be fastened to roof framing in accordance with Table R905.2.3.1, Where the sheathing thickness is 1/2 inch and less, sheathing shall be fastened with ASTM F1667 RSRS-01 (23/8" x 0.131" nails, Where the ASTM F1667 RSRS-01 (3" x 0.120" nails, RSRS-01, RSRS-02 and RSRS-03 are ring shank nails meeting the specifications in ASTM F1667.  
 The Ultimate Wind speed was used to determine the Component and Cladding design pressures.)  
 (This Building is not in a Wind-Borne Debris Region and opening protection is not required.)

**5 DETAIL BLDG FLOOR PLAN**  
 1/4" = 1'-0" Scale



**APPROVED PRODUCT LIST**

Product Category	Sub Category	Manufacturer	State of Florida Approval Number	Expiration Date
Exterior Doors	Swing/Sliding	Therma-Tru Corp.	FL17540-RS	12-31-22
Exterior Doors	Roll Up	YKK-AP America	FL16554-2-R89	12-31-23
Exterior Doors	Roll Up	Overhead Door Corp.	FL19170-R5	12-31-23
Windows	Single Hung	Lawson Industries	FL154121-R87	09-01-25
Windows	Roofing	Tamco Building Products, LLC	FL3901-R10	07-29-23
Windows	Underlayment	GAF Materials Corp.	FL10626-1-R23	12-31-24
Windows	Soil/Slits	James Tinned Building Products, Inc.	FL3205-R5	12-31-23
Structural Components	Limits	CSF-CSETE Corporation	FL1581-R13	05-21-22
Structural Components	Wood Connector Anchors	Simpson Strong Tie Co.	FL10466 FL10468 FL10469 FL10470 FL10471 FL10472	12-17-23

**INT. DOOR SCHEDULE**

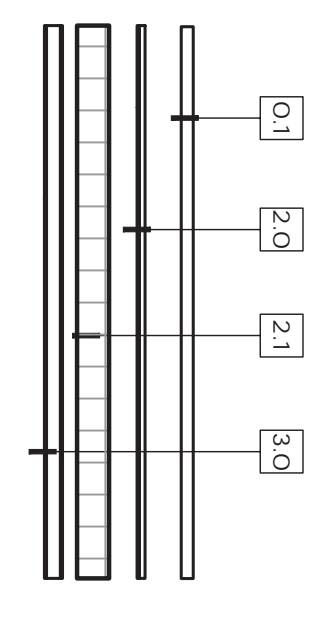
Door Number	Room Number	SIZE	ROUGH OPENING	F-MATERIAL	D-MATERIAL	ELEV TYPE	FIRE RATING	GLAZING	HARDWARE	ZONE
100	100	3'-4" x 2'-3"	4'-0" x 2'-3"	---	---	---	---	---	---	---
101	101	5'-0" x 7'-3"	5'-6" x 7'-3"	---	---	---	---	---	---	---
102	102	5'-0" x 7'-3"	5'-6" x 7'-3"	---	---	---	---	---	---	---
103	103	5'-0" x 7'-3"	5'-6" x 7'-3"	---	---	---	---	---	---	---
104	104	5'-0" x 7'-3"	5'-6" x 7'-3"	---	---	---	---	---	---	---

**WINDOW SCHEDULE**

Window Mark	Room Number	SIZE	TYPE	WIND ZONE	GLAZING	ELEVATION	TYPE	PICTURE	NOTES
100	100	3'-4" x 2'-3"	---	---	---	---	---	---	---
101	101	5'-0" x 7'-3"	---	---	---	---	---	---	---
102	102	5'-0" x 7'-3"	---	---	---	---	---	---	---
103	103	5'-0" x 7'-3"	---	---	---	---	---	---	---
104	104	5'-0" x 7'-3"	---	---	---	---	---	---	---

**WALL TYPE SCHEDULE**

TYPE	STYLE	Fire Rating	REMARKS
0.1	0.1 Brick/Veneer	---	---
2.0	2.0 New Vinyl Forming 1.5 Stud, 5 Gyp	---	---
2.1	2.1 CMU-8 New	---	---
3.0	3.0 New 3.5 Stud, 5 Gyp Bath Slides	---	---



**Brad Design & Engineering, Inc.**  
 CA No: 8471-AA26003194  
 708 Lithia Pinecrest Road, Suite 101  
 Brandon, Florida 33511  
 Phone (813) 689-7002  
 Fax (813) 684-1691

Permit Set 3/9/22

Revision Number	Date	Description of Change
1	9-25-21	Client Changes

**FISHHAWK CAR WASH**  
 Fishhawk  
 Lithia, FL 33547

**Cornerstone Design Services**  
 AA26001526  
 Ray M. Smith  
 Architect # 12864  
 708 Lithia Pinecrest Road  
 Brandon, Florida 33911  
 Cell: 727-692-6401 Office: 813-902-2408  
 cornerstone@raysmith.us

Ray M. Smith  
 FL Architect # 12864  
 708 Lithia Pinecrest Road  
 Brandon, FL 33911  
 Phone: 727-692-6401

Detail Bldg- Floor Plan

DATE: March 9, 2022  
 SCALE: AS SHOWN  
 DRAWN: ASHWIN  
 SHEET: BDE

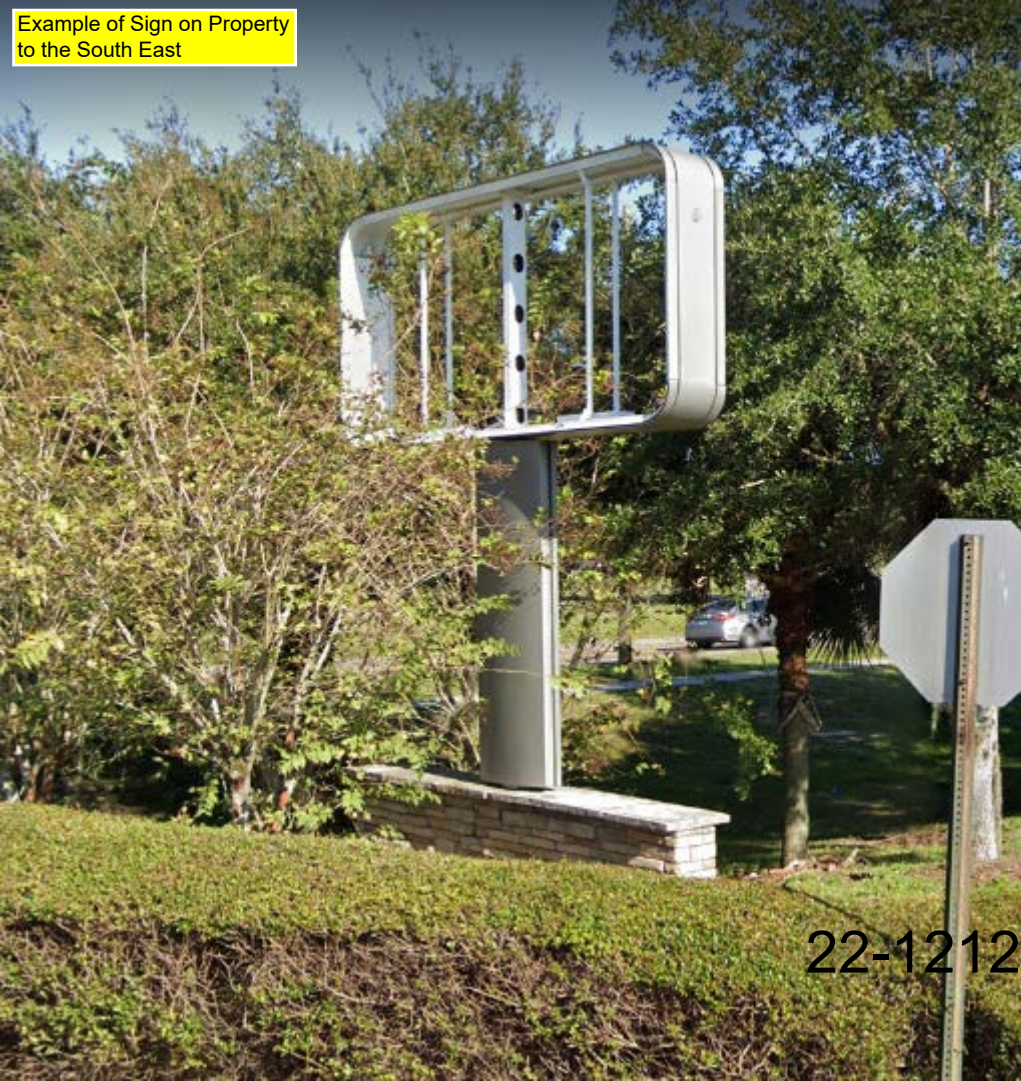
A800  
 22-1212

Example of the Hungry Howies located on the property to the south -  
Variance approved 2016



22-1212

Example of Sign on Property to the South East



22-1212

# VARIANCE REQUEST

1. Project Narrative: 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.

We respectfully request one (1) double sided freestanding sign that consists of 46 square feet and 15' overall height.

We are requesting the variance as the property fronts an unnamed private road although addressed on Fishhawk Blvd. We are requesting the sign variance to apply the standard Hillsborough County sign code Part 7.03.00 - Permitted Signs.

The sign as designed follows the criteria within the FishHawk Ranch Design Guidelines for Commercial Center. The design The design meets teh Standard Hillsborough sign code part 7.03.00 with height, size, and setback .

---

---

---

---

---

---

---

---

---

---

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:  
The request does not deviate form any section of the Hillsborough County Land Development Code and is requesting the apply the code as you would on any property with public road frontage.

## 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 (Attachment A).

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 t hird lot on well and/or septic or non-residential development with an intensity of three ERC's? No  Yes \_\_\_\_\_ If yes, you must submit a final determ ination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from **19<sup>th</sup> floor County Center**).

Example of Sign located at Sonic on the parcel to the EAST



22-1212

## VARIANCE CRITERIA RESPONSE

*You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.*

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

The hardship faced is all surrounding parcels have been permitted a freestanding sign in addition to wall signage. The neighboring property was granted a variance for a freestanding sign under the same circumstances. The building is setback and will not have sufficient identification or visibility without a freestanding sign.

---

---

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.

The variance is not requesting a code deviation however is requesting the ability to apply the standard LDC to the parcel with a private road frontage the same as you would a parcel with public road frontage

---

---

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The proposed variance will not interfere with any surrounding property or injure the rights of others. The sign maintains the area's uniformity with the FishHawk Ranch Design Guidelines.

---

---

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).

The proposed variance is in harmony with the LDC found in Part 7.03.00-Permitted Signs and meets all criteria within the LDC as well as FishHawk Design Guidelines

---

---

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.

This Variance request is due to the jurisdiction's process requirement to apply for a variance for any property with a private road frontage

---

---

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Granting the variance will allow the property to receive the same benefits as the surrounding properties by enabling the property owner to have a freestanding sign to identify the establishment which assists in the business being successful in the location.

---

---

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >





## Electronically Certified Official Record

---

### Document information

<b>Agency Name:</b>	Hillsborough Clerk of Circuit Court and Comptroller
<b>Clerk of the Circuit Court:</b>	The Honorable Cindy Stuart
<b>Date Issued:</b>	1/25/2022 10:21:25 AM
<b>Unique Reference Number:</b>	BAA-FBB-BCAFH-DCEGAEJAJBADDEADDBCI-JJBDC-F
<b>Certification ID:</b>	32460490910334033128
<b>Requesting Party Code:</b>	511
<b>Requesting Party Reference:</b>	33153191

---

### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Cindy Stuart, Hillsborough County Clerk of the Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Hillsborough County Clerk of the Circuit Court. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

\*\*The web address shown above contains an embedded link to the verification page for this particular document.



22-1212

Instrument #: 2021331751, Pg 1 of 2, 7/1/2021 8:14:02 AM DOC TAX PD(F.S. 201.02) \$2345.00, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: O Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Prepared by and return to:  
**Lisa Vitale**  
**Insured Title Agency, LLC**  
**13029 West Linebaugh Ave, Ste 102**  
**Tampa, FL 33626**

File Number: **82194ITA21**  
Consideration: **\$335,000.00**

(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this **25th day of June, 2021**, between **Rubens H Inaba and Caroline M Inaba, husband and wife**, whose post office address is, **15430 Casey Rd, Tampa, FL 33624**, Grantor, and **MT Fishhawk Properties, LLC, a Florida Limited Liability Company** whose post office address is **1326 E Lumsden RD, Brandon, FL 33511**, Grantee:

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

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

**Lot 2, FISHHAWK RETAIL, LLC PLATTED SUBDIVISION WITH NO IMPROVEMENTS, according to the map or plat thereof, as recorded in Plat Book 125, Page(s) 170 and 171, of the Public Records of Hillsborough County, Florida.**

**together with: (as to easement areas only)**

**Declaration of Unified Control, Easements, Covenants and Restrictions for Fishhawk Ranch - Tract 11 recorded in Official Records Book 14272, Page 859, as amended in Official Records Book 14934, Page 1565.**

**Declaration of Unified Control, Easements, Covenants and Restrictions for Fishhawk Ranch - Tract 12, recorded in Official Records Book 14272, Page 918, as amended in Official Records Book 14934, Page 1574, Official Records Book 16653, Page 708.**

**Terms and conditions contained in Water Line Easement Agreement recorded September 5, 2006 in Official Records Book 16911, Page 757, Consent recorded in Official Records Book 17614, Page 182.**

**Terms and conditions contained in Master Water Meter Easement Agreement recorded September 5, 2006 in Official Records Book 16911, Page 770, Consent recorded in Official Records Book 17614, Page 182.**

**Parcel Identification Number: U-21-30-21-A1T-000000-00002.0**

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

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

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: LUNDRIA Y. BLAIR

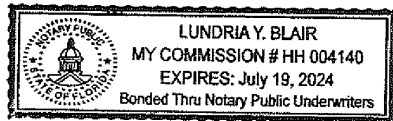
[Signature]  
Rubens H Inaba

[Signature]  
Witness Name: Becky L Ellis

[Signature]  
Caroline M Inaba

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this <sup>23rd</sup>~~25th~~ day of June, 2021, by Rubens H Inaba and Caroline M Inaba, he/she  is personally known to me or  has produced Driver's License as identification.



[Signature]  
Notary Public  
Printed Name: LUNDRIA Y. BLAIR  
My Commission Expires: 07/19/2024

Unique Code : BAA-FBB-BCAFH-DCEGAEJJBADDEADDBCI-JJBDC-F Page 2 of 2

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Received  
07/18/22  
Development Services

# VARIANCE APPLICATION

## IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.  
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

### Property Information

Address: Folio 088080-0214 City/State/Zip: Lithia, FL 33547 TWN-RN-SEC: 21-30-21  
Folio(s): Folio 088080-0214 Zoning: PD Future Land Use: RP-2 Property Size: 1.17 acres

### Property Owner Information


Name: MT FISHHAWK PROPERTIES LLC Daytime Phone: 813-684-0622  
Address: 1326 E LUMSDEN ROAD City/State/Zip: BRANDON, FL 33511  
Email: FAX Number:


### Applicant Information

Name: JULES CAR WASH Daytime Phone:  
Address: 1326 E LUMSDEN ROAD City/State/Zip: BRANDON, FL 33511  
Email: FAX Number:

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

Name: KEITH CHAPMAN Daytime Phone: 321-987-5338  
Address: 3602 PARKWAY BLVD City / State/Zip: LEESBURG, FL 34748  
Email: kchapman@midflsigns.com FAX Number:

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.  
  
Signature of Applicant  
Keith Chapman  
Type or Print Name

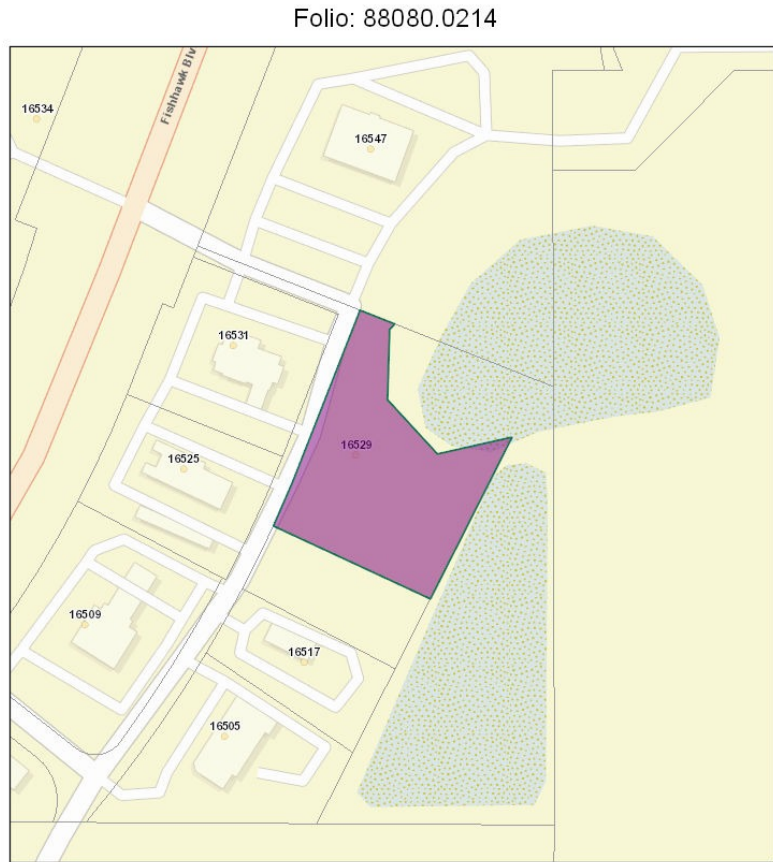
I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.  
  
Signature of Property Owner  
Tarek Kazbour  
Type or Print Name

Office Use Only  
Intake Staff Signature: Ana Lizardo Intake Date: 07/18/22  
Case Number: 22-1212 Public Hearing Date: 09/26/22  
Receipt Number:

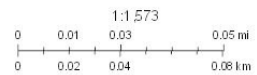


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0098
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0530H
FIRM Panel	12057C0530H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120530C
County Wide Planning Area	Boyette
Community Base Planning Area	SouthShore
Planned Development	PD
Re-zoning	null
Personal Appearances	11-0404,05-0023,03-1586,07-1995,00-1330 WD,03-0397,99-0900,97-0066,98-0472A,98-0472B,02-1129,01-0417,99-0062,92-0216,91-0045,16-0179,19-1117,20-1013
Census Data	Tract: 013922 Block: 1000
Future Landuse	RP-2
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 6
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



July 18, 2022



RS, Hillsborough County - Public Works - Geomatics - Streets &amp; Addresses

Hillsborough County, Florida

**Folio: 88080.0214**  
**PIN: U-21-30-21-98G-000000-00007.0**  
**MT FISHHAWK PROPERTIES LLC**  
**Mailing Address:**  
 1326 E LUMSDEN RD  
 BRANDON, FL 33511-6717  
**Site Address:**  
 16529 FISHHAWK BLVD  
 LITHIA, FL 33547  
**SEC-TWN-RNG: 21-30-21**  
**Acreage: 1.17109001**  
**Market Value: \$482,669.00**  
**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.

22-1212