

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1212

LUHO HEARING DATE: October 24, 2022 CASE REVIEWER: 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



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

SIGN SPECIFICATIONS

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

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

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



FINISH / COLOR SCHEDULE

- PMS 2995C- SATIN / STUCCO FINISH
- PZ PMS 2945C- SATIN / STUCCO FINISH

DIGITALLY PRINTED GRAPHICS

v1 3M WHITE 180C-10 - First Surface Applied

VINYL SCHEDULE





CUSTOMER APPROVAL:

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

D/S PYLON SIGN

SCALE: 3/8"=1'

SIDE VIEW

CUSTOMER:

JULES CAR WASH

LOCATION: FISHHAWK, FL

DATE: 01.27.2021

QUOTE No: 5294

REV: REV:

FLORIDA STATE LICENSE ES12000754

DRAWN BY:

DATE:

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

PYLON SIGN



SITE LAYOUT SITE

Fishhawk Car Wash

10' setback requirement

Fishhawk Lithia, FL 33547

PERMIT MODIFICATION

General Contractor



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

\$800	S200	\$110	\$105	S100	Sheet Number	STRUCTURAL
Detail Bldg- Foundation	Sections	Filled Cell	Trench Detail	Foundation	Sheet Title	TURAL

Sheet Number M1

Sheet Title Mechanical

MECHANICAL

Fishhawk Car Wash

Fishhawk Lithia, FL 33547 Key Map

Ar chitect



AA26001526 Ray M. Smith Architect # 12864

Architect # 12864

'08 Lithia Pinecrest Road

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

FISHHAWK CAR WASH

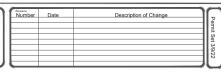
CAR WASH

Fishhawk

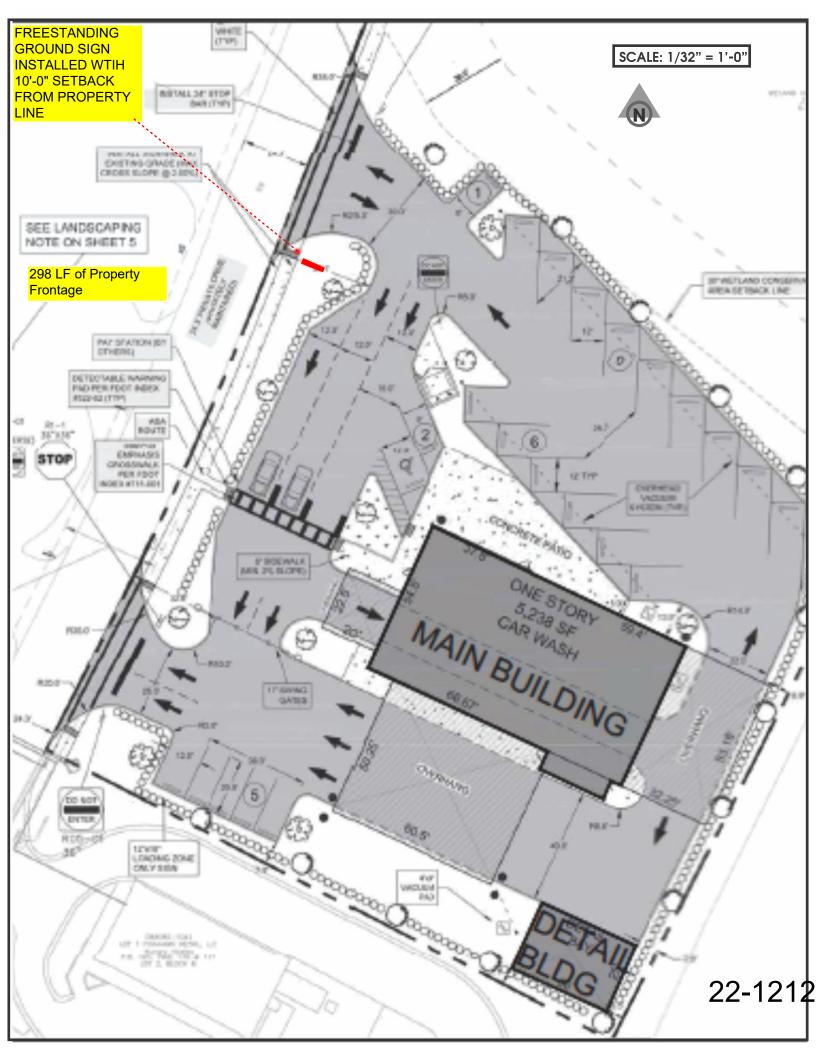
T4/0	E150 Elect	E140 Elec	E130 E	E120 E	E110	E105 Ligt	E100	E001	Sheet Number	ELECTRICAL
Panel Schedules & Riser Diagrams	Electrical 480 v One-Line Diagram	Electrical Fixture Schedule-3 & 4	Electrical Fixture Schedule-2	Electrical Fixture Schedule-1	Power	Lighting & Power-Detail Building	Lighting	Electrical Notes	Sheet Titl e	RICAL

AA26001526 Ray M. Smith Architect # 12864 708 Lithia Pinecrest Road Brandon, Florida 33911

pl umbing	oing
Sheet Number Sheet Title	Sheet Titl
P110	Plumbing
P112	Detail Bldg Plumb



22	Fibral dasion door	short commercial 2019/2019 ATS	Stabbank our anabilish	rhawk car wash/Sheehi/0216-000-4001 lindex.dwg
-121	A001	and STR SV SHS SV	Index March 9 2022	Dates Sonth Dates
N				-



Building Info

SPECIAL OCCUPANCY: CONST TYPE: TOTAL BUILDING AREA: 6,353 SQ. FT.
TOTAL MAIN BUILDING AREA: 5,453 SQ. FT.
TOTAL DETAIL BUILDING AREA: 900 SQ. FT.
COVERED DRIVE THRU AREA 4,347 SQ. FT.
OCCUPANCY:
6 OCCUPANT 1

(A/C OFFICE AREA 846 SQ. FT.) (EQUIPMENT AREA . (NON CONDITIONED SPACE)
. (OPEN DRIVE THRU AREA)
LOAD MAIN BUILDING, 6 OCCUPANT LOAD DETAIL BUIL

BUILDING

Balcony and Deck live Vind Design Data Itimate Wind Speed:

t Floor Corridors: er Floor Corridon

4,607

apter 30 of ASCE 7-16.

SPRINKLED: FIRE ALARM: MEZZANINE: DING RISK CATEGORY: D CONSTRUCTION: GROUP $\stackrel{\mathsf{N}}{\circ}$ TABLE

1604.5

HIGH RISE **N**O

ALLOWABLE BUILDING HT = 35'-0"
ACTUAL BUILDING HT = 35'-0" MAIN BUILDING, 14'-9" DETAIL BUILDING
EXPOSURE CATEGORIES PER 1609.4.3 = C

THIS BUILDING IS NOT IN A WIND BORNE DEBRIS REGION AS DEFINED IN FLORIDA BUILDING CODE ALL GLAZING IS NOT ASSUMED TO BE PROTECTED IN ACCORDANCE WITH SECTION 1609.1.2 OF THE 표 FLORIDA BUILDING

ALLOWABLE BUILDING AREA LIMITATION PER TABLE 503 GROUP -B, TYPE OF CONSTRUCTION - VB,

NUMBER OF BUILDING HEIGHT IN FEET ABOVE GRADE PLANE - GROUP B - NOT SPRINKLED - 40'-0" (35'-0" MAIN BUILDING)(14'-9" DETAIL BLDG.) STORIES ABOVE GRADE PLANE - GROUP B - NOT SPRINKLED - 2 (1 STORY MAIN BUILDING) (1 STORY DETAIL BLDG.)

BUILDING AREA ALLOWED PER TABLE 506.2 - GROUP B - NOT SPRINKLED - 9,000 SQ. FT

MAX. BUILDING AREA ALLOWED - TOTAL ALLOWED PER SECTION 506.2 = 9,000 SQ. FT. PER FLOOR TOTAL ACTUAL SQ. FT. (MAIN BUILDING 5,453 SQ. FT.) (DETAIL BLDG 900 SQ. FT.) 6,353 TOTAL SQ.

MAXIMUM TRAVEL DISTANCE PER TABLE 1017.2 WO/SPRINKLER = 200'

MAXIMUM TRAVEL DISTANCE PER NFPA 101 2015 ED. PER TABLE A.7.6 B WO/SPRINKLER =

200'

COMMON PATH OF TRAVEL PER 1006.2.1 WO/SPRINKLER SYSTEM= 100' COMMON PATH OF TRAVEL PER NFPA 101 2015 ED. PER TABLE A.7.6 = E MAXIMUM DEAD END CORRIDOR PER NFPA 101 2015 ED. PER TABLE A.7.6 B = WO/SPRINKLER= 20 B WO/SPRINKLER = 100

GROUP B = FLOOR AREA PER OCCUPANT: 150 PER SF GROSS - PER TABLE 1004.1.2 846 SQ. FT. / 150 = 6 OCCUPANT LOAD TOTAL. (BUSINESS AREA) MAXIMUM DEAD END CORRIDOR PER 1020.4 = 20' MAXIMUM DEAD END CORRIDOR PER 1020.4

MINIMUM CORRIDOR WIDTH PER TABLE 1020.2 = GROUPB = 44"
EGRESS WIDTH PER 1005.3.2 OTHER EGRESS COMPONENTS = .2 EGRESS WIDTH 900 SQ. FT. / 150 = 6 OCCUPANT LOAD TOTAL. (DETAIL BUILDING)

1005.5 DISTRIBUTION OF EGRESS CAPACITY, WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAIL LESS THAN 50% OF THE REQUIRED CAPACITY.

OCCUPANCY MAIN BUILDING - 6 X .2 = 1.2" REQUIRED, HE MEANS OF LABLE CAPACITY TO

REDUCED 50% = 00.6" TOTAL PROVIDED DOORS = 80.0" MAIN BUILDING

OCCUPANCY DETAIL BUILDING - $6 \times .2 = 1.2$ " REQUIRED,

EGRESS CORRIDOR RATINGS PER 1020.1: REDUCED 50% = 00.6" TOTAL PROVIDED DOORS = 68.0" **DETAIL BUILDING**

GREATER THAN 30 = 1HR (NOT REQUIRED)

FIRE RESISTANCE RATING FRAME PER 601 = 0 HOUR **BUILDING ELEMENT CONSTRUCTION -**

BEARING WALLS EXT. PER 601 = 0 HOUR & NON BEARING INTERIOR WALLS PER 601 = 0 HOUR

FLOOR SEPARATION PER 601 = 0 HOUR ROOF CONSTRUCTION PER 601 = 0 HOUR STRUCTURAL FRAME PER 601 = 0 HOUR

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR

THE VALUES LISTED IN TABLE

1006.2.

OCCUPANCY (A, B,E, F, M, U, R-2, R-3) 1-49 = TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:

APPROVED PRODUCT LIST

Product Category	Sub Category	Manufacturer	State Of Florida Approval Number	Expiration Date
Exterior Doors	Swinging	Therma-Tru Corp.	FL1754O-R5	12-31-22
	Glazed Swinging	YKK AP America	FL16554.2-R8	12-31-23
	Roll Up	Overhead Door Corp.	FL16113-R5	12-31-23
Windows	Single Hung	Lawson Industries	FL 15412.1-R7	09-01-25
Roofing	Metal Roof	Tamko Building Products, LLC	FL3901-R10	07-29-23
	Underlayment	GAF Materials Corp.	FL10626.1-R23	12-31-24
	Soffits	James Hardi Building Products, Inc.	FL13265-R5	12-31-23
Structural Components	Lintels	CAST-CRETE Corporation	FL158.1-R13	05-21-22
	Connector Anchors	Simpson Strong Tie Co.	FL10456 FL10852.13 FL10655 FL10860 FL11498 FL11496 FL11473.18 FL11473.20	12-17-23

Applicable Codes

Florida Building Code 7th Edition (2020)
Florida Building Code 7th Edition (2020), Plumbing
Florida Building Code 7th Edition (2020), Mechanical
Florida Building Code 7th Edition (2020), Fuel Gas
Florida Building Code 7th Edition (2020), Energy Conservation
Florida Building Code 7th Edition (2020), Accessibility

Florida Fire Prevention Code,

6th Edition (2017)

2017 National Electrical Code 2015 NFPA 101 Life Safety Co

Class II interior floor finish is permitted to be uson is required where Class II is required. These

2, but less than 0.45 W/cm2. Automatic sprinklers wall and ceiling finish with a flame spread rating quired, and Class B interior wall and ceiling finish

n any location where Class I is required, visions do not apply to new detention an

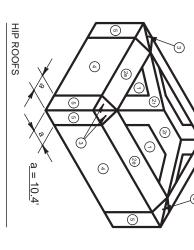
THRESHOLD BUILDING. IN ACCORDANCE WITH FLORIDA STATUTE, ANY BUILDING WHICH IS GREATER THAN 3 STORIES OR 50 FEET (15 240 MM) IN HEIGHT, OR WHICH HAS AN ASSEMBLY OCCUPANCY CLASSIFICATION THAT EXCEEDS 5,000 SQUARE FEET (464.52 M2) IN AREA AND AN OCCUPANT CONTENT OF GREATER THAN 500 PERSONS.

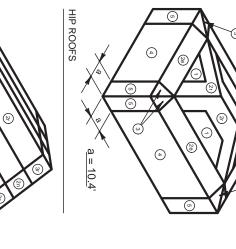
Basic Building Str	enotical Information	Basic Building S	Basic Building Structural Information	
in table was prepared using Windlead Calcula	his table was prepared union Windboad Calculator Plus Software available from www.windcalcs.com	This table was prepared using Windload Calcu	lator Plus Software available from www.windcale	com
ormation was created in accordance v The Component and Cladding Pressur 30 of ASCE 7-16.	formation was created in accordance with Chapter 16 of the 2020 Florida Building The Component and Cladding Pressures were generated using the method in Part 2 of 30 of ASCE 7-16.	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 Chapter 30 of ASCE 7-16.	with Chapter 16 of the 2020 Florida Bures were generated using the method in	ilding Part 2
& Roof Live Loads	(B • Office Buildings)	Floor & Roof Live Loads	(B • Office Building	lding
	50 psf uniform; 2000 lbs concentrated		50 psf uniform; 2000 lbs concentrated	ted
35: 100	100 psf uniform; 2000 lbs concentrated		100 psf uniform; 2000 lbs concentrated	ated
loor Corridors: 100	100 psf uniform; 2000 lbs concentrated	or Corridors:	100 psf uniform; 2000 lbs concentrated	ated
Floor Corridors: 80	80 psf uniform; 2000 lbs concentrated	95	80 psf uniform; 2000 lbs concentrated	ted
20	20 psf uniform; 300 lbs concentrated		20 psf uniform; 300 lbs concentrated	De
ny and Deck live loads are 150	ny and Deck live loads are 150% of the adjacent space served.)	ny and Deck live loads are	0% of the adjacent space served	
Design Data		Wind Design Data		
ite Wind Speed: 139 mph	Nominal Wind Speed: 108 mph	Ultimate Wind Speed: 139 mph	Nominal Wind Speed:	108 mp
		Risk Category: II	Wind Exposure: C	
ure Classification: Enclosed	End Zone Width (a): 10.40 ft.	Enclosure Classification: Enclosed	End Zone Width (a):	10.40 ft
Nope: 4.0 in 12 (18.4°)	Mean Roof Height:	sure (Roof Geometry:	Hip
e Ultimate Wind speed was used to de es.)	e Ultimate Wind speed was used to determine the Component and Cladding design (8.1)	(The Ultimate Wind speed was used to determine the Component and Cladding design	determine the Component and Cladding	28 II.
Building is not in a Wind-Borne Del	s Building is not in a Wind-Borne Debris Region, and opening protection is not f.)	(This Building is not in a Wind-Borne Debris Region, and opening protection is not	ebris Region, and opening protection is	not
onents and Cladding	32	required.)		
Zone 1:	+29.5 psf max., -89.9 psf min.	Components and Cladding		
Zone 2e:		Roof Zone 1:	+36.3 psf max., -81.7 psf min.	7
Zone 2n:	+29.5 psf max., -131.2 psf min.	Roof Zone 2e:	+36.3 psf max., -114.7 psf min.	n,
Zone 2r:		Roof Zone 2r:	+36.3 psf max., -106.5 psf min.	P.
Zone 3e:	+29.5 psf max., -131.2 psf min.	Roof Zone 3:	+36.3 psf max., -114.7 psf min.	n.
Zone 3r.		Overhang at Roof Zone 1:	-94,9 psf min.	F
hang at Roof Zone 1:		Overhang at Roof Zone 2e:	-127.9 psf min	Þ
hang at Roof Zone 2e:	-103.1 psf min.	Overhang at Roof Zone 2r:	-119.7 psf min.	Þ
hang at Roof Zone 2n:	-144.4 psf min.	Overhang at Roof Zone 3:	-152.7 psf min.	Þ.
hang at Roof Zone 2r:	-144.4 psf min.	Wall Zone 4:	+48.7 psf max52.8 psf min.	E.
hang at Roof Zone 3e: hang at Roof Zone 3r:	-169.1 psf min.	Wall Zone 5:	+48.7 psf max., -65.2 psf min	
Zone 4:	+48.7 psf max., -52.8 psf min.	Decian Soil Bearing Canacity	2 000 pef	
Zone 5:		Design son beamig capacity.	2,000 psi	

GABLE ROOF MAIN BLDG. HIP ROOF

MAIN BLDG.

ign Soil Be





WIND **ZONES ON STRUCTURE** a = 10.4

8.6.11 CONCEALED SPACES AND DRAFTSTOPS

8.6.11.1 ANY CONCEALED COMBUSTIBLE SPACE IN WHICH BUILDING MATERIALS HAVING A FLAME SPREAD INDEX GREATER THAN CLASS A ARE EXPOSED SHALL BE DRAFTSTOPPED AS FOLLOWS:

1. EVERY EXTERIOR AND INTERIOR WALL AND PARTITION SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL, AT THE TOP STORY CEILING LEVEL, AND AT THE LEVEL OF SUPPORT FOR ROOFS.

2. EVERY UNOCCUPIED ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT TO EXCEED 3000 FT² (280 M²).

3. ANY CONCEALED SPACE BETWEEN THE CEILING AND THE FLOOR OR ROOF ABOVE SHALL BE DRAFTSTOPPED FOR THE FULL DEPTH OF THE SPACE ALONG THE LINE OF SUPPORT FOR THE FLOOR OR ROOF STRUCTURAL MEMBERS AND, IF NECESSARY, AT OTHER LOCATIONS TO FORM AREAS NOT TO EXCEED 1000 FT² (93 M²) FOR ANY SPACE BETWEEN THE CEILING AND FLOOR, AND 3000 FT² (280 M²) FOR ANY SPACE BETWEEN THE CEILING AND ROOF.

8.6.11.2 THE REQUIREMENTS OF 8.6.11.1 SHALL NOT APPLY WHERE ANY OF THE FOLLOWING CONDITIONS ARE MET:

1. WHERE THE SPACE IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7

2. WHERE CONCEALED SPACES SERVE AS PLENUMS

3. WHERE THE INSTALLATION IS AN EXISTING INSTALLATION

CEILINGS - A OR B: WALLS - A,B, OR C A,B, OR C A,B, OR C

A.8.6.11.2(2) SEE NFPA 90A, STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS.

8.6.11.3 DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2 IN. (13 MM) THICK GYPSUM BOARD, 15/32 IN. (12 MM) THICK PLYWOOD, OR OTHER APPROVED MATERIALS THAT ARE ADEQUATELY SUPPORTED. 8.6.11.4 THE INTEGRITY OF ALL DRAFTSTOPS SHALL BE MAINTAINED.

EXTERIOR WINDOWS

DOORS

1. A foundation survey shall be performed and a copy of the survey shall be on the site for the building inspectors use. Or, all property markers shall be exposed and a string stretched from marker to marker to verify required setbacks.

PLAN NOTES:

2. All Plumbing, Electrical, and Mechanical rough-ins must be complete, inspected, and approved before requesting the framing inspection.

1. All exterior windows and doors are required to be tested in accordance with ANSI/AMMA/NWWDA 101 /IS2 Standard and bear an AMMA or WDMA label identifying the manufacturer, performance characteristics and approved product testing entity.

Brad Design &

708 Lithia Pinecrest Road, Suite 101 Brandon, Florida 3351 Phone (813) 689-7002

Fax (813) 684-1691

Engineering, Inc.

CA No:8471-AA26003194

3. A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel. FBC 7th Edition 105.11

4. Rainwater from roofs and storm water from paved areas, yards, courts and courtyards shall drain to an approved place of disposal. For one- and two-family dwellings, and where approved, storm water is permitted to discharge onto flat areas, such as streets or lawns, provided that the storm water flows away from the building FBC 7th Edition Plumbing 1101.2

6. To provide for inspection for termite for infestation, final earth grade shall not be less than 6 inches. 5. Irrigation/sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building side wall. FBC 7th Edition Plumbing 318.1 etween wall covering and

5. Mullions and adjacent door assemblies are required to be tested or engineered to transfer 1.5 times the design loads to the rough opening

The window buck shall extend beyond the interior lip of the window

3. All exterior windows and doors where buck thickness is $1\frac{1}{2}$ " or greater, the buck must be attached in a manner that transfers the load directly to the structure. Windows and doors shall be anchored through the jam into the

Permit Set 3/9/22

2. All exterior windows and doors where buck thickness is less than $1\frac{1}{2}$ thick, shall be anchored through the jam into the structural substrate.

7. Initial treatment shall be done after all excavation ar 7th Edition 1816.1.1 າd backfill is complete. ted including spa FBC

Exception: Paint or decorative cemetitious finish less than $\frac{5}{8}$ " thick adhered directly to the foundation wall. FBC 7th Edition 1403.8

8. Soil disturbed after the initial treatment shall be retroposed or formed. FBC 7th Edition 1816.1.2

9. Boxed areas in concrete floors for subsequent installation of traps, etc., sh made with permanent metal or plastic forms. Permanent forms must be of a and depth that will eliminate the disturbance of soil after the initial treatment. 7th Edition 1816.1.3 protect against rainfall ment, retreatment is shall be f a sized nt. FBC

10. Minimum 6 mil vapor retarder must be installed to dilution. If rainfall occurs before vapor retarder placer required. FBC 7th Edition 1816.1.4

3. Glazing in storm doors

Glazing in all unframed swinging doors

2. Glazing in fixed and Sliding panels of sliding type doors (patio and mall type).

1. Glazing in ingress and egress required fire doors and jalousies.

doors except wired glass

Description of Change

The Following shall be considered specific the pupose of glazing:

Hazardous Locations
FL Building Code 7th Edition (2020)

12. Soil treatment must be applied under all exterior confider structure side wall. FBC 7th Edition 1816.1.6 11. Concrete overpour and mortar along the foundation perimeter must be removed before exterior soil treatment. FBC 7th Edition 1816.1.5 ncrete or grade within 1'-0"

Glazing in shower and bathtub doors and surrounding walls here the sill height in the walls is less than 60 inches above the andard surface of the shower or tub but in no case less than 60

above the bathroom floor

14. All buildings are required to have pre-construction 1816.1.7 13. All exterior vertical chemical barrier must be installed after construction is complete including landscaping and irrigation. Any soil disturbed after the vertical barrier is applied, shall be retreated. FBC 7th Edition 1816.1.6 treatment. FBC 7th Edition

15. A certificate of compliance must be issued to the building department by a licensed pest control company before a certificate of occupancy will be issued. The certificate of compliance shall state: "The Building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services." FBC 7th Edition 1816.1.7

7. Glazing, operable or inoperable, having a glazed area in excess of 9 sq ft with lowest edge—less than 18 inches above the finish floor level or walking surface within 36 inches of such glazing. In lieu of safety glazing such glazed panels may be protected with a horizontal member not less—than 1-1/2 inches wide when located between 24 and 36 inches above the walking surfaces.

6. Glazing, operable or inoperable, adjacent to a door in all buildings and within the same wall—plane as the door whose nearest vertical edge is within 12 inches of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.

Number

Date

16. After all work is completed, loose wood and fill must be removed from below and within 1'-0" of the building. This includes all grade stakes, tub trap boxes, forms, shoring, and other cellulose containing material.

DESIGN CRITERIA

FISHHAWK

CAR WASH

Lithia, FL 33547

17. No wood, vegetation, stumps, cardboard, trash, etc., shall be buried within 15'-0" of any building or proposed building. Window and Door Notes:

18. All exterior windows and glass doors are required with ANSI/AMMA/NWWDA 101 /IS2 Standard and beidentifying the manufacturer, performance characterist testing entity. to be tested in accordance ar an AMMA or WDMA label tics and approved product

* Allowable Soil Bearing=1500 psf (Verify by soils testing company)

* Concrete For Footings, Bond Beams, Filled Cells and Cast-in-Place
Columns Shall Have Min. Compressive Strength of 3000 psi @ 28 Days

* Concrete for Walks and Slab on Grade Shall Have a Min. Compressive

Strength of 2500 psi @ 28 Days

* Concrete Block F'm=1900psi (Type II)

* Mortor ASTM C270 F'c=2000psi (Type S)

* Reinforcing Steel Shall Comply with ASTM A615,

Grade 60(Fy=60,000 psi)

* Anchor Bolts Shall Comply with ASTM A36 Steel

* Footing Shall Be Placed in Undisturbed Soil or Clean, Well Graded Backfill

Material, Firmly Max Dry Density Compacted to 95%

* Lumber Shall Be SP #2 Dense - F'b=1200 psi

* Horizontal Masonry Joints shall be reinforced w/standard #9 Dur-O-Wall,

spaced 16" c.c. vertically

20. Garage doors shall be labeled with a permanent label provided by the manufacturer. The label shall identify the manufacturer, the garage door model/series number, the positive and negative design pressure rating, indicate impact rated if applicable, the installation instruction drawing reference number, the Florida Product Approval or Miami-Dade Product Approval number if applicable, and the applicable test standards. All exterior windows and doors, shall be anchored per published manufacturer's recommendations to achieve the design pressure specified.

The required garage door components for an approved garage door assembly may be indicated using a checklist format on the label. If a checklist format is used on the label, the installer or manufacturer shall mark the selected components on the checklist that are required to assemble an approved garage door system.

DESIGN LOADS as Specified in FBC 7th Edition (2020)

The installation instructions shall be provided and ava 21. Impact resistant coverings. Impact resistant cover accordance with the provisions of Section 1709.9.1 allable on the job site. ngs shall be labeled in

TORAGE AREAS, MECHANICAL EQUIPMENT ROOM ATED (TABLES AND CHAIRS) ED (CHAIRS ONLY - NOT FIXED) ACE AS AS AREA THER VOCATIONAL ROOM AREAS MMERCIAL MS D GRADE FLOOR AREAS DCK, SHIPPING AREAS AGES LATFORMS	000	WYTINE
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM (CHAIRS ONLY - NOT FIXED) S S REA BEA BER VOCATIONAL ROOM AREAS MERCIAL GRADE FLOOR AREAS SES ATFORMS ATFORMS	500 GROSS	WAREHOLISES
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM IED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) S S RER VOCATIONAL ROOM AREAS MERCIAL S GRADE FLOOR AREAS K, SHIPPING AREAS SES	15 NET	STAGES AND PLATFORMS
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM IED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) S S RER VOCATIONAL ROOM AREAS MERCIAL GRADE FLOOR AREAS KK, SHIPPING AREAS KK, SHIPPING AREAS GRADE FLOOR AREAS KK, SHIPPING AREAS	200 GROSS	RESIDENTIAL
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM (CHAIRS ONLY - NOT FIXED) (CHAIRS ONLY - NOT FIXED)	200 GROSS	PARKING GARAGES
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM (CHAIRS ONLY - NOT FIXED) S S BER VOCATIONAL ROOM AREAS MERCIAL GRADE FLOOR AREAS	300 GROSS	STORAGE, STOCK, SHIPPING AREAS
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM TED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) S BER VOCATIONAL ROOM AREAS MERCIAL MERCIAL	30 GROSS	BASEMENT AND GRADE FLOOR AREAS
DRAGE AREAS, MECHANICAL EQUIPMENT ROOM IED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) S S EA MERCIAL MERCIAL S S MERCIAL		MERCANTILE
RATED (TABLES AND CHAIRS) TED (CHAIRS ONLY - NOT FIXED) PACE REAS OTHER VOCATIONAL ROOM AREAS OMMERCIAL OMS	50 GROSS	LOCKER ROOMS
RAGE AREAS, MECHANICAL EQUIPMENT ROOM ED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) E S RER VOCATIONAL ROOM AREAS MERCIAL	100 GROSS	STACK AREA
REAS, MECHANICAL EQUIPMENT ROOM LES AND CHAIRS) SONLY - NOT FIXED) ATIONAL ROOM AREAS	50 NET	READING ROOMS
REAS, MECHANICAL EQUIPMENT ROOM LES AND CHAIRS) SONLY - NOT FIXED) ATIONAL ROOM AREAS		LIBRARY
RAGE AREAS, MECHANICAL EQUIPMENT ROOM ED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) E R VOCATIONAL ROOM AREAS	200 GROSS	KITCHENS, COMMERCIAL
RAGE AREAS, MECHANICAL EQUIPMENT ROOM ED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED) E A	50 NET	SHOPS AND OTHER VOCATIONAL ROOM AREAS
RAGE AREAS, MECHANICAL EQUIPMENT ROOM ED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED)	20 NET	CLASSROOM AREA
RAGE AREAS, MECHANICAL EQUIPMENT ROOM ED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED)		EDUCATIONAL
RAGE AREAS, MECHANICAL EQUIPMENT ROOM ED (TABLES AND CHAIRS) (CHAIRS ONLY - NOT FIXED)	35 NET	DAY CARE
:AL EQUIPMENT ROOM	100 GROSS	BUSINESS AREAS
AL EQUIPMENT ROOM	5 NET	STANDING SPACE
AL EQUIPMENT ROOM	7 NET	CONCENTRATED (CHAIRS ONLY - NOT FIXED)
Y STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	15 NET	UNCONCENTRATED (TABLES AND CHAIRS)
		ASSEMBLY
	300 GROSS	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
FUNCTION OF SPACE OCCUPANT LOAD FAC	OCCUPANT LOAD FA	FUNCTION OF SPACE

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 THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. ВҮ i:\brad design dropbox\co

CAR WASH Fishhawk

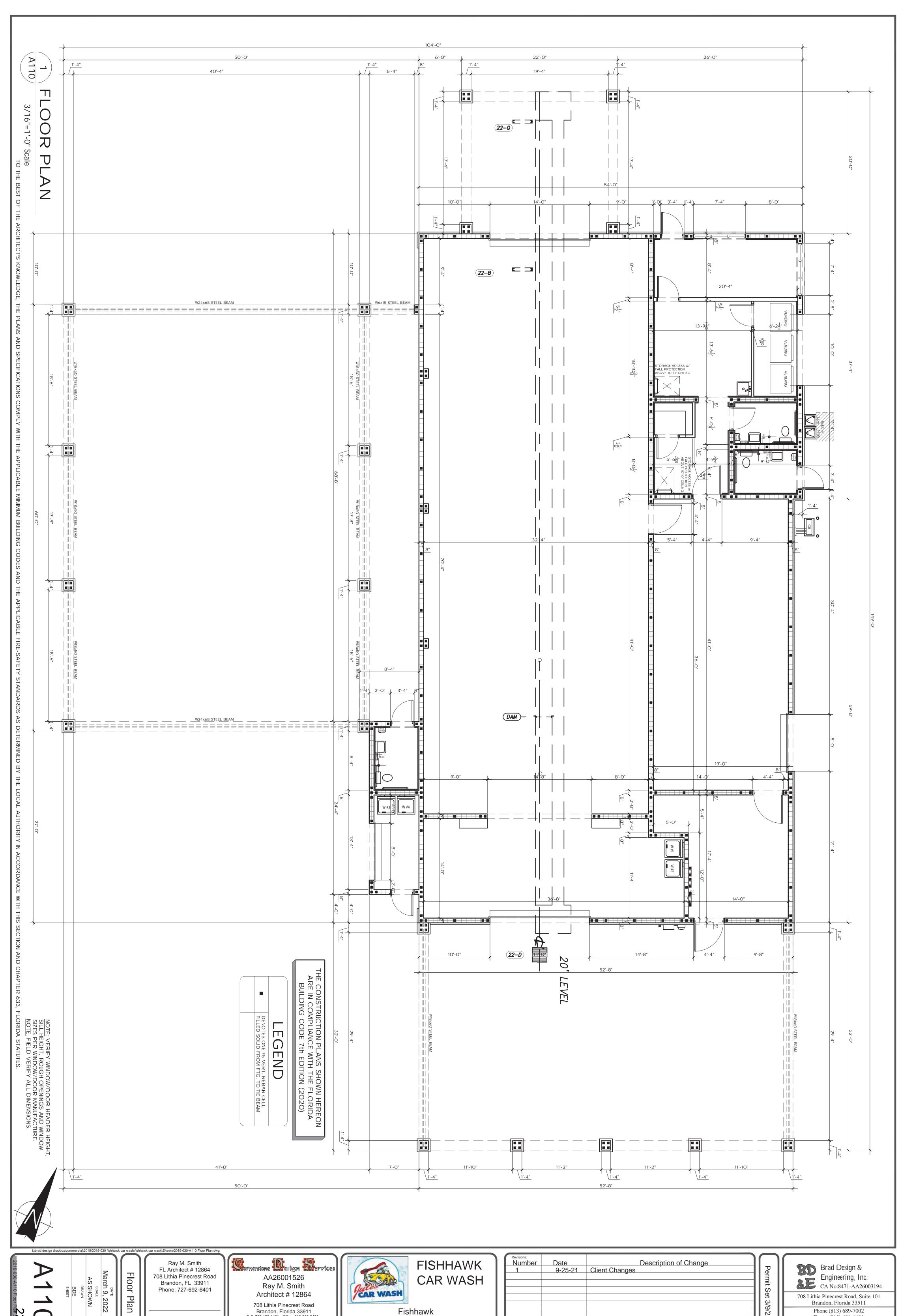
	Cornerstone Design Ser
ı	AA26001526
ı	Ray M. Smith
I	Architect # 12864
	708 Lithia Pinecrest Road Brandon, Florida 33911 Cell: 727-692-6401 Office: 813-902-2408

cornerstone@raysmith.us

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Notes

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AS SHOWN	SCALE	March 9, 2022	DATE	



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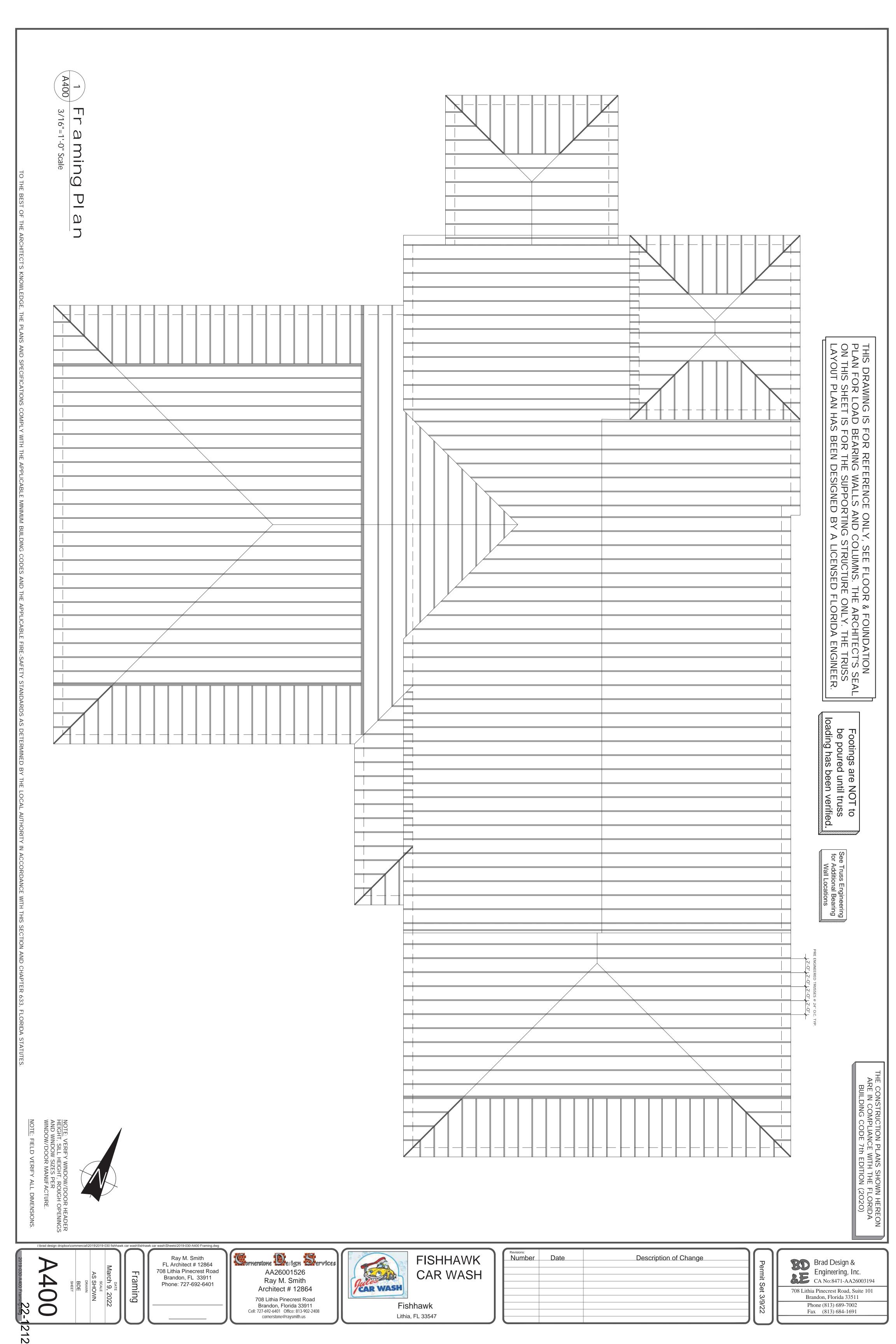
Brandon, Florida 33911 Cell: 727-692-6401 Office: 813-902-2408

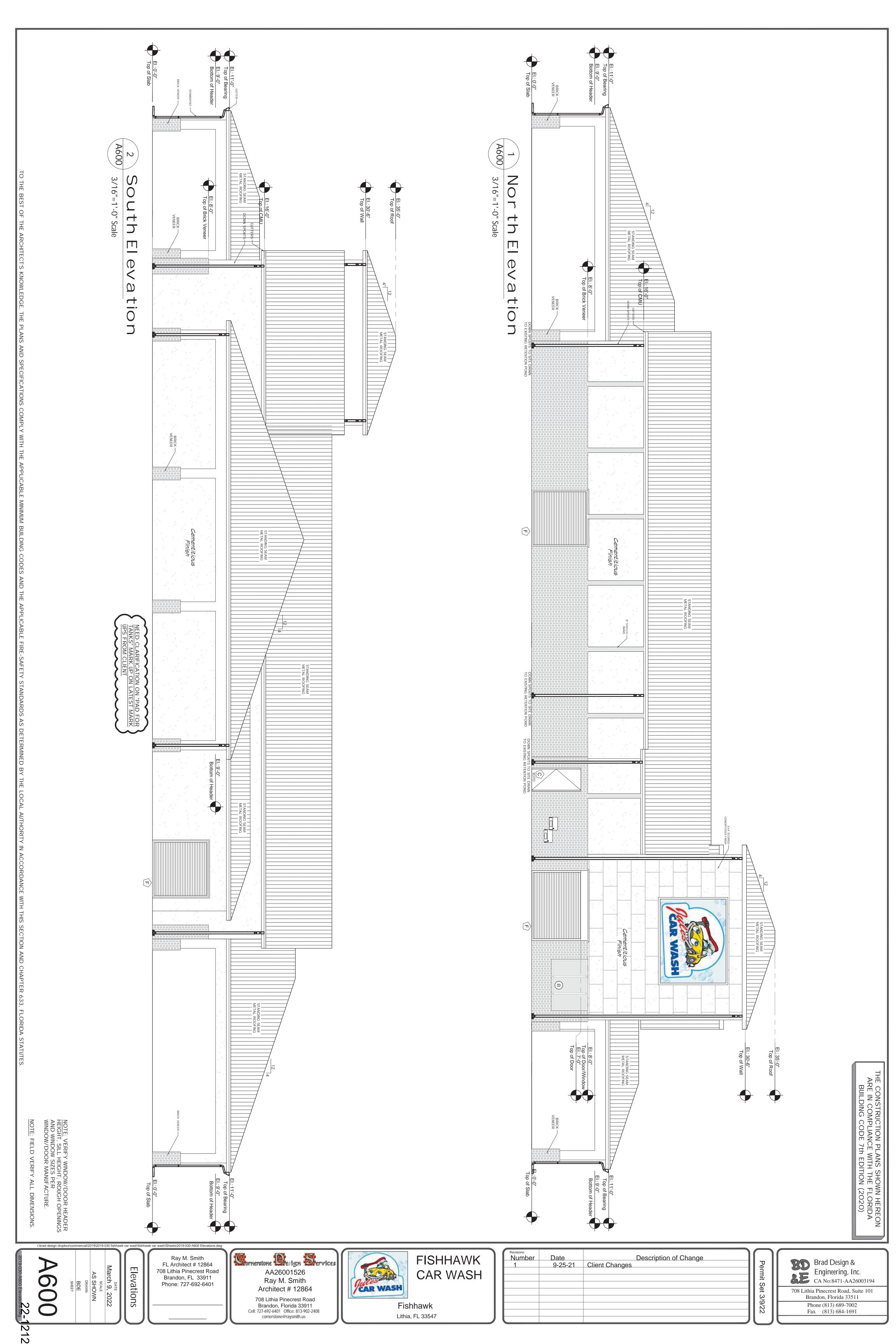
cornerstone@raysmith.us

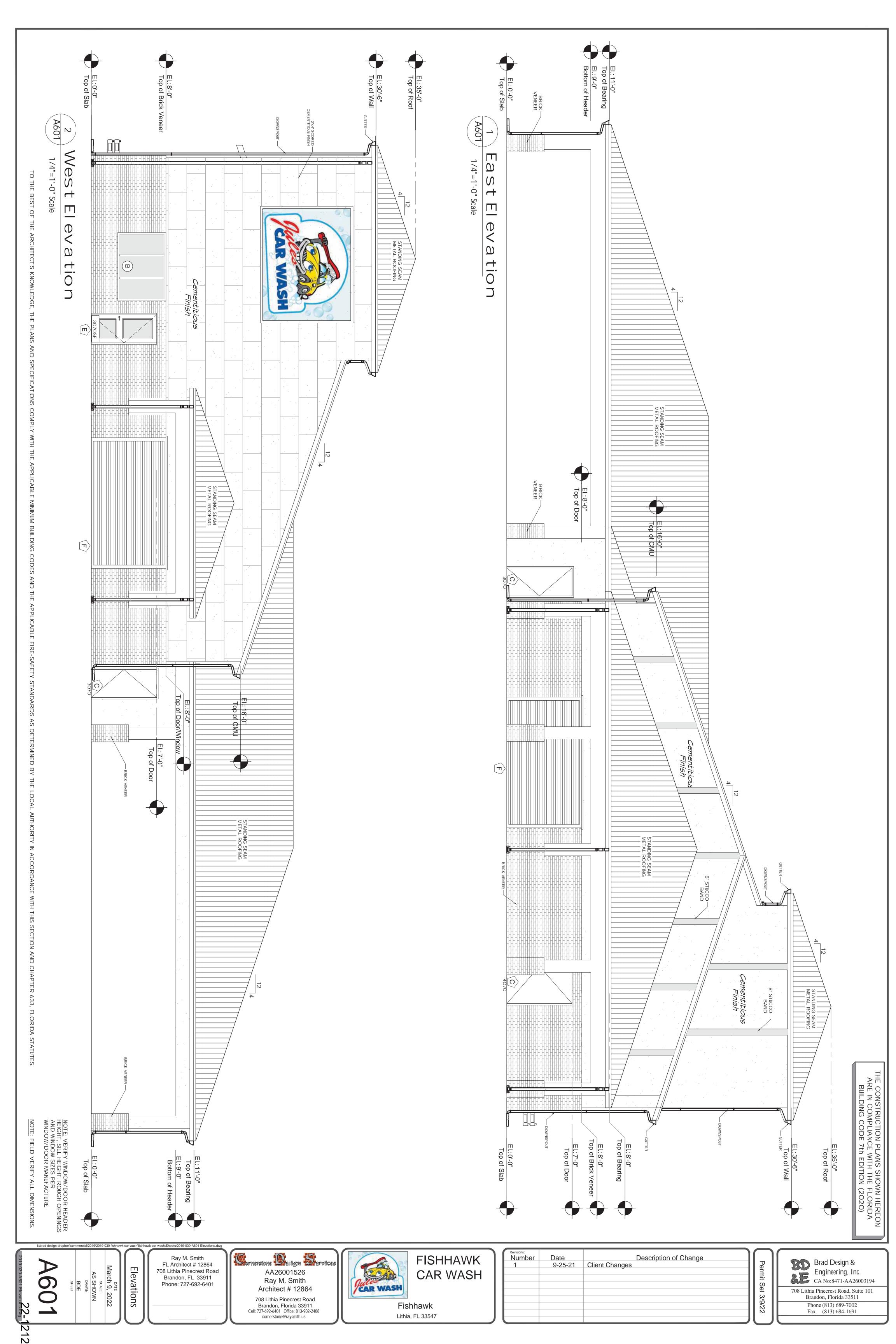


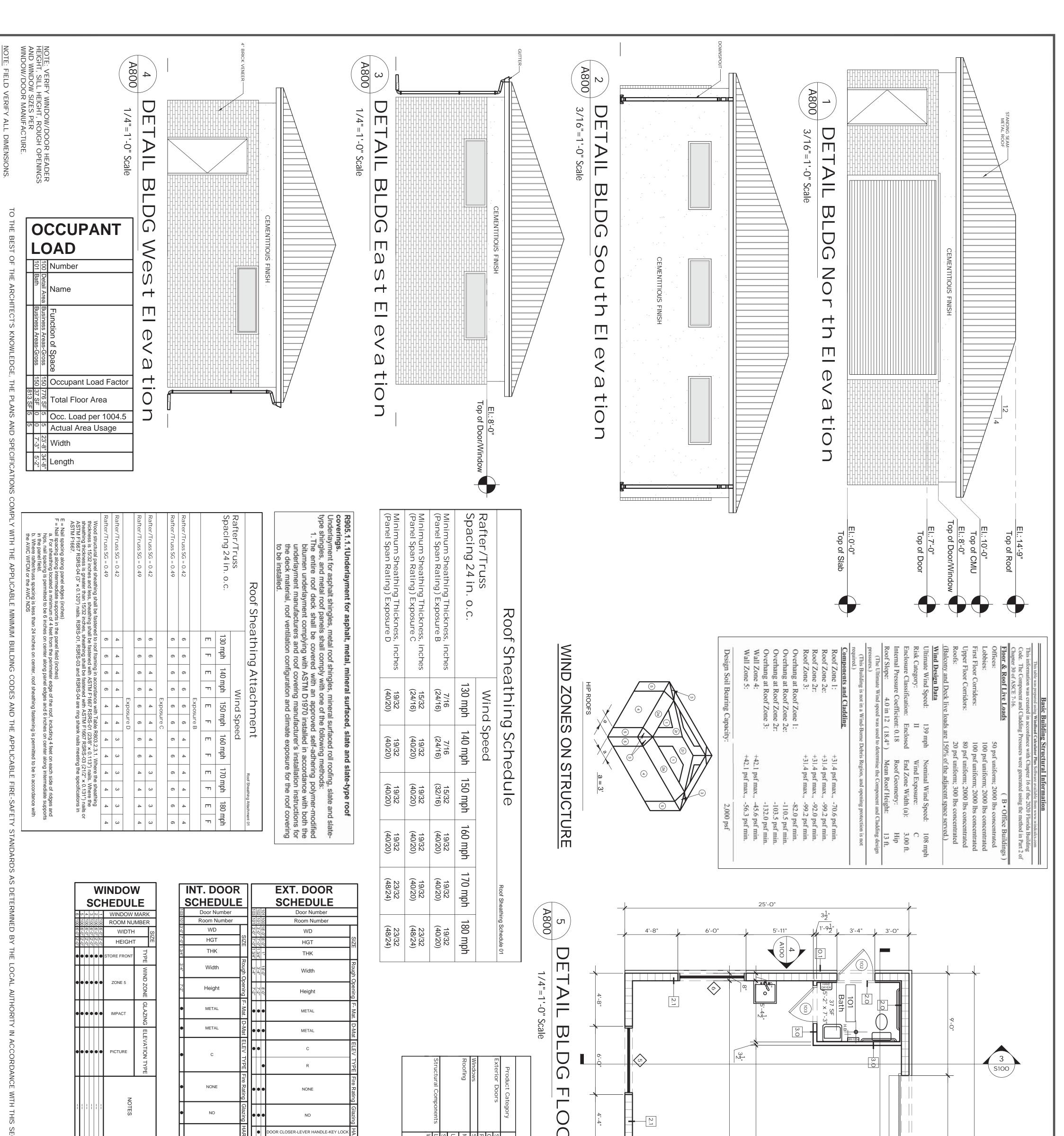
Revisions: Number	Date	Description of Change][_
1	9-25-21	Client Changes	٦ ا لـ 0
		· ·	
<u> </u>			3/9/22
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			-

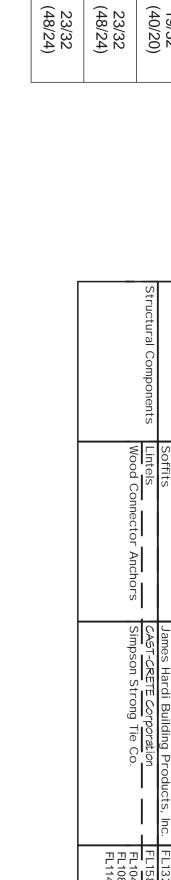
Phone (813) 689-7002 Fax (813) 684-1691











170 mph

180 mph

Roof Sheathing Schedule 01

A800

1/4"=1'-0" Scale

DE

 Image: Control of the control of the

DG

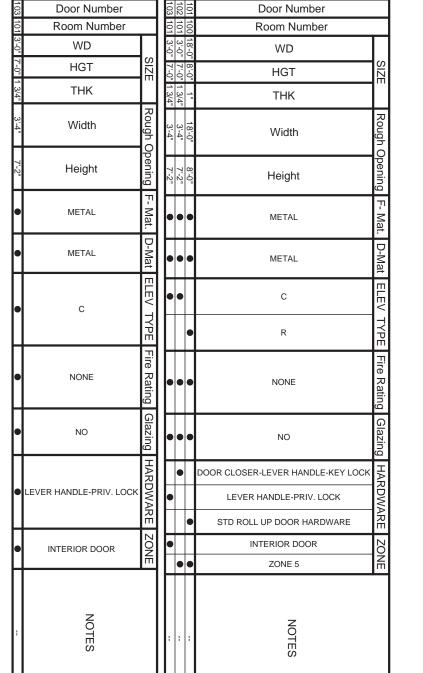
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APPROVED PRODUCT LIST

19/32 (40/20)



EXT. DOOR

SCHEDULE

INT. DOOR

SCHEDULE

į j				
) 	WALL] []	
'	YT -			0.1
!	PE (-		2.0
,	TYPE SCH			2.1

Detail Bldg- Floor Plan

March 9, 2022

WINDOW

SCHEDULE

WINDOW MARK

ROOM NUMBER

HEIGHT

ZONE 5

IMPACT

ELEVATION TYPE

WALL TYPE	E SCHEDUL	EDULE
 STYLE	Fire Rating	REMARKS
 0.1 Brick-Veneer	-	
2.0 New Wall Furring 1.5 stud .5 Gyp	:	
2.1 CMU-8 New	:	
3.0 New 3.5 Stud .5 Gyp Both Sides	;	

CTION AND CHAPTER 633,

FLORIDA STATUTES.

AS SHOWN

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





Lithia, FL 33547

Fishhawk

FISHHAWK CAR WASH
la accedia

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

3'-8"

23'-8"

5'-8"

6'-0"

25'-0"

Brad Design & Permit Engineering, Inc. CA No:8471-AA26003194 Set 708 Lithia Pinecrest Road, Suite 101 3/9/22 Brandon, Florida 33511 Phone (813) 689-7002 Fax (813) 684-1691

18'-0"

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





Application Number:	
---------------------	--

VARIANCE REQUEST

helpful in understar Variance of 10 feet space is needed, ple	nding the request. This explanation	shall also specifically in the state of 25 feet resulting in the cation.	ory and/or related facts that may be dentify what is being requested (e.g. a rear yard of 15 feet). If additional are feet and 15' overall height.
We are requesting the	ne variance as the property fronts an un	nnamed private road althou	gh addressed on Fishhawk Blvd. We are
requesting the sign	variance to apply the standard Hillsbor	ough County sign code Par	rt 7.03.00 - Permitted Signs.
The sign as designed	d follows the criteria within the FishHa	awk Ranch Design Guideli	nes for Commercial Center. The design
The design meets teh	standard Hillsborough sign code part	7.03.00 with height, size,	and setback.
	ested from the following Section(s) t deviate form any section of the Hills	•	anty Land Development Code: elopment Code and is requesting the apply
the code as you wou	ald on any property with public road fro	ontage.	
	ADDITIONAL II d by Hillsborough County Code Entomit a copy of the Citation with this	nforcement? No _ x	
No x Yes _	ther applications filed with Hillsbor If yes, please indicate the	e nature of the applicatio	ated to the subject property? n and the case numbers assigned to
	a wetland setback variance? No mplete the <i>Wetland Setback Memo</i> cket (Attachment A).	Yes Yes randum and all required	information must be included with
	existing or proposed utilities for the Public Wastewater		Septic Tank
ERC's? No _x and/or Reclaimed	Yes If yes, you mus	st submit a final determi Sitional Approval – Rese	elopment with an intensity of three ination of the "Water, Wastewater, rvation of Capacity" prior to your



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 requirem ents 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 propert y 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 harmon y 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 substantia l justice being done, consider ing both the public benefit s 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.

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Electronically Certified Official Record

Document information

Agency Name: Hillsborough Clerk of Circuit Court and Comptroller

Clerk of the Circuit Court: The Honorable Cindy Stuart

Date Issued: 1/25/2022 10:21:25 AM

Unique Reference Number:

BAA-FBB-BCAFH-DCEGAEJAJBADDEADDBCI-

JJBDC-F

Certification ID: 32460490910334033128

Requesting Party Code: 511

Requesting Party

Reference: 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.



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

Warranty Deed - Page I

Signed, sealed and delivered in our presence:

Witness Name: LUNDRIA Y. BLAIR

Witness Name: Della Cilis

Rubens H Inaba

Caroline M Inaba

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of χ physical presence or __online notarization this 25th day of June, 2021, by Rubens H Inaba and Caroline M Inaba, he/she (_) is personally known to me or (χ) has produced **Driver's License** as identification.

LUNDRIA Y. BLAIR
MY COMMISSION # HH 004140
EXPIRES: July 19, 2024
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: LUNDRIA Y. BLAIR

My Commission Expires: 07/9/2024

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Hillsborough County
Florida

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

	Future Land Use: RP-2 Property Size: 1.17 acres ner Information Daytime Phone: 813-684-0622 City/State/Zip:BRANDON, FL 33511
	Daytime Phone: 813-684-0622
Name: MT FISHHAWK PROPERTIES LLC	
Hame.	City/State/Zip: BRANDON, FL 33511
Address: 1326 E LUMSDEN ROAD	
Email:	FAX Number:
Name: JULES CAR WASH	InformationDaytime Phone:
Address: 1326 E LUMSDEN ROAD	City/State/Zip:BRANDON, FL 33511
Email:	FAX Number:
Applicant's Represent	ative (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'S WEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APP LICATION 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 BI NDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS. Signature of Property Owner Tarck Kazbour Type or Print Name
Intake Staff Signature: Ana Lizardo Case Number: 22-1212 Receipt Number:	Use Only 07/18/22 Intake Date: 09/26/22 Public Hearing Date: 09/26/22



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	Н
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	Х
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



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, FI 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