



# Hillsborough County Florida

## LAND USE HEARING OFFICER VARIANCE REPORT

<b>APPLICATION NUMBER:</b> VAR 22-0092	
<b>LUHO HEARING DATE:</b> February 21, 2022	<b>CASE REVIEWER:</b> Kim King

**REQUEST:** The applicant is requesting a variance for an additional sign to be located at the corner of the development that is not considered an entrance to the subdivision. The proposed monument sign is for Ruskin Reserve and will be located on Lot 41 on the SW corner of 10<sup>th</sup> Avenue SE and 9<sup>th</sup> Street SE.

**VARIANCE(S):**

Per Section 7.03.00.C.3.c of the LDC allows 2 entry signs permitted to be installed at each entrance to a platted subdivision and shall not exceed 50 sq. ft. per entrance.

The applicant is requesting an additional monument sign at 32 sq. ft. to be located at the corner of the subdivision that is not considered an entrance.

**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**

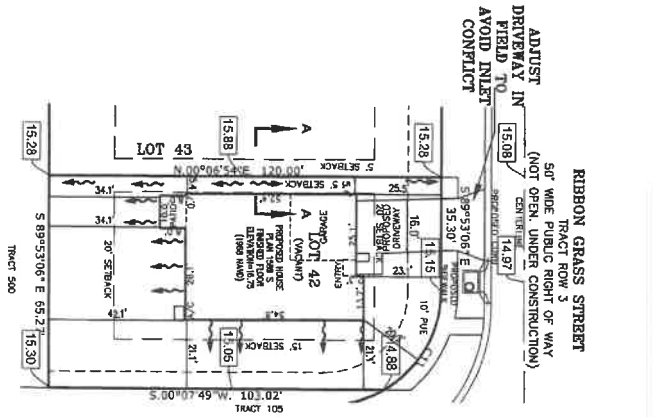
**Attachments:** Application  
Site Plan  
Petitioner's Written Statement  
Current Deed



### LEGEND

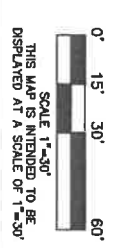
- STORMWATER SURFACE FLOW DIRECTION  
 1888 PROPOSED ELEVATION  
 46.2 EXISTING ELEVATION  
 1.46.2 BACK OF CURB  
 REP REINFORCED CONCRETE PIPE  
 HMO NATIONAL GEOMETRIC VERTICAL DATUM  
 PDE PRIVATE DRAINAGE EASEMENT  
 PDE DRAINAGE UTILITY EASEMENT  
 WTR WATER METER BOX  
 CLEAN OUT  
 ELEC ELECTRIC SERVICE BOX  
 TEL TELEPHONE RISER  
 RECL RECLAIMED BOX  
 HMO NORTH AMERICAN VERTICAL DATUM  
 IRF IRON ROD FOUND  
 O/A OVERALL LENGTH  
 ROW RIGHT OF WAY  
 MEG MATCH EXISTING GROUND  
 PUE PUBLIC UTILITY EASEMENT

### DATA AND ELEVATIONS ON THIS DRAWING ARE IN 1988 NAVD



- LOT LINE BUILDING SETBACKS:**  
 FRONT 20'  
 REAR 20'  
 SIDE 5'  
 SIDE (RUNNING ALONG ROW FOR CORNER LOT) 15'
- BUILDING PLAN: 1888 S GARAGE RIGHT AREA OF LOT: 7,896 SF±**  
**AREA OF BUILDING FOOTPRINT: 2143 SF±**  
**DRIVEWAY AND ON-SITE SIDEWALK: 685 SF±**  
**SIDEWALK IN R/W NOT INCLUDING DRIVEWAY: 312 SF±**  
**LOT AND R/W S/D AND PREVIOUS AREAS: 5,488 SF±**

CURVE RADIUS/FEET	ANGLE/DEG	CHORD LENGTH/CHORD BEARING
CT1 35.00	59.00/45°	36.05° 3.4.48' 5.60/22.43'E



### PLOT PLAN / LOT DRAINAGE PLAN

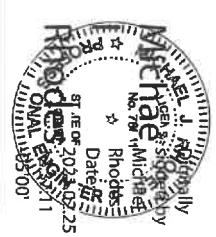
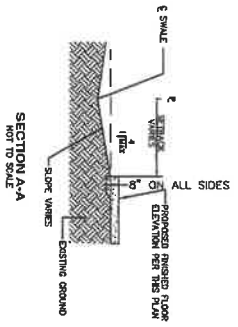
(NOT A SURVEY)

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

**LEGAL DESCRIPTION**  
 LOT 42, RUSKIN RESERVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### NOTES

1. THE MAXIMUM FRONT YARD SLOPE SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL. SLOPES SHALL BE HELD TO SIX FEET (6') HORIZONTAL TO ONE FOOT (1') VERTICAL OR FLATTER.
2. MAXIMUM SIDE AND REAR SIDE SLOPES SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL.
3. EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED.
4. WATER FROM ROOF VALLEYS, DOWNSPOUTS, SCUPPERS OR LAND, ALL ROOF RUNOFF SHALL BE DIRECTED TOWARDS A PROPER DISCHARGE POINT.
5. SPREADER TRUCKS SHALL NOT BE ALLOWED TO OPERATE WITHIN FIVE FEET (5') OF FOUNDATION.
6. ROAD DESIGN INFORMATION AND TOPOGRAPHY INFORMATION WAS TAKEN FROM THE PROPOSED ROAD DESIGN SURVEY AND TOPOGRAPHY SURVEY.
7. SITE LIES IN FLOOD ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #120510858H, DATED 08/29/2008.
8. THIS PLOT PLAN IS BASED ON DATA TAKEN FROM THE CONSTRUCTION PLANS BY OTERO ENGINEERING FOR RUSKIN RESERVE, AND THE PROPOSED PLAT BY R.L. RHODES ENGINEERING.
9. SECURING HOMEOWNER'S ASSOCIATION APPROVAL OF THIS PLOT PLAN AND ANY PROPOSED POOL.
10. THIS DOCUMENT SHALL BE USED FOR PERMITTING PURPOSES ONLY.
11. BELOW THE FINISH FLOOR, SLOPE FINISH GROUND SURFACE OUTSIDE OF AND ADJACENT TO BUILDING AT LEAST 8 INCHES IN 10 FEET HORIZONTAL OR EQUIVALENT.
12. SEE ARCHITECTURAL DRAWING FOR HOUSE PLAN.



Michael J. Rhodes, P.E. 78641  
 PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA  
 LICENSE NO. 787  
 DATE OF EXPIRATION: 02/25/11  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SOUND AND SEALER AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NUMBER: 1001-02 DRAWN BY: GUC DATE: 2-25-2011

**R.L. RHODES ENGINEERING, INC.**  
 Civil Engineering & Land Surveying  
 3225 Interstate Boulevard  
 Sarasota, FL 34240 Phone: 941-924-1600  
 Surveying & Mapping Business #18 8924 Engineering Business #9120

DATE	REVISIONS	BY

# RUSKIN RESERVE

A REPLAT OF LOTS 77, 97, PART OF LOT 98, AND THAT PORTION OF 9TH STREET SOUTHEAST LYING BETWEEN SAID LOTS 97 AND 98, RUSKIN COLONY FARMS, RECORDED IN PLAT BOOK 5, PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING AND BEING IN THE SE1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 140 PAGE 1  
SHEET 1 OF 8 SHEETS

**SHEET INDEX**

- COVER SHEET
- BOUNDARY & REPLAT DETAIL
- SET MAP
- SUBDIVISION DETAIL SHEET
- SUBDIVISION DETAIL SHEET
- SUBDIVISION DETAIL SHEET
- SUBDIVISION DETAIL SHEET
- SUBDIVISION DETAIL SHEET

### BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDBATION

CHAIRMAN: \_\_\_\_\_ DATE: 3/21/2024

### CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS IN CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 410 PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: Lindy Shoyrt  
CLERK OF CIRCUIT COURT

DEPUTY CLERK OF CIRCUIT COURT

THIS IS 31 DAY OF March 2024. TIME: 9:45 am

CLERK FILE NUMBER: 20241570223

### DEDICATION

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THE UNDERSIGNED DARBY COWELL, AS AUTHORIZED REPRESENTATIVE OF STALRIGHT HOMES FLORIDA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES THIS PLAT ENTITLED "RUSKIN RESERVE" FOR RECORD, AND GOES HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ROADS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED ON THIS PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:  
DEDICATIONS:  
TRACT "400" IS HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION SITE;  
TRACTS "ROW1", "ROW2", "ROW3", AND "ROW4" ARE HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC AS PUBLIC RIGHT OF WAY, DRAINAGE & UTILITY EASEMENTS;  
OWNERS NO FURTHER DEDICATE TO THE PUBLIC IN GENERAL, ALL OF THE PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

### RESERVATIONS

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CLUSTROID AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION; SAID DEDICATIONS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.  
THE MAINTENANCE OF OWNER RESERVED TRACTS, AREAS, AND/OR EASEMENTS RESERVED BY THE OWNER AS "PRIVATE" (IF ANY) WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.  
THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

OWNER: STALRIGHT-HOMES FLORIDA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: Darby Cowell  
AUTHORIZED REPRESENTATIVE

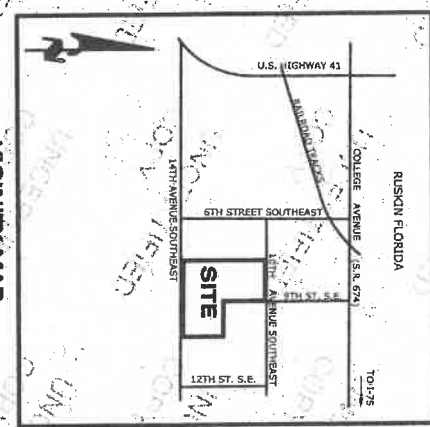
WITNESS: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BY MEANS OF  PHYSICAL PRESENCE, OR  ONLINE NOTARIZATION, PERSONALLY APPEARED Darby Cowell, TO ME KNOWN TO BE THE SHIP AND INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, LIABILITY CERTIFICATE AND ACKNOWLEDGMENT BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF June, 2024.

NOTARY PUBLIC, STATE OF Florida AT LARGE

MY COMMISSION EXPIRES 10/16/2025



### NOTICE

THIS PLAT HAS BEEN RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED, IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 227.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.  
REVIEWED BY: Steve Rhodes  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER,  
LICENSE # 51640  
SURVEY & MAPPING SECTION, GEOSPATIAL SERVICES DIVISION,  
HILLSBOROUGH COUNTY, FLORIDA

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLETES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE POINTS (TRIPS) WERE SET ON THE PLAT FROM THE POINT OF BEGINNING AS BEING THEREIN, BE SET PER REQUIREMENTS OF FLORIDA STATUTES OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

R.J. RHODES ENGINEERING, INC.  
R.J. RHODES ENGINEERING, INC.  
FLORIDA LB #6924, FLORIDA EB#8120

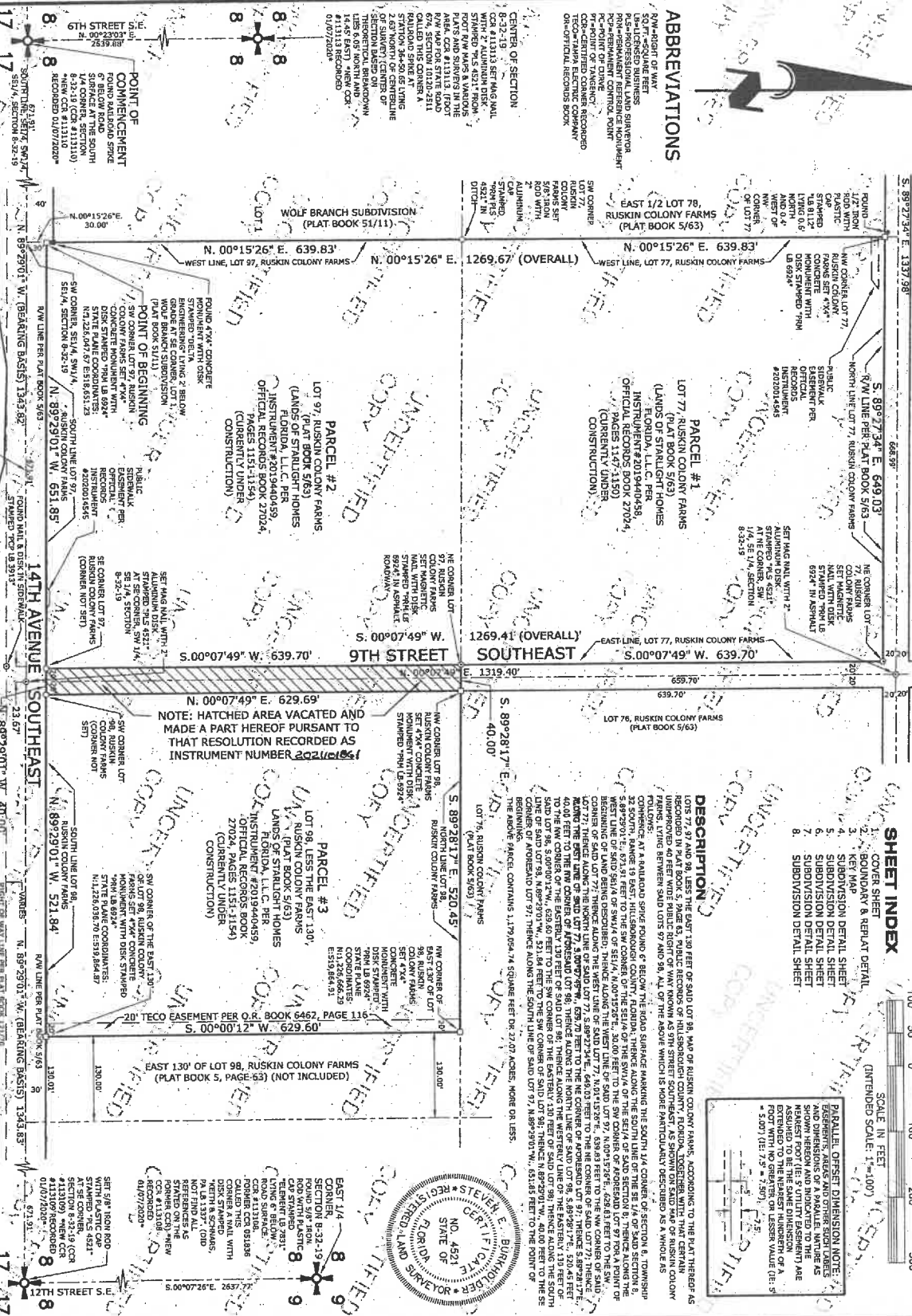
CONSULTING CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BLVD. SARASOTA, FL. 34240  
PHONE: 941-924-1600



**RUSKIN RESERVE**  
 A REPLAT OF LOTS 77, 97, PART OF LOT 98, AND THAT PORTION OF 9TH STREET SOUTHEAST LYING BETWEEN SAID LOTS 67 AND 98, RUSKIN COLONY FARMS, RECORDED IN PLAT BOOK 53, PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING AND BEING IN THE SE1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**RUSKIN COLONY FARMS**  
 (PLAT BOOK 5/63)

**10TH AVENUE SOUTHEAST**



**SHEET INDEX**

NO.	DESCRIPTION
1.	COVER SHEET
2.	BOUNDARY & REPLAT DETAIL
3.	KEY MAP
4.	SUBDIVISION DETAIL SHEET
5.	SUBDIVISION DETAIL SHEET
6.	SUBDIVISION DETAIL SHEET
7.	SUBDIVISION DETAIL SHEET
8.	SUBDIVISION DETAIL SHEET

**DESCRIPTION**

LOTS 77 AND 98, LESS THE EAST 130 FEET OF SAID LOT 98, MAP OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN UNIMPROVED AREA BOUNDARY & REPLAT OF SAID LOTS 77 AND 98, AND THE SOUTH 1/2 OF SAID SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AS SHOWN ON THE FOLLOWING:

CONFORMANCE AT A RAILROAD STRIKE FOUND OR BELOW THE ROAD SURFACE MARKING THE SOUTH 1/2 CORNER OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN UNIMPROVED AREA BOUNDARY & REPLAT OF SAID LOTS 77 AND 98, AND THE SOUTH 1/2 OF SAID SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AS SHOWN ON THE FOLLOWING:

NOTICE: HATCHED AREA VACATED AND MADE A PART HEREOF PURSUANT TO THAT RESOLUTION RECORDED AS INSTRUMENT NUMBER 202114198 (CURRENTLY UNDER CONSTRUCTION)

**ABBREVIATIONS**

- RAILROAD RIGHT OF WAY
- RAILROAD CROSSING
- RAILROAD TRACK
- RAILROAD TRACK WITH CROSSING
- RAILROAD TRACK WITH CROSSING AND SIGNAL
- RAILROAD TRACK WITH CROSSING AND SIGNAL AND TOWER
- RAILROAD TRACK WITH CROSSING AND SIGNAL AND TOWER AND TRACK
- RAILROAD TRACK WITH CROSSING AND SIGNAL AND TOWER AND TRACK AND TOWER
- RAILROAD TRACK WITH CROSSING AND SIGNAL AND TOWER AND TRACK AND TOWER AND TRACK AND TOWER AND TRACK

**PARCEL #1**  
 LOT 77, RUSKIN COLONY FARMS  
 (PLAT BOOK 5/63) HOMES  
 (LAND RECORDS BOOK 27024, PAGES 1147-1150)  
 (CURRENTLY UNDER CONSTRUCTION)

**PARCEL #2**  
 LOT 97, RUSKIN COLONY FARMS  
 (PLAT BOOK 5/63) HOMES  
 (LAND RECORDS BOOK 27024, PAGES 1151-1154)  
 (CURRENTLY UNDER CONSTRUCTION)

**PARCEL #3**  
 LOT 98, LESS THE EAST 130', RUSKIN COLONY FARMS  
 (PLAT BOOK 5/63) HOMES  
 (LAND RECORDS BOOK 27024, PAGES 1151-1154)  
 (CURRENTLY UNDER CONSTRUCTION)

**R.J. RHODES ENGINEERING, INC.**  
 FLORIDA LB #6924, FLORIDA ES #8120  
 CONSULTING CIVIL ENGINEERING & SURVEYING  
 3325 INTERSTATE BLVD. SARASOTA, FL 34240  
 PHONE: 941-924-1600

# RUSKIN RESERVE

A REPEAT OF LOTS 77, 97, PART OF LOT 96, AND THAT PORTION OF 9TH STREET SOUTHEAST LYING BETWEEN SAID LOTS 97 AND 98, RUSKIN COUNTY FARMS, RECORDED IN PLAT BOOK 5, PAGE 63; PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING AND BEING IN THE SE1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

### PLAT NOTES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERANDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR), WEST ZONE (9902), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), A BEARING OF N.89°29'01"W. FOR THE SOUTH LINE OF THE SE1/4 OF SECTION 8-32-19, AS SHOWN HEREON, WAS USED.

COORDINATES SHOWN HEREON WERE ESTABLISHED USING RTK (REAL TIME KINEMATIC) GPS (GLOBAL POSITIONING SYSTEM), AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR), WEST ZONE (9902), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), USING THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FERN (FLORIDA PERMANENT REFERENCE NETWORK) THROUGH CORE (CONTINUOUSLY OPERATING REFERENCE STATION) STATION "SP1" LOCATED IN ST. PETERSBURG, FLORIDA. THE COORDINATES SHOWN HEREON ARE INTENDED FOR INFORMATIONAL PURPOSE ONLY.

ALL PLATTED UTILITIES, EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONVEYANCE OF TELEVISION ANTENNAE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, OPERATION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

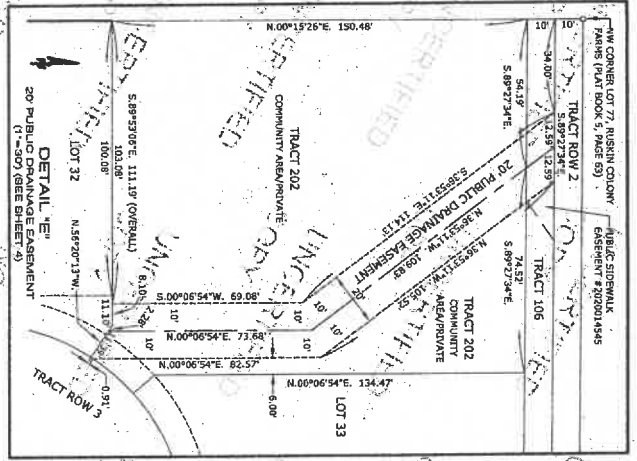
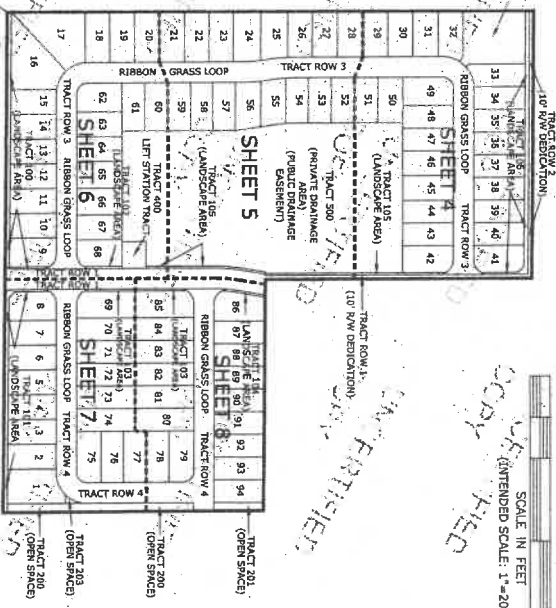
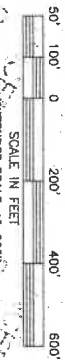
DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHADES, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HERBES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

SIDE OR REAR YARD SWALES ALONG THE BACK OR SIDE PROPERTY LINES OF LOTS 74 THROUGH 98, AND LOTS 86 THROUGH 94 AS SHOWN HEREON LABELED AS PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN ON FILE IN THE HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR ENCUMBRANCES:  
 1. EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION (TECO) BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6462, PAGE 116 AS TO PARCEL #3 ABOVE IS SHOWN ON THIS PLAT ON SHEETS 2, 7 AND 8.

THIS PLAT WILL BE SUBJECT TO AND BENEFIT FROM THE SCHOOL CONCURRENCE PROPORTIONATE SHARE DEVELOPMENT WITHGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2852, PAGE 646, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

## PLAT BOOK 140 PAGE 3 SHEET 3 OF 8 SHEETS KEY MAP (SHEET 3 OF 8 SHEETS)



### SHEET INDEX

1. COVER SHEET
2. EASEMENT & REPEAT DETAIL
3. SUBDIVISION DETAIL SHEET
4. SUBDIVISION DETAIL SHEET
5. SUBDIVISION DETAIL SHEET
6. SUBDIVISION DETAIL SHEET
7. SUBDIVISION DETAIL SHEET
8. REPEAT

### TRACT TABLE

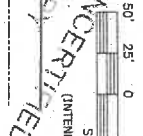
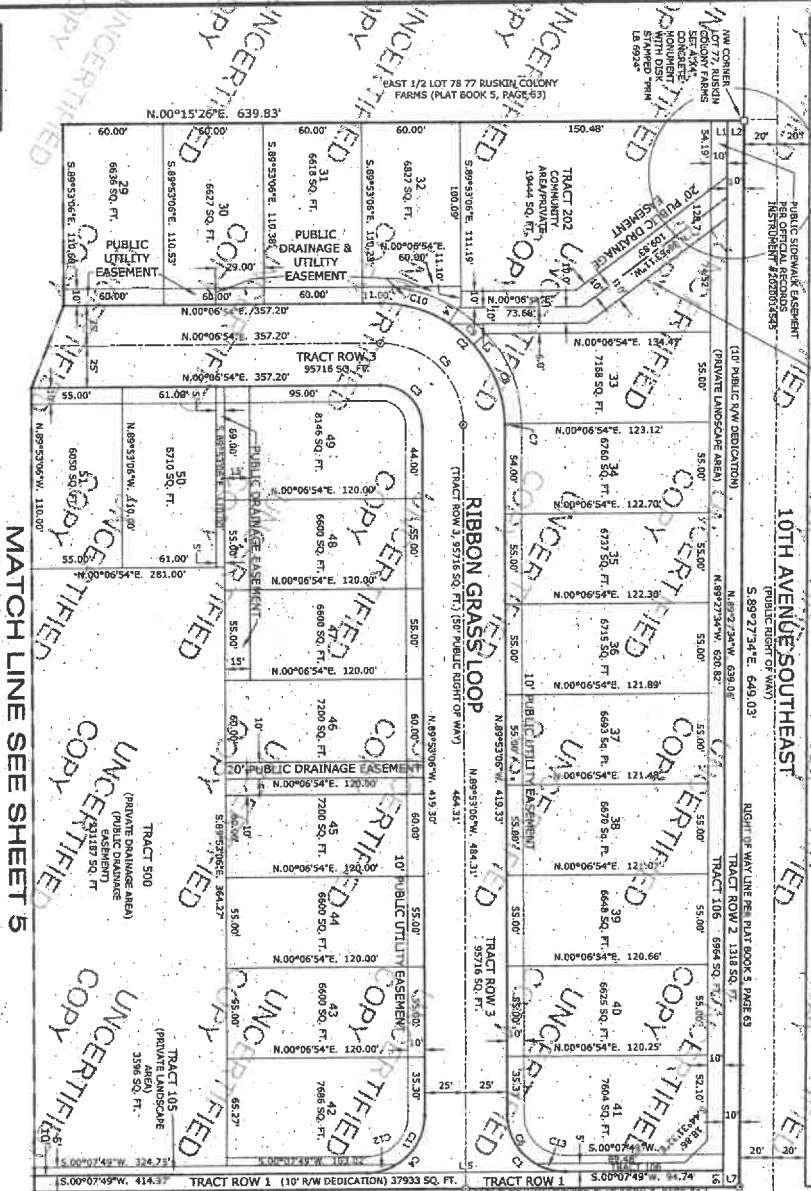
TRACT	DESIGNATION	USAGE
100	PRIVATE	LANDSCAPE AREA
101	PRIVATE	LANDSCAPE AREA
102	PRIVATE	LANDSCAPE AREA
103	PRIVATE	LANDSCAPE AREA
104	PRIVATE	LANDSCAPE AREA
105	PRIVATE	LANDSCAPE AREA
200	PRIVATE	OPEN SPACE
201	PRIVATE	OPEN SPACE
202	PRIVATE	OPEN SPACE
203	PRIVATE	OPEN SPACE
400	PUBLIC	UTILITY STATION
500	PUBLIC	DRAINAGE AREA/PUBLIC DRAINAGE EASEMENT
ROW 1	PUBLIC	PUBLIC RIGHT OF WAY
ROW 2	PUBLIC	PUBLIC RIGHT OF WAY
ROW 3	PUBLIC	PUBLIC RIGHT OF WAY
ROW 4	PUBLIC	PUBLIC RIGHT OF WAY



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RUSKIN RESERVE  
PART OF LOT 68 AND THAT PORTION OF 9TH STREET SOUTHEAST  
LYING BETWEEN SAID LOTS 97 AND 99, RUSKIN COLONY FARMS, RECORDING PLAT BOOK 5, PAGE 63  
PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, EAST-  
LYING AND BEING IN THE SE 1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST,  
HILLSBOROUGH COUNTY, FLORIDA.

SEE DETAIL 'C'  
SEE SHEET 3  
10TH AVENUE SOUTHEAST  
PUBLIC UTILITY EASEMENT  
PUBLIC DRAINAGE & UTILITY EASEMENT



LINE TABLE

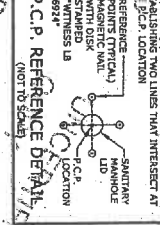
LINE	BEARING	DISTANCE
11	N.00°15'26"E	10.00'
12	N.00°15'26"E	10.00'
13	N.41°02'48"W	10.00'
14	N.56°02'13"W	13.67'
15	N.00°07'49"E	120.00'
16	S.89°27'34"E	10.00'
17	N.00°07'49"E	10.00'

LEGEND  
THE MARK AT (C) IS CONCRETE NUMBER  
IRON ROD OR PIPE FOUND AS NOTED  
FOUND CONCRETE NUMBER AS NOTED  
P.C.P. IS 8924  
IRON ROD SET AS NOTED

ABBREVIATIONS  
L.B. - LICENSED BUSINESS SURVEYOR  
P.R. - PERMANENT REFERENCE POINT  
P.C.P. - POINT OF CORNER  
C.C. - CENTERED CORNER  
C.E. - CENTERED ELECTRIC COMPANY  
O.D. - ORIGINAL DOCUMENT

PARALLEL OFFSET DIMENSION NOTES  
EASMENT BEARING AND DISTANCE SHALL BE SHOWN HEREON AND TYPED TO THE RIGHT OF THE LINE TO WHICH THEY ARE REFERRED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO DECIMALS VALUE (E.G. 1.50' OR 1.5').

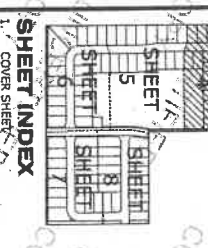
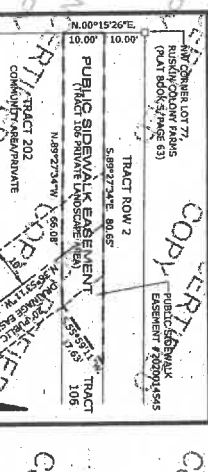
NOTE: IN THE CASE WHERE THE LOCATION OF A SET POINT IS IN THE TOP OF A MANHOLE OR IN THE CENTER OF A CURB OR IN THE CENTER OF A SIDEWALK SET POINTS SHALL BE SHOWN HEREON AND TYPED TO THE RIGHT OF THE LINE TO WHICH THEY ARE REFERRED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO DECIMALS VALUE (E.G. 1.50' OR 1.5').



P.C.P. REFERENCE POINT  
8924  
(NORTH SIDE)

CURVE TABLE

CHORD BEARING	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	36.00°	89°30'00"	117.41'	106.00' S. 45°07'22" W.
C2	72.00°	91°00'00"	33.27'	N. 45°06'54" E.
C3	36.00°	91°00'00"	54.99'	49.50' S. 44°52'28" E.
C4	36.00°	91°00'00"	70.71'	5.44°57'06" S. 44°52'28" E.
C5	36.00°	91°00'00"	34.46'	1.00' S. 89°49'08" W.
C6	72.00°	40°23'53"	52.86'	5.41°18'29" W.
C7	72.00°	1°51'17"25"	-20.01'	S. 16°53'21" W.
C8	72.00°	33°32'52"	45.31'	1.00' S. 89°49'08" W.
C9	72.00°	33°32'52"	34.46'	S. 80°22'43" E.
C10	72.00°	33°32'52"	18.71'	S. 15°27'18" E.
C11	36.00°	91°00'10"	16.94'	S. 15°27'18" E.
C12	36.00°	91°00'10"	18.71'	S. 15°27'18" E.
C13	36.00°	41°00'10"	18.94'	S. 15°37'54" W.



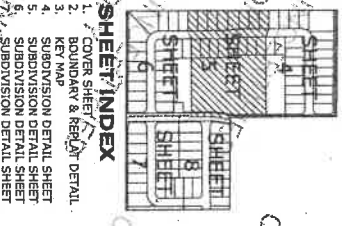
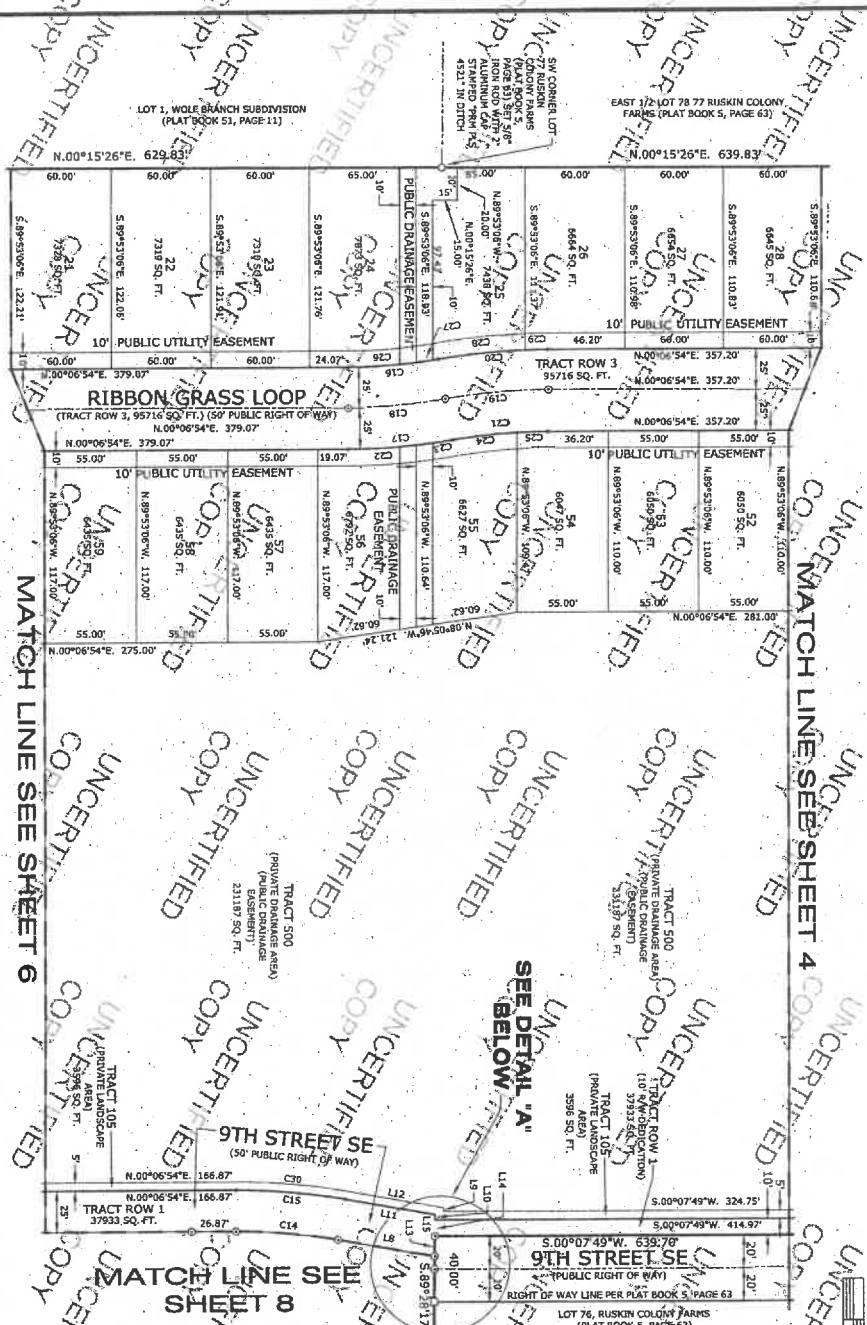
- 1. COVER SHEET
- 2. BOUNDARY & REPLAT DETAIL
- 3. KEY MAP
- 4. SUBDIVISION DETAIL SHEET
- 5. SUBDIVISION DETAIL SHEET
- 6. SUBDIVISION DETAIL SHEET
- 7. SUBDIVISION DETAIL SHEET

- 1. COVER SHEET
- 2. BOUNDARY & REPLAT DETAIL
- 3. KEY MAP
- 4. SUBDIVISION DETAIL SHEET
- 5. SUBDIVISION DETAIL SHEET
- 6. SUBDIVISION DETAIL SHEET
- 7. SUBDIVISION DETAIL SHEET

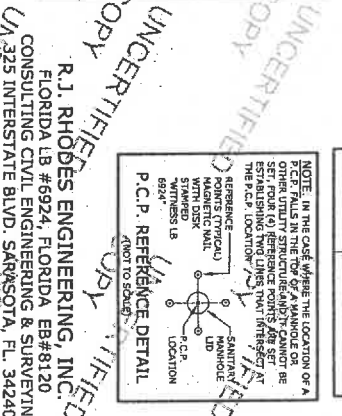
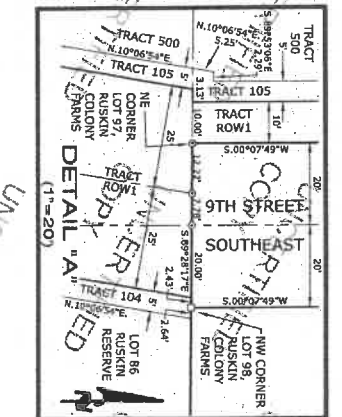
- 1. COVER SHEET
- 2. BOUNDARY & REPLAT DETAIL
- 3. KEY MAP
- 4. SUBDIVISION DETAIL SHEET
- 5. SUBDIVISION DETAIL SHEET
- 6. SUBDIVISION DETAIL SHEET
- 7. SUBDIVISION DETAIL SHEET

CARETAKER OF LOTS 77, 97, PART OF LOT 88 AND THAT PORTION OF 9TH STREET SOUTH-EAST LINGING BETWEEN SAID LOTS 97 AND 98, RUSKIN COLONY FARMS, RECORDED IN PLAT BOOK 5, PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IS EAST LING AND BEING IN THE SE1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 16 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PLAT BOOK 140 PAGE 5 SHEET 5 OF 8 SHEETS TYPED SUBDIVISION DETAIL SHEET (SHEET 6 OF 8 SHEETS)



SHEET INDEX table listing sheets 1 through 8 and their corresponding details.



LINE TABLE listing line bearings, distances, and other technical details for the plat lines.

LEGEND defining symbols for iron rod set, round concrete monument, and other survey markers.

PARALLEL OFFSET DIMENSION NOTE explaining the method used for measuring dimensions parallel to easement lines.

NOTE explaining the location of a P.C.P. (Point of Curvature) in the case where the location of a P.C.P. falls in the top of a manhole or other utility structure.



P.C.P. REFERENCE DETAIL diagram showing the specific layout and dimensions for a manhole or utility structure.

UNCERTIFIED COPY watermark repeated across the page.

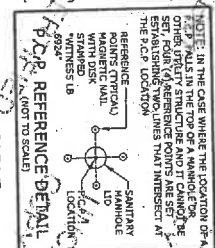


**RUSKIN RESERVE**  
 PART OF LOTS 77, 97, AND THAT PORTION OF 9TH STREET SOUTHEAST, LYING BETWEEN SAID LOTS 97 AND 98, FOR HILLBROOK FARM, RECORDED IN PLAT BOOK 5, PAGE 183, PUBLIC LAND OFFICE SECTION 3, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLBROOK COUNTY, FLORIDA.

**MATCH LINE SEE SHEET 5**

PLAT BOOK AND PAGE 6  
 SHEET 6 OF 8 SHEETS  
 SUBDIVISION DETAIL SHEET  
 (SHEET 6 OF 8 SHEETS)

SCALE IN FEET  
 (HORIZONTAL SCALE: 1"=50')

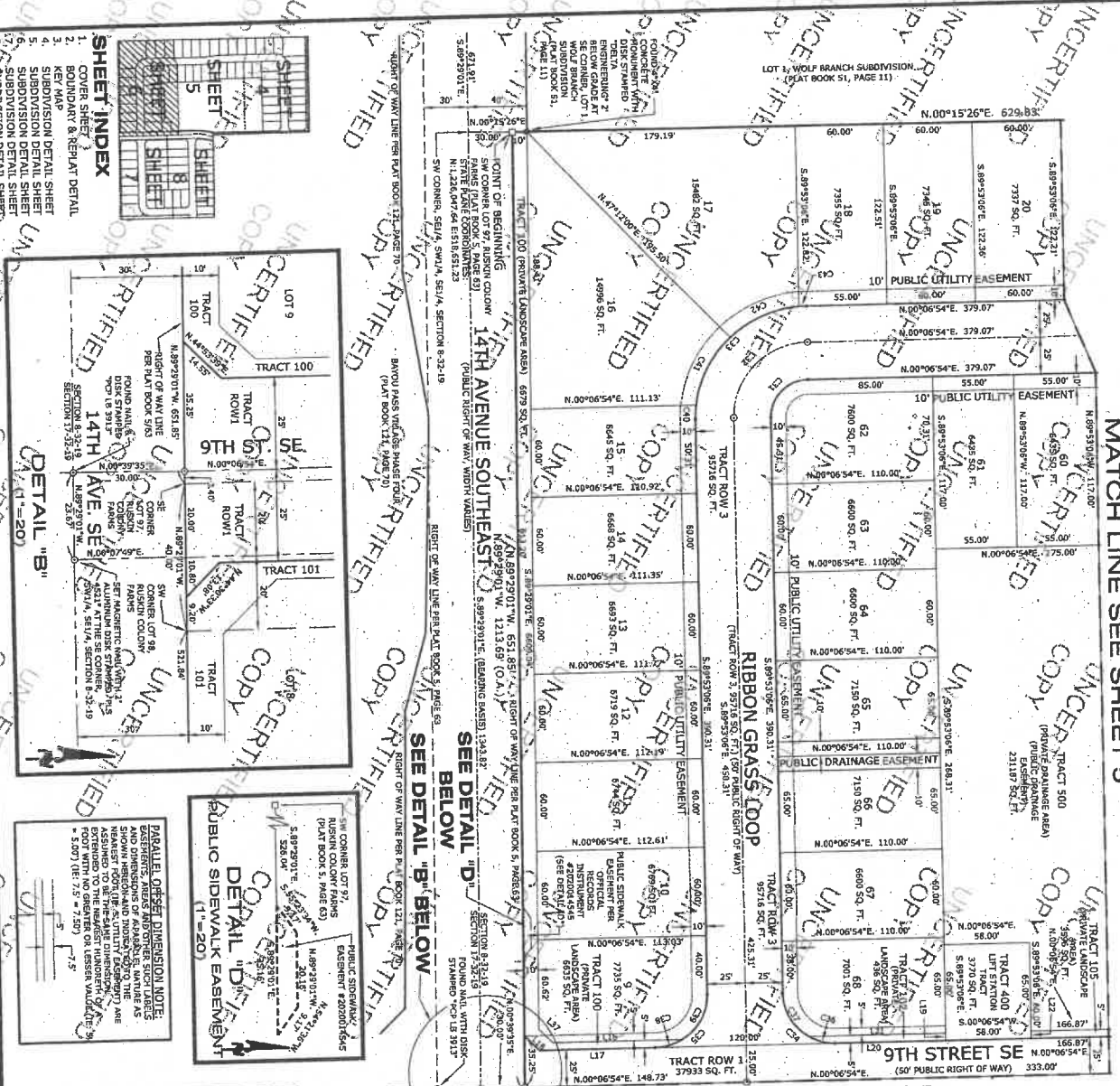


**LINE TABLE**

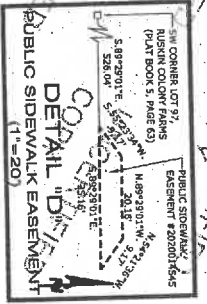
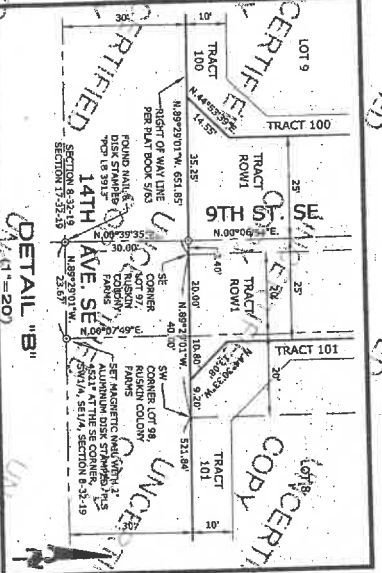
LINE	BEARING	DISTANCE
L16	N.00°06'54"E.	67.02'
L17	S.00°06'54"W.	78.15'
L18	S.44°53'39"W.	14.15'
L19	N.89°53'06"W.	5.00'
L20	N.00°06'54"E.	76.00'
L21	N.00°06'54"E.	93.17'
L22	S.89°53'06"E.	5.00'
L23	N.44°53'39"E.	13.32'

**MATCH LINE SEE SHEET**

**MATCH LINE SEE SHEET**



- SHEET INDEX**
- COVER SHEET & REPLAT DETAIL
  - BOUNDARY MAP
  - SUBDIVISION DETAIL SHEET
  - SUBDIVISION DETAIL SHEET
  - SUBDIVISION DETAIL SHEET
  - SUBDIVISION DETAIL SHEET
  - SUBDIVISION DETAIL SHEET



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	51.36'	N.44°53'06"W.
C2	50.00'	90°00'00"	78.54'	70.72'	N.44°53'06"W.
C3	75.00'	90°00'00"	117.81'	106.07'	N.44°53'06"W.
C4	100.00'	90°00'00"	157.08'	141.42'	N.44°53'06"W.
C5	125.00'	90°00'00"	196.35'	176.77'	N.44°53'06"W.
C6	150.00'	90°00'00"	235.62'	212.12'	N.44°53'06"W.
C7	175.00'	90°00'00"	274.89'	247.47'	N.44°53'06"W.
C8	200.00'	90°00'00"	314.16'	282.82'	N.44°53'06"W.
C9	225.00'	90°00'00"	353.43'	318.17'	N.44°53'06"W.
C10	250.00'	90°00'00"	392.70'	353.52'	N.44°53'06"W.
C11	275.00'	90°00'00"	431.97'	388.87'	N.44°53'06"W.
C12	300.00'	90°00'00"	471.24'	424.22'	N.44°53'06"W.
C13	325.00'	90°00'00"	510.51'	459.57'	N.44°53'06"W.
C14	350.00'	90°00'00"	549.78'	494.92'	N.44°53'06"W.
C15	375.00'	90°00'00"	589.05'	530.27'	N.44°53'06"W.
C16	400.00'	90°00'00"	628.32'	565.62'	N.44°53'06"W.
C17	425.00'	90°00'00"	667.59'	600.97'	N.44°53'06"W.
C18	450.00'	90°00'00"	706.86'	636.32'	N.44°53'06"W.
C19	475.00'	90°00'00"	746.13'	671.67'	N.44°53'06"W.
C20	500.00'	90°00'00"	785.40'	707.02'	N.44°53'06"W.
C21	525.00'	90°00'00"	824.67'	742.37'	N.44°53'06"W.
C22	550.00'	90°00'00"	863.94'	777.72'	N.44°53'06"W.
C23	575.00'	90°00'00"	903.21'	813.07'	N.44°53'06"W.
C24	600.00'	90°00'00"	942.48'	848.42'	N.44°53'06"W.
C25	625.00'	90°00'00"	981.75'	883.77'	N.44°53'06"W.
C26	650.00'	90°00'00"	1021.02'	919.12'	N.44°53'06"W.
C27	675.00'	90°00'00"	1060.29'	954.47'	N.44°53'06"W.
C28	700.00'	90°00'00"	1100.56'	989.82'	N.44°53'06"W.
C29	725.00'	90°00'00"	1140.83'	1025.17'	N.44°53'06"W.
C30	750.00'	90°00'00"	1181.10'	1060.52'	N.44°53'06"W.

**R.J. RHODES ENGINEERING, INC.**  
 FLORIDA LB #6974, FLORIDA EB #120  
 CONSULTING CIVIL ENGINEERING & SURVEYING  
 325 INTERSTATE BLVD / SARASOTA, FL. 34240  
 PHONE: 941-924-1600





## 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.

See Attached

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2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:  
See Attached

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## 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 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 **19<sup>th</sup> floor County Center**).

## 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.*

The subject variance involves the siting of a residential entry monument for a residential platted subdivision known as Ruskin Reserve. The subdivision is located upon an "L" shaped tract of land that is bound by 10th Avenue SE on the north and 14th Avenue SE on the south. The southern portion of the subdivision is bisected by 9th Street SE, which provides a north-south connection to both 10th Avenue and 14th Avenue. The northern portion of the subdivision is bound to the east by 9th Street SE. For all intents and purposes, 9th Street SE (which was partially platted and constructed with development of the subdivision) functions as primary entrance into and through Ruskin Reserve.

Section 7.03.00(C)(3)(c), LDC permits residential entry monuments at each *entrance* to a platted subdivision. Although "entrance" is not a specifically defined term, the County interprets this provision as only allowing entry monuments adjacent to roadways bound on each side by the platted subdivision. Applied to the subject case, this means that an entrance monument is permitted on Lots 41 and/or 42 adjacent to the intersection of Ribbon Grass Loop and 9th Street SE. For reasons more particularly stated in the Variance Criteria, the Applicant desires to locate this permitted monument on the rear of Lot 41 adjacent to the intersection of 10th Avenue SE and 9th Street SE.

### PART 7.03.00 - PERMITTED SIGNS

The following On-premises signs are permitted as set forth herein:

C. Ground Signs: Ground signs are permitted in all zoning classifications subject to the following provisions:

1. General Ground Sign provisions

3. Residential Zoning Districts

- c. Residential entry signs: Not more than two ground signs are permitted to be installed or erected at each entrance to a platted subdivision, multiple family development (apartments, condominiums, and mobile home parks) provided the combined Aggregate Sign Area of said signs shall not exceed 50 square feet.

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

Section 7.03.00(C)(3)(c), LDC.

## 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

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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

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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

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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

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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

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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

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## VARIANCE CRITERIA RESPONSE

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

The subject variance involves a platted residential subdivision located upon an "L" shaped tract of land that is partially bisected by 9th Street SE. For all intents and purposes, 9th Street SE functions as primary entrance into and through Ruskin Reserve from both 10th Avenue SE (at its northern terminus) and 9th Street SE (at its southern terminus). In fact, the southern portion of 9th Street SE has been partially platted and constructed with development of the subdivision.

The entryway function of 9th Street SE from 10th Avenue SE is not diminished in any meaningful manner by the fact the Ruskin Reserve subdivision comprises only the western side of the right-of-way.

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.*

Literal application of the Land Development Code, as interpreted by County staff, would deprive the developer, together with future owners of homes within Ruskin Reserve, of a residential monument sign at the functional entrance to the subdivision from 10th Avenue SE. This is a right commonly enjoyed by other subdivisions with a more uniform shape and traditional access configuration.

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 subject variance would allow the placement of an entrance monument that would neither impact nor injure the rights of any surrounding property owners. Moreover, the monument sign would be located entirely within the Ruskin Reserve subdivision on the west side of 9th Street SE such that there would be no confusion to the traveling public.

4. *Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).*

The subject variance would be in harmony with the general intent and purpose of the Land Development Code as to the placement of residential monument signs.

5. *Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.*

The subject variance is not needed due to an illegal act(s) or action(s) of the developer. Construction of 9th Street SE was a requirement of regulatory approvals that dictated design of the Ruskin Reserve subdivision and the entry function of that roadway.

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.*

The subject variances will result in substantial justice being done by allowing a residential entryway monument to be placed in a location that provides its intended benefits to future owners within the subdivision as well as the traveling public.



INSTRUMENT#: 2019440459, O BK 27024  
PG 1151-1154 10/11/2019 at 02:02:21 PM, DOC  
TAX PD(F.S.201.02) \$8582.00 DEPUTY  
CLERK: MTERRELL Pat Frank, Clerk of the  
Circuit Court Hillsborough County

Prepared by and return to:

Shannon Sheppard, Esq.  
Petitt Worrell Rocha Sheppard PLLC  
100 N. Tampa Street, Suite 3575  
Tampa, Florida 33602  
(813) 603-6300  
File No.: 588.1746

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 11<sup>th</sup> day of October, 2019, by **SANWA GROWERS, INC.**, a Florida corporation ("**Grantor**"), whose mailing address is 2801 E. Hillsborough Avenue, Tampa, Florida 33610, to **STARLIGHT HOMES FLORIDA L.L.C.**, a Delaware limited liability company (hereinafter called the "**Grantee**"), whose mailing address is 920 West Lumsden Road, Brandon, Florida 33511.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough County, State of Florida, as more particularly described in **EXHIBIT A** attached hereto and by this reference made a part hereof, together with all improvements located thereon (hereafter collectively called the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2019 and all subsequent years which are not yet due and payable, and all matters listed on **EXHIBIT B** attached hereto and by this reference made a part hereof (hereinafter called the "**Permitted Exceptions**"); provided, however, reference to the Permitted Exceptions shall not serve to reimpose any of same.

TO HAVE AND TO HOLD the Property, with the tenements, hereditaments, and appurtenances, unto the Grantee, its successors and assigns, in fee simple, forever.

AND THE GRANTOR does specially warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

WITNESSES:

**GRANTOR:**

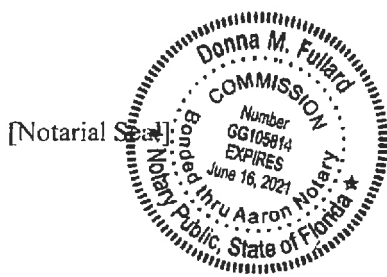
**SANWA GROWERS, INC.**, a Florida corporation

Donna M. Fullard  
Print Name: Donna M. Fullard  
Wesley C. Pinkerton  
Print Name: WESLEY C. PINKERTON

By: Tony Leung  
Tony Leung  
President  
[Corporate Seal]

STATE OF FLORIDA )  
COUNTY OF Hillsborough )SS

The foregoing instrument was acknowledged before me this 26 day of September, 2019, by Tony Leung, as President of Sanwa Growers, Inc., a Florida corporation, on behalf of said company. He  is personally known to me or  produced as identification.



Donna M. Fullard  
Print Name Donna M. Fullard  
NOTARY PUBLIC, State of Florida  
Commission #: GG105814  
My Commission Expires: June 16, 2021

**EXHIBIT A**

**PROPERTY**

Parcel 2:

Lot 97 of MAP OF RUSKIN COLONY FARMS, according to the Plat thereof as recorded in Plat Book 5, page 63, of the Public Records of Hillsborough County, Florida.

Parcel 3:

Lot 98 less the East 130 feet thereof of MAP OF RUSKIN COLONY FARMS, according to the Plat thereof as recorded in Plat Book 5, page 63, of the Public Records of Hillsborough County, Florida.

**EXHIBIT B**

**Permitted Exceptions**

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF RUSKIN COLONY FARMS, as recorded in Plat Book 5, Page(s) 63, as affected by that certain Deed recorded in Official Records Book 1824, Page 257 and re-recorded in Official Records Book 1827, Page 426.
  2. Easement granted to Tampa Electric Company, a Florida corporation by instrument recorded in Official Records Book 6462, Page 116 (as to Parcel 3).
  3. Terms and conditions of the Sanwa Subdivision School Concurrency Proportionate Share Development Mitigation Agreement recorded in Official Records Book 26522, Page 646.
- \* All recording information set forth above refers to the Public Records of Hillsborough County, Florida.

INSTRUMENT#: 2019440458, O BK 27024  
PG 1147-1150 10/11/2019 at 02:02:21 PM, DOC  
TAX PD(F.S.201.02) \$4858.70 DEPUTY  
CLERK: MTERRELL Pat Frank, Clerk of the  
Circuit Court Hillsborough County

Prepared by and return to:

Shannon Sheppard, Esq.  
Petitt Worrell Rocha Sheppard PLLC  
100 N. Tampa Street, Suite 3575  
Tampa, Florida 33602  
(813) 603-6300  
File No.: 588.1746

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 11<sup>th</sup> day of October, 2019, by **WES INVESTMENTS OF HILLSBOROUGH, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 2801 E. Hillsborough Avenue, Tampa, Florida 33610, to **STARLIGHT HOMES FLORIDA L.L.C.**, a Delaware limited liability company (hereinafter called the "**Grantee**"), whose mailing address is 920 West Lumsden Road, Brandon, Florida 33511.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough County, State of Florida, as more particularly described in **EXHIBIT A** attached hereto and by this reference made a part hereof, together with all improvements located thereon (hereafter collectively called the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2019 and all subsequent years which are not yet due and payable, and all matters listed on **EXHIBIT B** attached hereto and by this reference made a part hereof (hereinafter called the "**Permitted Exceptions**"); provided, however, reference to the Permitted Exceptions shall not serve to reimpose any of same.

TO HAVE AND TO HOLD the Property, with the tenements, hereditaments, and appurtenances, unto the Grantee, its successors and assigns, in fee simple, forever.

AND THE GRANTOR does specially warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

WITNESSES:

GRANTOR:

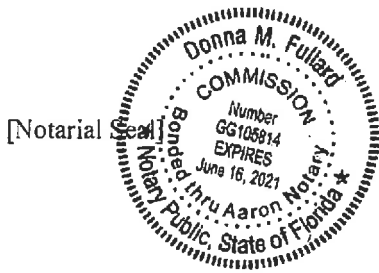
**WES INVESTMENTS OF HILLSBOROUGH, LLC**, a Florida limited liability company

Donna M. Fullard  
Print Name: Donna M. Fullard  
Wesley K. Pinkerton  
Print Name: WESLEY K. PINKERTON

By: Tony K. Leung  
Tony K. Leung,  
Manager

STATE OF FLORIDA )  
COUNTY OF Hillsborough )SS

The foregoing instrument was acknowledged before me this 26 day of September, 2019, by Tony K. Leung, as Manager of WES Investments of Hillsborough, LLC, a Florida limited liability company, on behalf of said company. He  is personally known to me or \_\_\_\_\_ produced \_\_\_\_\_ as identification.



Donna M. Fullard  
Print Name Donna M. Fullard  
NOTARY PUBLIC, State of Florida  
Commission #: GG105814  
My Commission Expires: June 16, 2021

**EXHIBIT A**

**PROPERTY**

**Parcel 1:**

Lot 77 of MAP OF RUSKIN COLONY FARMS, according to the Plat thereof as recorded in Plat Book 5, page 63, of the Public Records of Hillsborough County, Florida.

**EXHIBIT B**

**Permitted Exceptions**

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF RUSKIN COLONY FARMS, as recorded in Plat Book 5, Page(s) 63, as affected by that certain Deed recorded in Official Records Book 1824, Page 257 and re-recorded in Official Records Book 1827, Page 426.
  2. Terms and conditions of the Sanwa Subdivision School Concurrency Proportionate Share Development Mitigation Agreement recorded in Official Records Book 26522, Page 646.
- \* All recording information set forth above refers to the Public Records of Hillsborough County, Florida.





Received  
10/20/2021  
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: 707 Ribbon Grass Loop City/State/Zip: Ruskin TWN-RN-SEC: 08-32-19  
Folio(s): 056773.0092 Zoning: PD 071885 Future Land Use: R-4 Property Size: 7686 SF

### Property Owner Information

Name: Starlight Homes Florida LLC Daytime Phone: 941-281-9165  
Address: 9720 Princess Palm Ave Ste 130 City/State/Zip: Tampa, FL 33619  
Email: andy.richardson@starlighthomes.com FAX Number: \_\_\_\_\_

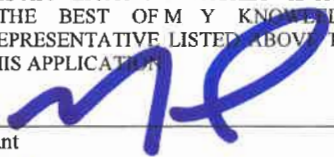
### Applicant Information

Name: Michael Brooks @ Brooks, Sheppard & Rocha PLLC Daytime Phone: 813-543-5900  
Address: 400 N Tampa Street Suite 1910 City/State/Zip: Tampa, FL 33602  
Email: mbrooks@bsrfirm.com FAX Number: 813-543-5901

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

Name: Michael Brooks @ Brooks, Sheppard & Rocha Daytime Phone: 813-543-5900  
Address: 400 N Tampa Street Suite 1910 City / State/Zip: Tampa, FL 33602  
Email: mbrooks@bsrfirm.com FAX Number: 813-543-5901

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  
MICHAEL Brooks, Brooks, SHEPPARD & Rocha  
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  
\_\_\_\_\_  
Type or Print Name

Intake Staff Signature: ANA LIZARDO Office Use Only Intake Date: 10/20/2021  
Case Number: 22-0092 Public Hearing Date: 01/24/22  
Receipt Number: \_\_\_\_\_



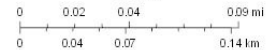
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	07-1885
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0658H
FIRM Panel	12057C0658H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120658C
County Wide Planning Area	Ruskin
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Planned Development	PD
Re-zoning	null
Census Data	Tract: 014108 Block: 3047
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



October 22, 2021

1:2,666



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

Hillsborough County Florida

**Folio: 56773.0092**  
**PIN: U-08-32-19-C40-000000-00041.0**  
**STARLIGHT HOMES FLORIDA LLC**  
**Mailing Address:**  
 920 W LUMSDEN RD  
 BRANDON, FL 33511-6281  
**Site Address:**  
 707 RIBBON GRASS LOOP  
 RUSKIN, FL 33570  
**SEC-TWN-RNG: 08-32-19**  
**Acreage: 0.174484**  
**Market Value: \$7,603.00**  
**Landuse Code: 0000 VACANT RESIDENT**

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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.

22-0092