



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1261

LUHO HEARING DATE: November 21, 2022

CASE REVIEWER: Carla Shelton and Sam Ball

REQUEST: The applicant is requesting multiple variances to accommodate an existing 116,463 square-foot warehouse and a 44,291 square-foot warehouse with office expansion on property zoned SPI-AP-3 and M.

VARIANCE(S):

Landscaping, Irrigation and Buffering Requirements

Per LDC Section 6.06.04.C, a landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the right-of-way. The applicant requests a reduction of 8 feet to this perimeter buffer to allow for a buffer of 0 feet in order to accommodate the existing conditions of the site.

Per LDC Section 6.06.04.F, a row of parking spaces shall be terminated on each end by a terminal landscape island. The island shall measure no less than six feet in width, measured inside the curb, and shall extend the required length of the parking spaces. At least one tree shall be planted in each island. The applicant is requesting the elimination of the requirement for terminal landscape islands in order to accommodate the existing conditions of the site.

Impervious Surface Ratio

Per the site plan submitted by the applicant, 64,306 square feet of the subject property is zoned SPI-AP-3 and 224,061 square feet is zoned M. Per LDC Section 6.01.01, the SPI-AP-3 district permits a maximum impervious surface ratio (ISR) of 80% and the M district permits a maximum ISR of 75%. Accordingly, a maximum of 51,444.8 square feet of impervious area is permitted on the SPI-AP-3 portion of the subject property, and a maximum of 168,045.75 square feet of impervious area is permitted on the M portion of the project, for a total of 219,490.55 square feet of allowed impervious area, or 76.12% of total site area, that may be blended across the project through the unified site development provisions in LDC Section 5.02.03. The applicant requests a 20.13% increase in the permitted impervious area to allow 277,543 square feet of total impervious area for a project ISR of 96.25%.

Setbacks

The subject site is a corner parcel with road frontages on the north and west sides. Therefore, the site has required front yards on the north and west sides, and required side yards on the south and east sides. Per LDC Section 6.01.01, the minimum front yard setback required in the M and SPI-AP-3 districts is 30 feet, and the minimum side yard setback required in the SPI-AP-3 district is 10 feet. Side yard setbacks in the M district are determined by buffer width requirements and in this case no buffer is required. The applicant requests the following for the existing building on the site:

- A 2-foot reduction to the northern front yard setback to allow a setback of 28 feet; and,
- A 16-foot reduction to the western front yard setback to allow a setback of 14 feet; and,
- A 10-foot reduction to the southern side yard setback in the portion of the property zoned SPA-AP-3 to allow zero setback.

FINDINGS:

- No setback variances are requested for the proposed building.

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

Int... Desktop

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Thu Oct 20 2022 11:40:13

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



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 22-1261	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 22-1261 Applicant's Name: McNeal Engineering c/o Christopher McNeal

Reviewing Planner's Name: Sam Ball Date: 09/12/2022

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): 09/26/2022

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@hcf.gov

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@hcf.gov.

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.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc,
ou, email=cmcneal@mcnealengineering.com, c=US
Date: 2022.09.12 13:45:17 -04'00'

Signature

9/12/2022
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 22-1261

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.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: **Christopher S. McNeal**

Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou,
email=cmcneal@mcnealengineering.com, c=US
Date: 2022.09.12 13:45:35 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

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

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

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Application Number: _____

VARIANCE REQUEST

- 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.

(A) Increase the maximum impervious surface area from 75% to 96%.

(B) Request a reduction in the front yard setback from 30 feet to 28 feet along Tony Alessi Sr (fka W Comanche) Ave, 14 feet along Anderson Rd, and side yard setback reduction from 10 feet to 0 feet along the southern property line within the SPI-AP-3 zoning district.

(C) Reduction in buffer for VUA adjacent to the ROW from 8 feet to 0 feet.

(D) Relief from required terminal landscape island.

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

(A & B) 6.01.01, (C & D) 6.06.04

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): Comprehensive Plan Amendment, HC-CPA 22-10
- 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).
- 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 and/or septic 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from **19th floor County Center**).



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County Florida**
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Application Number: _____

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?

See Attached

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.

See Attached

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.

See Attached

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).

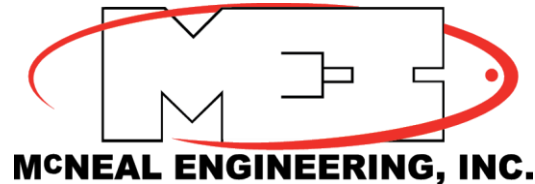
See Attached

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.

See Attached

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.

See Attached



Hillsborough County Planning
& Growth Management
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: **VIGO BUILDING EXPANSION**
4702 Tony Alessi Sr (*fka* W Comanche) Ave
Hillsborough County
Folio # 28156.0000

MEI File # 21-117
Revised September 12, 2022

VARIANCE CRITERIA RESPONSE NARRATIVE

Please accept the following responses for your consideration during review of our Variance request(s).

- (A) Sec 6.01.01 - Request to increase the maximum impervious surface area from 75% to 96%,
- (B) Sec 6.01.01 - Request a reduction in the front yard setback from 30 feet to 28 feet along Tony Alessi Sr (*fka* W Comanche) Ave, 14 feet along Anderson Rd, *and side yard setback reduction from 10 feet to 0 feet along the southern property line within the SPI-AP-3 zoning district.*
- (C) Sec 6.06.04 - Request a reduction in buffer for VUA adjacent to the ROW from 8 feet to 0 feet, and
- (D) Sec 6.06.04 - Request relief from required terminal landscape islands.

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

- (A) The Vigo Importing Company owns several properties within the immediate area and has owned the subject parcel since 1991. The company is experiencing growth and has reached the limits of storage in their existing warehouse facility located on the project site. Given the scarcity and cost of Manufacturing/Light Industrial properties within the area, the solution to meet the demands of the community is to expand the already functioning warehouse within the limits of the subject parcel. This will allow the efficiency of the warehouse personnel and equipment to continue to grow in a contracting market. The warehouse expansion is largely over existing vehicle use area, but some additional impervious area is necessary to accommodate the truck movements onsite and not in the public right-of-way. For a point of reference, the existing impervious area on this site is approximately 76%, and the request is for 96%. *Total site area within the SPI-AP-3 zoning category is 64,306 sf, total site area within the M zoning category is 224,061 sf.*
- (B) The existing warehouse structure was constructed in 1960 and is setback approximately 28 feet at the narrowest point along Tony Alessi Sr (*fka* W Comanche) Ave, 14 feet along Anderson Rd *and 1 foot along the south property line within the SPI-AP-3 zoning.* This request is to document an existing condition. The 30-foot front *and 10' side yard setbacks* required in the LDC would require the owner to spend a substantial amount of time and money demolishing and reconfiguring infrastructure within two small portions of the 62-year-old structure for no public gain.
- (C) A portion of the existing parking and vehicle use area is directly adjacent to the right-of-way line and appears to have been that way since the site was developed in 1960. There is insufficient land available to create the required 8-foot (or any) buffer while maintaining the existing parking and site circulation/functionality for passenger vehicles and trucks. This request is to document an existing condition and support the proposed warehouse expansion improvements.
- (D) At the time the site was developed in 1960, terminal landscape islands were not provided. There is insufficient land available to create the required terminal landscape islands while maintaining the existing parking (which will require an alternative parking plan) and site circulation/functionality for

passenger vehicles and trucks. This request is to document an existing condition and support the proposed warehouse expansion improvements.

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.*
 - (A) The location of the existing building and full build out conditions of adjacently owned and operated properties by the same owner dictates the building addition location. The surrounding area is comprised of industrial/warehouse facilities. With the growing demand for storage area experienced in the community and by the project site's owner, the area proposed for the expansion is the only available location for the expansion to allow the necessary warehouse storage facility. The maximum impervious area restriction (75%) in the LDC for the existing zoning category will not allow for the necessary warehouse square footage and associated vehicle use area to meet the growing demands of the business.
 - (B) The 30-foot front *and* 10-foot side yard setbacks required in the LDC would require the owner to demolish and reconfigure two portions of the 62-year-old structure that has been in this configuration more than 30 years prior to the current owner. This reconfiguration would come at a substantial cost to the owner.
 - (C) The implementation of the LDC requirement would eliminate the existing perimeter parking and a critical portion of the vehicle use area making the site inefficient and inoperable as it currently exists and has for more than 6 decades.
 - (D) The implementation of the LDC requirement would eliminate a number of parking spaces causing the site to be further restricted on the number of possible parking spaces and loss of vehicular mobility within the site which is critical to large truck navigational opportunity and functionality.

3. *Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance.*
 - (A) The project site is located within an industrial area with intense development and is bordered by right-of way on the north (Tony Alessi Sr (*fka* W Comanche) Ave), west (Anderson Rd), and south (CSX) property lines. It is bordered by common ownership on the east property line. Stormwater treatment and attention (to the extent required by Code) will be provided under the vehicle use area. All existing and proposed improvements will be contained within the existing fenced area. To that end, there is no adverse effect to adjacent properties.
 - (B) There are no properties adjacent to the reduced setback other than the public right-of-way (i.e. Tony Alessi Sr Ave *and abandoned railroad*). There is no existing and/or future plans to widen this roadway. Given that and the understanding that this condition has been in existence for 62 years, there is no interference and/or negative impact on others by allowing this variance.
 - (C) There are no properties adjacent to the reduced buffer other than the public right-of-way (i.e. Tony Alessi Sr Ave). There is no existing and/or future plans to widen this roadway. Given that and the understanding that this condition has been in existence for more than 6 decades, there is no interference and/or negative impact on others by allowing this variance.
 - (D) There are no properties adjacent to the project site other than the public right-of-way (i.e. Tony Alessi Sr Ave). Given that and the understanding that this condition has been in existence for more than 60 years, there is no interference and/or negative impact on others by allowing this variance.

Zoning Department
VIGO BUILDING EXPANSION
MEI File #21-117
September 12, 2022
Page 3 of 3

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).*

Response: (A,B,C,D) This variance request will allow the existing use of the property to continue by providing reasonable use of the land in a manner that is consistent with the historical property use and as such is not anticipated to impose nor interfere with others.

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.*

Response: (A,B,C,D) All indications are that this site was originally constructed, prior to implementation of the current LDC requirements. As such, this is a not 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 failure to grant variance.*

Response: (A,B,C,D) Client owns and operates additional properties & buildings located on the east side adjacent to the property and north across Tony Alessi Sr (*fka* W Comanche) Ave. For operational efficiencies and growing demand for storage, the owner desires to expand this facility. The adjacent properties owned and operated by the owner are currently developed to the maximum allowable limits with no land available for expansion. As such, grant of the requested variances will allow the owner the ability to expand the existing warehouse operation in the only area available for expansion. Dismissal of the request will restrict the development area for the building expansion and associated VUA necessary to meet the current and future operational demands.

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Prepared by and Return to:
GEOFFREY TODD HODGES, ESQ.
Shackleford, Farris, Stallings
& Evans, P.A.
Post Office Box 3324
Tampa, Florida 33601

Grantee Employer ID. No. 59-1050797

Property Appraiser's Parcel
Identification No.:

GENERAL WARRANTY DEED

THIS INDENTURE, made this 19th day of September, 1991, between FLORIDA WEST COAST DISTRIBUTORS, INC., a Florida corporation, f/k/a THE HOUSE OF MIDULLA, INC., f/k/a TAMPA WHOLESALE LIQUOR COMPANY, INC. having its post office address 4904 Lyford Cay Road, Tampa, Hillsborough County, Florida 33609, Grantor, and VIGO IMPORTING COMPANY, a Florida corporation, having as its post office address c/o Raul Roque, Esq., 2021 E. 7th Avenue, Tampa, Hillsborough County, Florida 33605, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten 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 assigns forever, the land situate, lying and being in Hillsborough County, Florida which is described on Exhibit "A," and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for the current and subsequent years and easements and restrictions of record. This deed represents the closing of all transactions referenced in those Memoranda of Agreement recorded in Book 6294, Page 1266; Book 6333, Page 1828; and Book 6280, Page 1690, of the Public Records of Hillsborough County, Florida; and the rights of Anthony Alessi, Jr. and Alfred S. Alessi have been duly assigned to Grantee.

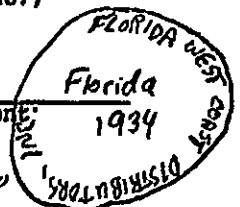
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Susan Fleming Bennett
Name SUSAN FLEMING BENNETT (print)
Geoffrey Todd Hodges
Name Geoffrey Todd Hodges (print)
RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

FLORIDA WEST COAST DISTRIBUTORS, INC.,
a Florida corporation

Joseph D. Midulla, Jr.
By: Joseph D. Midulla, Jr. President
Documentary Tax Pd - F.S. 201.02 \$ 15,000.00
Documentary Tax Pd - F.S. 201.08 \$ 0
Intangible Tax Pd - F.S. 199 \$ 0
Richard Ake, Clerk Hillsborough County
By: *Richard Ake* Deputy Clerk



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Joseph D. Midulla, Jr., to me known to be the President of Florida West Coast Distributors, Inc., and he acknowledged before me that he executed the foregoing instrument on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of September, 1991.

Geoffrey Todd Hodges
Name Geoffrey Todd Hodges (print)
NOTARY PUBLIC, State of Florida
At Large
NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES, APRIL 3, 1992.
JONAS THRU NOTARY PUBLIC UNDERWRITING

My Commission Expires:

8757700

91191290
SEP 20 PM 2:11

EXHIBIT "A"

Parcel I: Westerly Part

That part of the West 7/12 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4, lying North of right-of-way of Railroad Spur and 40 feet East of the Centerline of Anderson Road, and that part of the West 7/12 of the South 1/12 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 lying 40 feet East of centerline of Anderson Road, all being in Section 32, Township 28 South, Range 18 East, Hillsborough County, Florida. Said tract being more particularly described as follows:

Beginning at the Northeast corner of the West 7/12 of the South 1/12 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 and run S 00°06'18" W., along the East boundary of the West 7/12 of said Southwest 1/4 of the Southeast 1/4 of Section 32, a distance of 289.00 feet to a point 21.00 feet, North of the centerline of an existing railroad spur track; thence run N. 89°45'48" W., parallel to and 21.00 feet North of the said centerline of spur track, 279.12 feet, to a point 40.0 feet (measured perpendicularly) from the centerline of Anderson Road; thence run N. 32°56'20" W., parallel to and 40.0 feet distant from said centerline of Anderson Road, 345.29 feet, to an intersection with the North boundary of said South 1/12 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4; thence run S. 89°45'44" E., 467.4 feet, to the Point of Beginning.

Parcel II: Easterly Part

A tract in the South 1/2 of the Southeast 1/4 of Section 32, Township 28 South, Range 18 East, Hillsborough County, Florida described as follows:

From the Southeast corner of said Section 32, run N. 89°42'30" W., along the South boundary of Section 32, a distance of 695.32 feet; run thence N. 00°05'10" E., along the West right-of-way line of Hesperides Street, a distance of 433.21 feet; run thence N. 89°45'48" W., a distance of 584.72 feet, to a point of beginning; continue thence N. 89°45'48" W., a distance of 625.00 feet, to the East boundary of the West 7/12 of the Southwest 1/4 of the Southeast 1/4 of said Section 32; run thence N. 00°06'18" E., along said East boundary a distance of 289.00 feet; thence S. 89°48'59" E., a distance of 625.00 feet; run thence S. 00°06'18" W., a distance of 289.58 feet, to the Point of Beginning. Less that part conveyed to Hillsborough County by deed recorded July 31, 1981 in Official Record Book 3837 on Page 1848.



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 22-1261	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 22-1261 Applicant's Name: McNeal Engineering c/o Christopher McNeal

Reviewing Planner's Name: Sam Ball Date: 09/12/2022

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): 09/26/2022

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.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc,
ou, email=cmcneal@mcnealengineering.com, c=US
Date: 2022.09.12 13:45:17 -04'00'

Signature

9/12/2022
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 22-1261

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.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: **Christopher S. McNeal**

Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou,
email=cmcneal@mcnealengineering.com, c=US
Date: 2022.09.12 13:45:35 -04'00'

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

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

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



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: 4702 Tony Alessi Sr (fka W Comanche) Ave City/State/Zip: Tampa, FL 33614 TWN-RN-SEC: 32/28/18
Folio(s): 28156.0000 Zoning: SPI-PA-3 & M Future Land Use: L1 Property Size: 6.6

Property Owner Information

Name: Vigo Importing Company Daytime Phone: 813-690-5955
Address: 4701 Tony Alessi Sr (fka W Comanche) Ave City/State/Zip: Tampa, FL 33614
Email: Lauren@LNGeraci.com FAX Number: N/A

Applicant Information

Name: Vigo Importing Company Daytime Phone: 813-690-5955
Address: 4701 Tony Alessi Sr (fka W Comanche) Ave City/State/Zip: Tampa, FL 33614
Email: Lauren@LNGeraci.com FAX Number: N/A

Applicant's Representative (if different than above)

Name: Christopher S. McNeal Daytime Phone: 813-968-1081
Address: McNeal Engineering, Inc., 15957 N Florida Ave. City / State/Zip: Lutz, FL 33549
Email: permitting@mcnealengineering.com FAX Number: N/A

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

Christopher S. McNeal, PE, as Agent

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

Christopher S. McNeal, PE, as Agent

Type or Print Name

Office Use Only

Intake Staff Signature: _____ Intake Date: _____

Case Number: _____ Public Hearing Date: _____

Receipt Number: _____