

Variance Application: VAR 24-0299

LUHO Hearing Date: March 25, 2024

Case Reviewer: Sam Ball

**Hillsborough County Florida**

Development Services Department

Applicant: Permitting Pros, LLC

Zoning: PD

Address/Location: 902 Delaney Circle, Brandon, Florida (Folio #: 71936.0040)

Request Summary

The applicant is requesting three sign variances to accommodate two residential monuments signs.

Requested Variances

LDC Section	LDC Requirement	Variance	Result
7.03.00.C.1.c	Monument Signs: monument signs shall be set back a minimum of 15 feet from the right-of-way line, but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.	5 feet (Sign C)	8 foot, 5-inch-tall residential entry sign with a 15-foot front setback (Sign C).
7.03.00.C.1.c	Monument Signs: monument signs shall be set back a minimum of 15 feet from the right-of-way line, but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.	3.5 feet (Sign B)	8 foot, 5 inch tall residential entry sign with a 16.5-foot front setback (Sign B)
7.03.00.C.3.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.	Additional monument sign with 38.35 square feet to be located approximately 470 feet from the multiple family development that is not considered an entrance (Sign B).	Additional monument sign with 38.35 square feet of sign area to be located approximately 470 feet from an entrance to the multiple family development (Sign B).

Findings	None
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Zoning Administrator Sign Off:

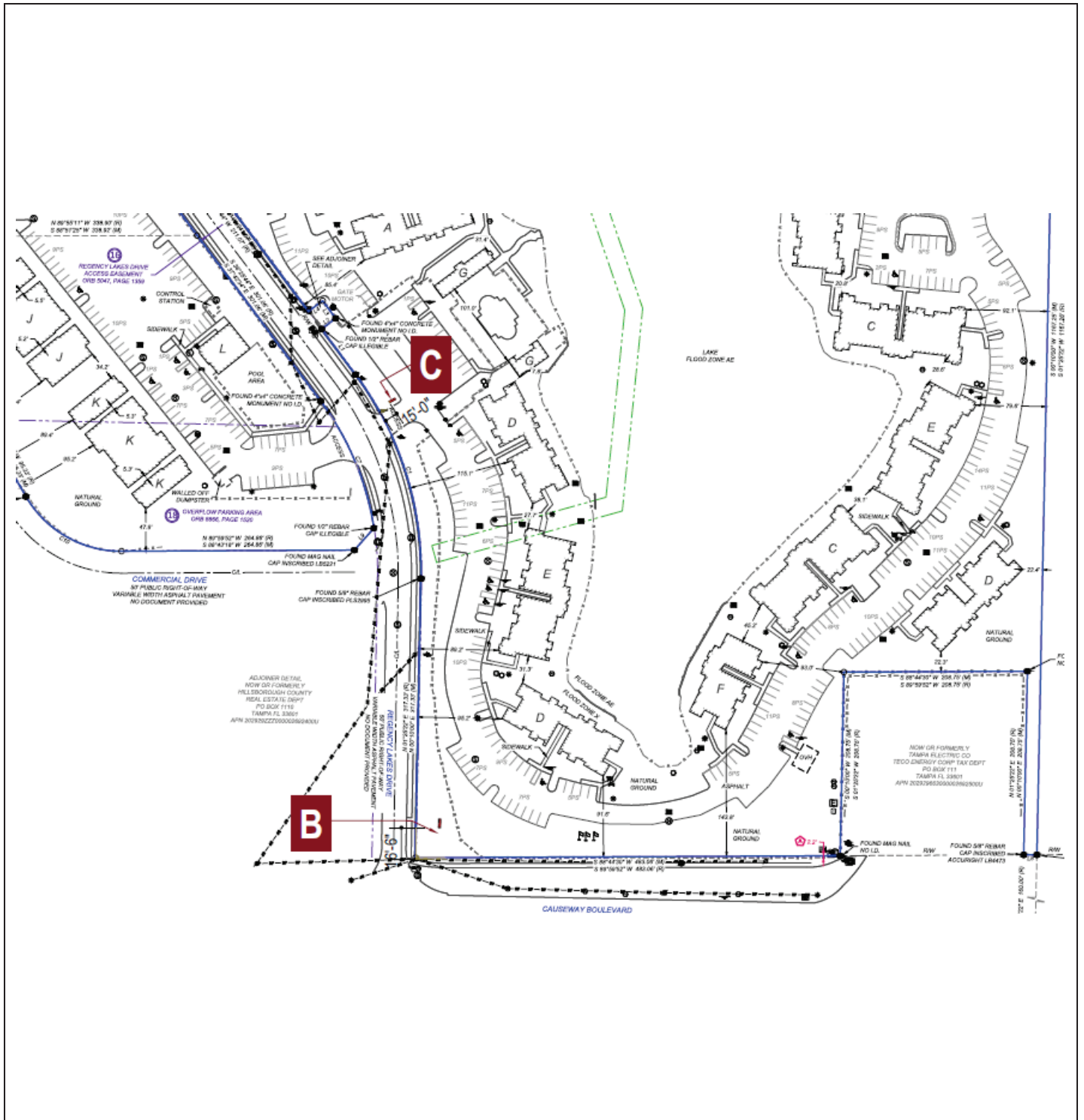


Colleen Marshall
Fri Mar 8 2024 13:40:31

DISCLAIMER:

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

8.0 SURVEY/SITE PLAN





B D/F Main Monument
 19.175sf per side = 38.35sf

Top section fabricated aluminum angle frame with skin with sheet aluminum & filler. Aluminum 3" top cap and firm section, paint color
 Copy and Logo are 1/2" painted acrylic F.C.O's stud mounted.

Scale: 1/2"=1'-0"



NOT FOR PRODUCTION



12801 Commodity Place
 Tampa, Florida 33626
 Phone: 813-818-7100
 Fax: 813-749-2311
 www.creativesigndesigns.com

PROJECT:
CHARLESTON LANDINGS & EDGE TRUAMERICA

SITE ADDRESS:
 902 Delaney Ct.
 Brandon, FL 33511

CRM / Counter:
 XXXXXX-205821

Account Manager:
 Michelle Burdick-Gibbs
 Project Manager / Project Leader
 Zach Martine

Designer:
 SC 06-20-2023

Revision:	No.	Date	Description
	01	06/19/2023	Update S&T and SITE SC
	02		
	03		
	04		
	05		
	06		

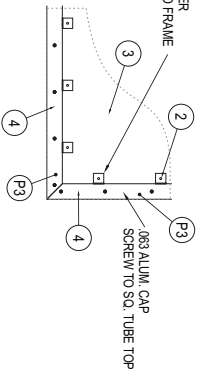
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Approve: _____
 Approved
 Approved as noted

Date: _____

Sheet: **2** of 5

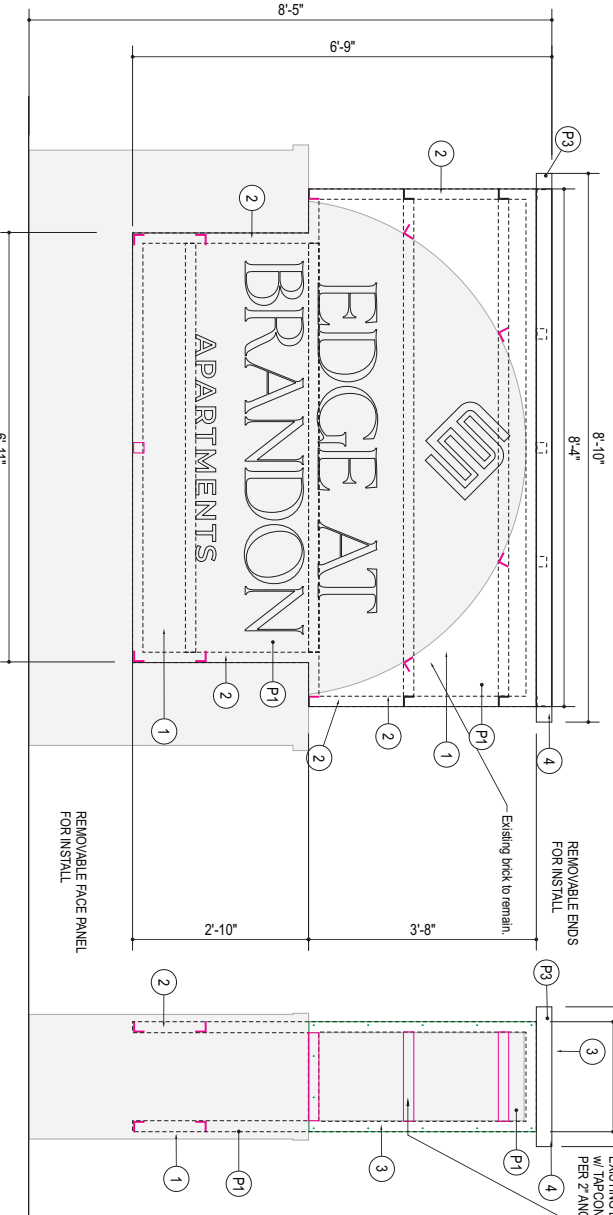
Z ANGLE CLIPS WELDED
TO INSIDE OF SQ. TUBE TOPPER
USE CLIPS TO BOLTSCREW TO FRAME



- Production Notes**
- 1) .125 ALUM.
 - 2) 2" x 2" x .118" ALUM. ANGLE FRAME
 - 3) .063 ALUM. SHEETING
 - 4) 3" x 3" SQ. TUBE
 - 5) 1/2" WHITE ACRYLIC F.C.O. COPY

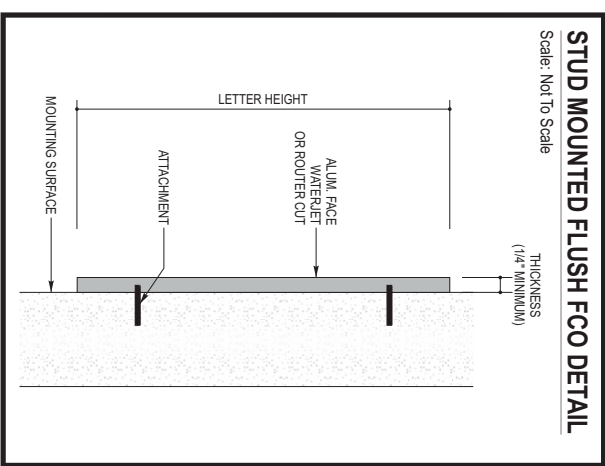
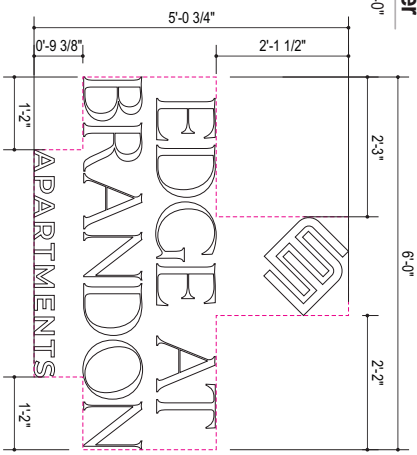
Paint Notes:

- All Painted Surfaces To Have Satin Paint
- P1) BEAK PAINT P-UT-420 STAINLESS NIGHT W/ LIT. TENUITE
- P2) BEAK PAINT P-UT-25-16 CHAIN REACTION
- P3) BEAK PAINT S2 WHITE



B D/F Non-Illuminated Monument Cover
19,175sf per side
Scale: 1/2"=1'-0"

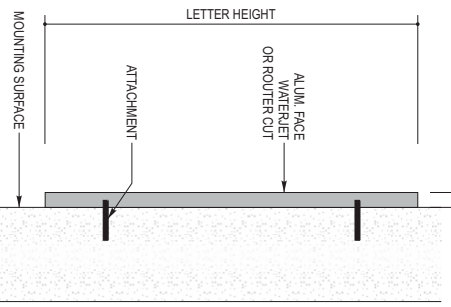
- 5'-0 3/4" x 6'-0" = 30.375sf
- 2'-1 1/2" x 2'-3" = 04.780
- 2'-1 1/2" x 2'-2" = 04.600
- 9 3/8" x 1'-2" = 00.910
- 9 3/8" x 1'-2" = 00.910
- 19,175sf



STUD MOUNTED FLUSH FCO DETAIL

Scale: Not To Scale

THICKNESS
(1/4" MINIMUM)



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Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesignsdesigns.com

PROJECT:
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EDGE TRUAMERICA

SITE ADDRESS:
902 Delaney Ct.
Brandon, FL 33511

CRM / Quote:
XXXXXX-205821

Account Manager:
Michelle Burdick-Gibbs
Project Manager / Project Leader:
Zach Hantke

Designer: Date: 06-20-2023

Revision:	No.	Date	Description
01	01	06/19/2023	Update SFT and SITE: S2
02			
03			
04			
05			
06			

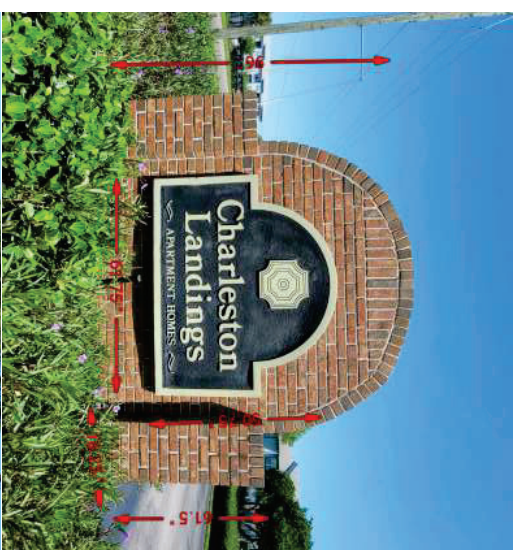
Approve:
 Approved
 Approved as noted

Date:
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C D/F Apartment Entrance Monument
19,173sf per side = 38,35sf

Scale: 1/2"=1'-0"



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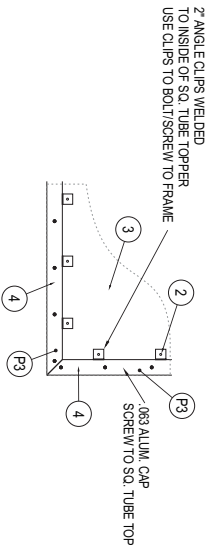
Account Manager:
Michelle Burdick/edms
Project Manager / Project Leader:
Zach Manrique

Designer: SC
Date: 06-20-2023

Revision/No.	Date	Description
01	06/19/2023	Update SFT and SITE: SC
02		
03		
04		
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06		

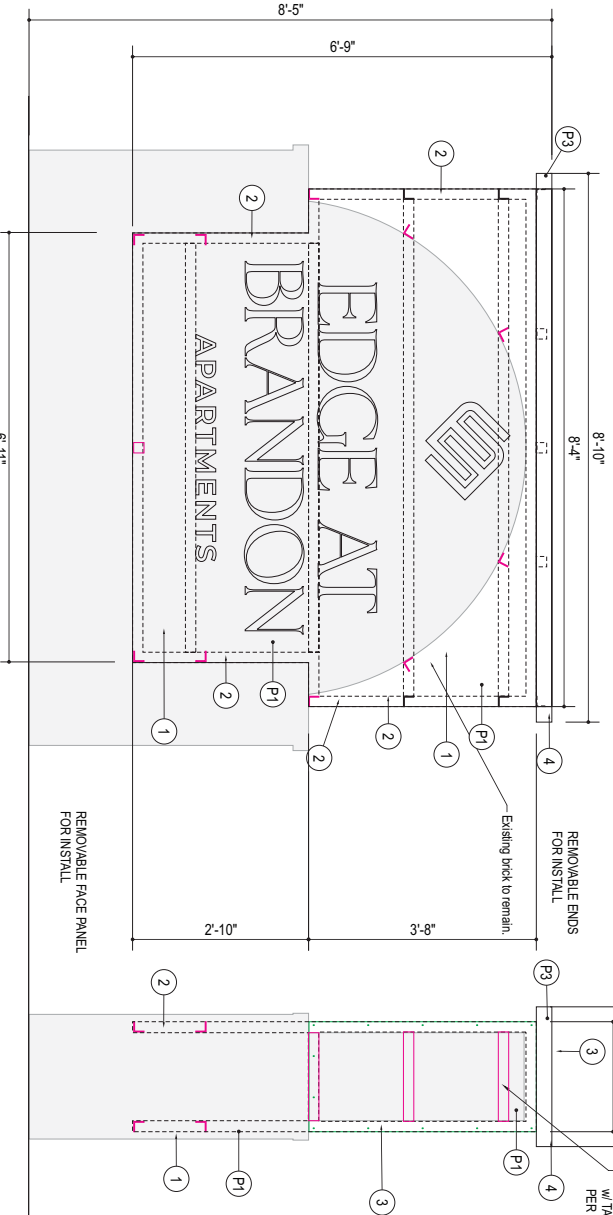
Approve:
 Approved
 Approved as noted

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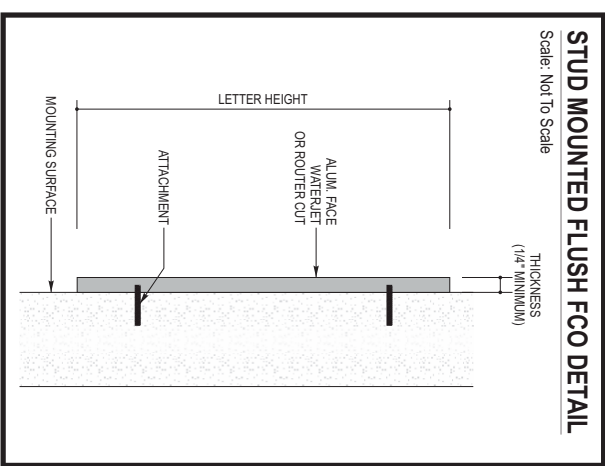
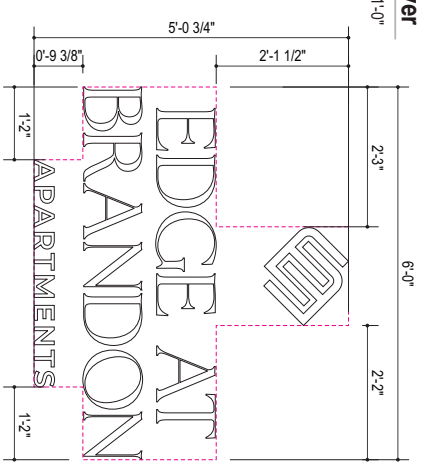
2" ANGLE CLIPS W/LED TO INSIDE OF SQ. TUBE TOPPER. USE CLIPS TO BOLT/SCREW TO FRAME.

- Production Notes**
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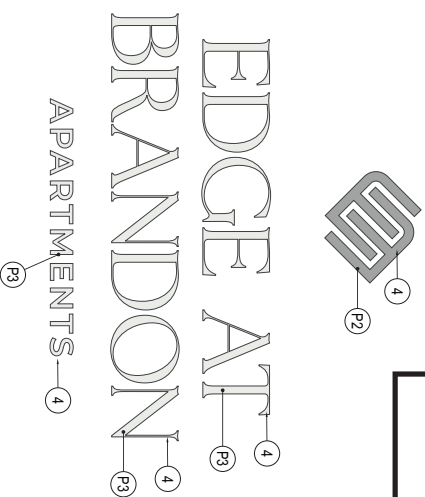


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Scale: 1/2"=1'-0"

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- 9 3/8" x 1'-2" = 00.910
- 19,175sf**



STUD MOUNTED FLUSH FCO DETAIL
Scale: Not To Scale
THICKNESS (1/4" MINIMUM)



Approve: Approved
 Approved as noted

Date: _____

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Sheet: **5** of 5

CREATIVE SIGN DESIGNS

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Fax: 813-749-2311
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Account Manager:
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Project Manager / Project Leader:
Zach Henrique

Designer: _____
Date: 06-20-2023

Revision:

No.	Date	Description
01	06/19/2023	Update SFT and SITE: S2
02		
03		
04		
05		
06		

GORNTO LAKE ROAD S.

PROJECT AREA 0.75 AC

LINE TABLE

CH/PT	CENTRAL	ARC	LENGTH	TANGENT	BEARING	DISTANCE
L1	N	S62°54'31" W	41.76'	D&M		
L2	N	S62°54'31" W	63.01'	D&M		
L3	N	S62°54'31" W	64.99'	D&M		
L4	N	S62°54'31" W	20.00'	D&M		
L5	N	S53°41'16" E	20.00'	D&M		
L6	S	S53°41'16" E	20.00'	D&M		
L7	S	S53°41'16" E	20.00'	D&M		

CHORD DISTANCE: 243.26' D&M

PER 098 4538, PAGE 1775

DESCRIPTION

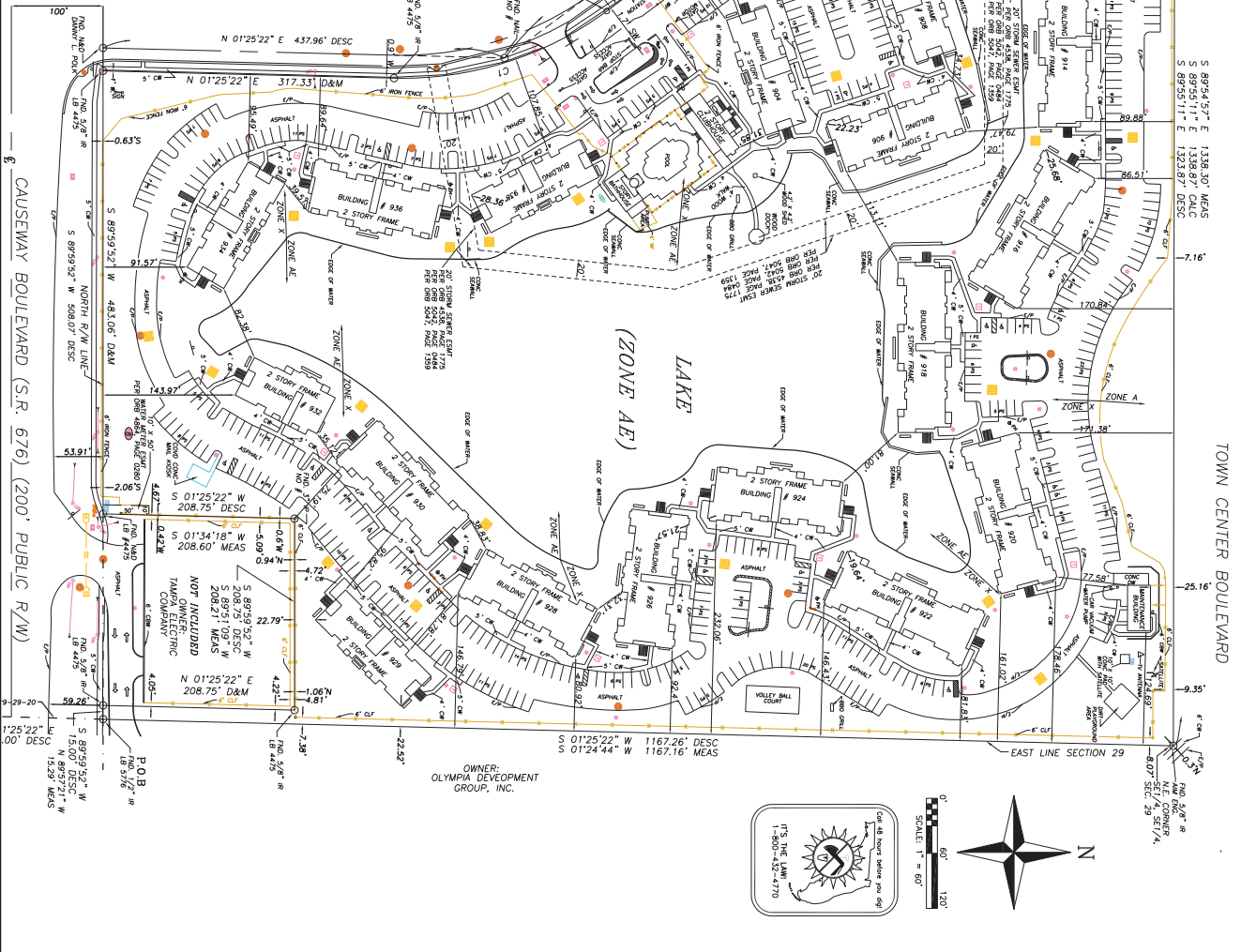
PARCEL 1:

A TRACT OF LAND SITUATED IN AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF TOWNSHIP 29 SOUTH, RANGE 20 EAST, TALLAHASSEE MERIDIAN, IN HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING PART OF TRACT 15, PART OF TRACT 16 AND ALL OF TRACT 9, AND 16 OF THE SOUTH TAMPA SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 6, ON PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SECTION 29, THENCE ALONG THE EAST LINE OF CAUSEWAY BOULEVARD (STATE ROAD 676) BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE FROM THE POINT OF BEGINNING ALONG THE AFORESAID NORTH-RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD, 58995927", A DISTANCE OF 1500 FEET; THENCE PARALLEL WITH THE NORTH-RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD, 58995927", A DISTANCE OF 208.75 FEET; THENCE PARALLEL WITH THE EAST LINE OF SECTION 29, 50175222", A DISTANCE OF 508.07 FEET TO AN IRON PIPE SET; THENCE DEPARTING SAID NORTH-RIGHT-OF-WAY OF CAUSEWAY BOULEVARD, PARALLEL WITH THE EAST LINE OF SECTION 29, 10125222", A DISTANCE OF 437.96 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 18895117", A DISTANCE OF 225.00 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 18895117", A DISTANCE OF 15.00 FEET TO IRON PIPE SET ON THE EAST LINE OF TRACT 11 OF THE SOUTH TAMPA SUBDIVISION RECORDED IN PLAT BOOK 6 ON PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE SAID EAST LINE OF THE SAID TRACT 11 AND PARALLEL WITH THE EAST LINE OF SECTION 29, 50175222", A DISTANCE OF 225.00 FEET TO AN IRON PIPE SET ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 18895117", A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 18895117", A DISTANCE OF 1323.87 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 18895117", A DISTANCE OF 119.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN DEED TO COUNTY OF HILLSBOROUGH, AND ALSO LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND WITHIN LANDS RECORDED IN HILLSBOROUGH COUNTY RECORDS.

CONTAINS: 1,024,073 SQUARE FEET OR 23,509 ACRES MORE OR LESS.



FRONTIER ENGINEERING, INC.
COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA

CHARLESTON LANDINGS PHASE II
OFFSITE VOLUME COMPENSATION AREA

HILLSBOROUGH COUNTY, FLORIDA

P.O. BOX 4750
TAMPA, FL 33677
PH: (813) 251-0169
FAX: (813) 251-0179
frontierengineering@yahoo.com

TIMOTHY J. HEALEY, P.E.
FLORIDA ENGINEER'S REGISTRATION NO. 53661

REV	DATE	BY	REVISION
1	9/18/14	SNF/MD	COMMENTS DATED 7/22/14

DESIGN: JB

DRAWN: JB

CHECKED: TJH

SHEET # 01/02 OF 2

SCALE: 1" = 60'



Additional / Revised Information Sheet

Office Use Only		
Application Number: 24-0299	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: 24-0299 Applicant's Name: Daniel Crowley

Reviewing Planner's Name: Sam Ball Date: 01/24/2024

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 03/25/2024

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@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.


Signature

1/24/2024
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 24-0299

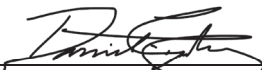
Includes sensitive and/or protected information.

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: 
(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.



**Hillsborough
County Florida**
Development Services

Application No: _____

Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The current owner purchased the property in 2022. Formerly known as Charleston Landings, the apartment community is now Edge at Brandon. In order to assist law enforcement, emergency responders, and visitors in locating the new community - building permits were submitted for face changes to existing monument signs. Upon review of the permit application, County staff indicated that the face changes would not be approved on 2 of the signs (shown as sign B and C on the attached site plan) unless Variances for the below were approved:

Sign B - Variance of 3.5 feet from the required 20 foot setback, and variance to allow for an additional monument site to be located in a location that is not an entrance

Sign C - Variance of 5 feet from the required 20 foot setback

While County staff has indicated that they cannot locate permit records for the existing monument signs - an approved survey from 2014 (permit number NR(C) #2242) shows that signs B and C were existing at that time. The approved survey is included with this application.

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

Sign B - Variances requested from Sections 7.03.00-C.1.c and 7.03.00-C.3.c of the LDC

Sign C - Variance requested from Section 7.03.00-C.1.c of the LDC

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): Sign Permit Application - HC-BLD-23-0050372
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.
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 or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



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?

See added sheet at end of application.

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 added sheet at end of application.

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 added sheet at end of application.

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 added sheet at end of application.

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 added sheet at end of application.

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 added sheet at end of application.

Variance Criteria Response

1. Sign B - As far as the request for a variance from 7.03.00-C.1.c, the existing monument sign is only 3'-6" away from meeting the required setback of 20' from the ROW. This is a negligible distance that will not result in any benefit, as the sign in its current location does not present a visual obstruction for pedestrians or vehicular traffic. Demolishing the existing sign only to construct a new one 3'-6" away is an undue hardship that is unique to this property.

As far as the request for a variance from 7.03.00-C.3.c, Sign B has existed for nearly 10 years and has never been the subject of a complaint or violation. This is because the sign does not present any issue or hazard to adjacent properties, pedestrians, or vehicular traffic. The Edge at Brandon apartment community is located just South of the Selmon Expressway, from which it cannot be accessed. The community can only be accessed from the South and West (via Regency Lakes from Gornto Lake Rd. and Causeway Blvd.). In the event of an emergency, Sign B makes it clear that the community can be accessed from Causeway Blvd. The benefits of the sign in its existing position greatly outweigh any potential drawbacks.

Sign C - As far as the request for a variance from 7.03.00-C.1.c, there is no feasible alternative location for this sign. The layout of the property is such that a paved parking lot is located immediately behind and beside Sign C on both sides. Meeting the setback would be impossible. Further, the sign's proposed height of 8'-6" is necessary due to its location; if it were shorter its view would be blocked to incoming traffic on Regency Lakes Drive by outgoing cars in any of the lanes adjacent to the sign. Finally, Sign C is set back 15' from the ROW in its existing position. The sign does not present any hazard to pedestrians or vehicular traffic. Requiring the sign to be removed would not result in any benefit; it would also make the community more difficult to identify by emergency responders, law enforcement, delivery drivers, and visitors.

2. The purpose and intent of the LDC is to ensure that signs do not interfere with the rights of others, negatively impact the health and safety of citizens, cause hazards to pedestrians or motorists, or result in unsightly signs. Signs B and C are already in alignment with this purpose and intent in their existing locations. The literal requirements of the LDC are not always applicable or appropriate, and deviations are sometimes needed - hence the existence of a variance. As is demonstrated throughout this application, the literal requirements of the LDC In this case do not serve their own purpose and intent. If these variances are not granted, it deprives the property owner of their right to deviate from the LDC when the deviation is consistent with the intent of the code itself.

3. There are no other properties that would be affected by the allowance of a variance for signs B and C as proposed. The signs have not interfered with the rights of others for the duration of their existence, and will not interfere with any rights of others in the future since their locations are not changing.

4. These requests are in harmony with, and serve the general intent of, the LDC and Comprehensive Plan because:
- a. They do not interfere with, or injure, the rights of others;
 - b. They do not negatively impact the health, safety, or general welfare of citizens of Hillsborough County;
 - c. They do not cause hazards to pedestrians or vehicular traffic;
 - d. They do not result in unsightly and detrimental signs that would detract from the aesthetic appeal of the county and lead to economic decline and blight;
 - e. They will promote the health and safety of citizens by providing additional wayfinding assistance to law enforcement and emergency responders

5. The signs have been in their current locations for nearly 10 years without violation or any other enforcement action taken due to their location or size. Further, the signs were in place prior to the purchase of the property by the current owner. As a result, there is no self-imposed hardship nor has any illegal action been taken by the current property owner.

6. Granting these requested variances will result in substantial justice being done. Similar to the response to criteria items 2 and 4, Signs B and C are in alignment with the purpose and intent of the LDC in their current positions. Granting the variance requests will provide common-sense relief to setback and location requirements that do not provide any benefit in this case.

Approving these variances will also memorialize signage that has been in place for nearly a decade, and would ease the owner's burden of either demolishing the signs or finding alternative locations for signs B and C.

Further, the granting of these variances would result in benefits to the public in the form of expedient emergency responses. This is in addition to making the property more visible to deliveries, visitors, and potential residents due to the effective wayfinding assistance the signs provide.

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This instrument prepared by and
after recording return to:

Howard A. Parelskin, Esq.
Kennerly Lamishaw & Rossi LLP
707 Wilshire Blvd., Suite 1400
Los Angeles, California 90017

Folio No.: 071948-1004 & 071936-0040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective as of the 12th day of August, 2022, between URISHA HOLDINGS, LLC, a Florida limited liability company (hereinafter referred to as the “**Grantor**”), whose address is 25 Southeast 2nd Avenue, Suite 900, Miami, Florida 33131 and DELANEY FEE OWNER LLC, a Delaware limited liability company (hereinafter referred to as the “**Grantee**”), whose mailing address is 10100 Santa Monica Boulevard, Suite 400, Los Angeles, California 90067.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain land situate in Hillsborough County, Florida, more particularly described in **Exhibit A** attached hereto and made a part hereof (the “**Property**”).

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, tenements, hereditaments, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

SUBJECT TO: (i) non-delinquent real estate taxes for the current and subsequent years, (ii) the rights of tenants in possession as tenants only pursuant to leases set forth on a rent roll of the Property; (iii) the conditions, restrictions, limitations, reservations, declarations, easements, dedications and agreements of record; and (iv) all matters which an accurate survey of the Property would disclose (collectively, the “**Permitted Exceptions**”) to the extent the same remain in effect; provided, however, that the foregoing shall not be deemed to reimpose the same.

AND Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully

seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Property is free of all encumbrances except for the Permitted Exceptions; and that Grantor warrants the title to the Property and will defend the same, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.


[signature page follows]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered
the presence of:


URISHA HOLDINGS LLC, a Florida limited liability company


Print Name: Hibah Hassen

By: Golf Terrace Investment Company, A Limited Partnership,
a Minnesota limited partnership,
its Manager


Print Name: JESSICA DRURY

By: Dorvidor Management Company, LLC, a Minnesota limited liability company,
its General Partner

By: 
Irene S. Bartram
Its: Manager

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022 by Irene S. Bartram, as Manager of Dorvidor Management Company, LLC, a Minnesota limited liability company, as Manager of Golf Terrace Investment Company, A Limited Partnership, a Minnesota limited partnership, the General Partner of URISHA HOLDINGS, LLC, a Florida limited liability company, on behalf of the said company, who is personally known to me or has produced a valid driver's license as identification.

[Notary Seal]


Notary Public

My Commission Expires: _____

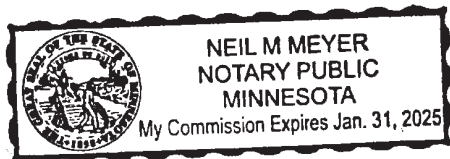


EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Property

PARCEL 1:

A TRACT OF LAND SITUATED IN AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, TALLAHASSEE MERIDIAN; IN HILLSBOROUGH COUNTY, FLORIDA; ALSO BEING PART OF TRACT 10, PART OF TRACT 15, PART OF TRACT 16 AND ALL OF TRACT 9; AND PORTIONS OF THOSE CORRIDORS RESERVED FOR ROADWAY PURPOSES ADJOINING TRACTS 9, 10, 11 AND 16 OF THE "SOUTH TAMPA" SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 6 ON PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SECTION 29; THENCE ALONG THE EAST LINE OF SECTION 29, N01°25'22" E, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD (STATE ROAD 676) BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE FROM THE POINT OF BEGINNING ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD, S89°59'52"W, A DISTANCE OF 15.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SECTION 29, N01°25'22"E, A DISTANCE OF 208.75 FEET; THENCE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD, S89°59'52"W, A DISTANCE OF 208.75 FEET; THENCE PARALLEL WITH THE EAST LINE OF SECTION 29, S01°25'22"W, A DISTANCE OF 208.75 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD S89°59'52" W, A DISTANCE OF 508.07 FEET TO AN IRON PIPE SET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF CAUSEWAY BOULEVARD, PARALLEL WITH THE EAST LINE OF SECTION 29, N01°25'22"E, A DISTANCE OF 437.96 FEET TO AN IRON PIPE SET; THENCE N36°25'44"W, A DISTANCE OF 597.45 FEET TO AN IRON PIPE SET; THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, N89°55'11" W, A DISTANCE OF 225.00 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, N89°55'00"W, A DISTANCE OF 15.00 FEET TO IRON PIPE SET ON THE EAST LINE OF TRACT 11 OF THE "SOUTH TAMPA" SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST AS RECORDED IN PLAT BOOK 6 ON PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SAID EAST LINE OF THE SAID TRACT 11 AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, N01°20'18"E, A DISTANCE OF 235.00 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID TRACT 11; THENCE

CONTINUING PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER N01°20'18"E, A DISTANCE OF 15.00 FEET TO AN IRON PIPE SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, S89°55'00"E, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER S89°55'11"E, A DISTANCE OF 1323.87 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SECTION 29, S01°25'22"W, A DISTANCE OF 1167.26 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN DEED TO COUNTY OF HILLSBOROUGH, RECORDED IN OFFICIAL RECORDS BOOK 4864, PAGE 271, HILLSBOROUGH COUNTY RECORDS; AND ALSO LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND LYING WITHIN LANDS DESCRIBED IN DEED TO THE COUNTY OF HILLSBOROUGH RECORDED IN OFFICIAL RECORDS BOOK 5042, PAGE 481, HILLSBOROUGH COUNTY RECORDS.

PARCEL 2:

LOTS 1 AND 2 OF REGENCY LAKES COMMERCIAL DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 44 AS AFFECTED BY THAT CERTAIN AFFIDAVIT CONFIRMING AN ERROR ON A RECORD PLAT RECORDED ON OCTOBER 17, 1997 IN OFFICIAL RECORDS BOOK 8758, PAGE 685 OF THE HILLSBOROUGH COUNTY RECORDS.

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**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

		Official Use Only	
Application No:	24-0299	Intake Date:	01/08/2024
Hearing(s) and type: Date:	03/25/2024	Type:	LUHO
Date:	01/24/2024	Receipt Number:	332568
		Intake Staff Signature:	<i>Alejandra Prado</i>

Applicant/Representative: Daniel Crowley Phone: 707-387-7967

Representative's Email: dan@permittingpros.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
<input type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Hillsborough County Florida Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0299
Hearing(s) and type: Date: 03/25/2024
Date:

Type: LUHO
Type:

Intake Date: 01/08/2024
Receipt Number: 332568
Intake Staff Signature: Alejandra Prado

Property Information

Address: 902 Delaney Cir. City/State/Zip: Brandon, FL 33511
TWN-RN-SEC: 29-29-20 Folio(s): 071936.0040 Zoning: PD Future Land Use: UMU-20 Property Size: 23.61 acres

Property Owner Information

Name: Delaney Fee Owner LLC Daytime Phone 904.200.5712
Address: 10100 SANTA MONICA BLVD STE 400 City/State/Zip: LOS ANGELES, CA 90067
Email: epompey@truamerica.com Fax Number

Applicant Information

Name: Permitting Pros LLC Daytime Phone 707-387-7967
Address: 660 4th St. #124 City/State/Zip: San Francisco, CA 94107
Email: dan@permittingpros.com Fax Number

Applicant's Representative (if different than above)

Name: Daytime Phone
Address: City/State/Zip:
Email: Fax Number

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Applicant

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

Ethan J. Pompey
Type or print name

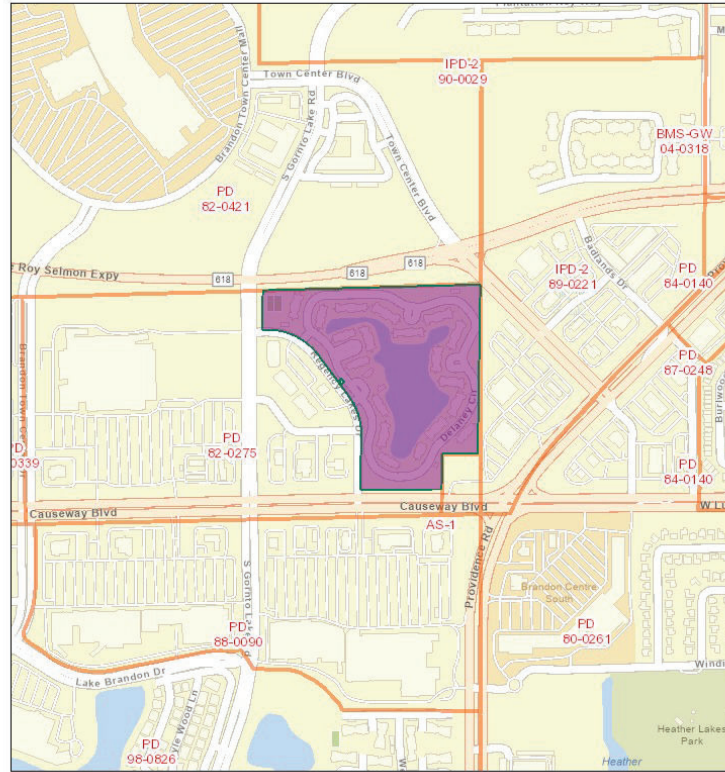
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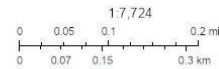
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	82-0275
Flood Zone:A	
Flood Zone:AE	BFE = 32.2 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0387J
FIRM Panel	12057C0387J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120387E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Minor Changes	02-0386
Major Modifications	95-0187,13-0420
Personal Appearances	96-0109,95-0281,92-0331 WD
Census Data	Tract: 013316 Block: 1038
Census Data	Tract: 013316 Block: 1036
Future Landuse	UMU-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 71936.0040



January 10, 2024



ESRI Community Maps Contributors, University of South Florida, City of Tampa, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satelligence, GeoTechnologies, Inc, METANADA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 71936.0040
PIN: U-29-29-20-663-000002-69210.0
Delaney Fee Owner Llc
Mailing Address:
 10100 Santa Monica Blvd Ste 400
 null
 Los Angeles, Ca 90067-4108
Site Address:
 902 Delaney Cir
 Brandon, Fl 33511
SEC-TWN-RNG: 29-29-20
Acreage: 23.60619926
Market Value: \$33,742,700.00
Landuse Code: 0320 Multi-Family

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



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)



Attachment A – To Be Completed For All Wetland Setback Variance Requests

Application No: _____

Variance requests that include a variance to encroach into the Wetland Setback require additional information to be submitted and reviewed by the Natural Resources staff prior to processing the application. A review fee of \$260.00 is also required in addition to the Variance application fee.

Email this completed form and all documents to be submitted to NaturalResources@HCFLGov.net for a sufficiency check. Natural Resources staff will sign the form and return it within 3 business days. **PLEASE NOTE:** This signed form must be included in the submittal made to zoningintake-dsd@hcflgov.net. Submittal to Natural Resources and subsequent processing time must be taken into account when considering cut-off dates. Only final, complete submissions to zoningintake-dsd@hcflgov.net by the necessary cut-off date will secure a hearing date.

Additional Submittal Requirements

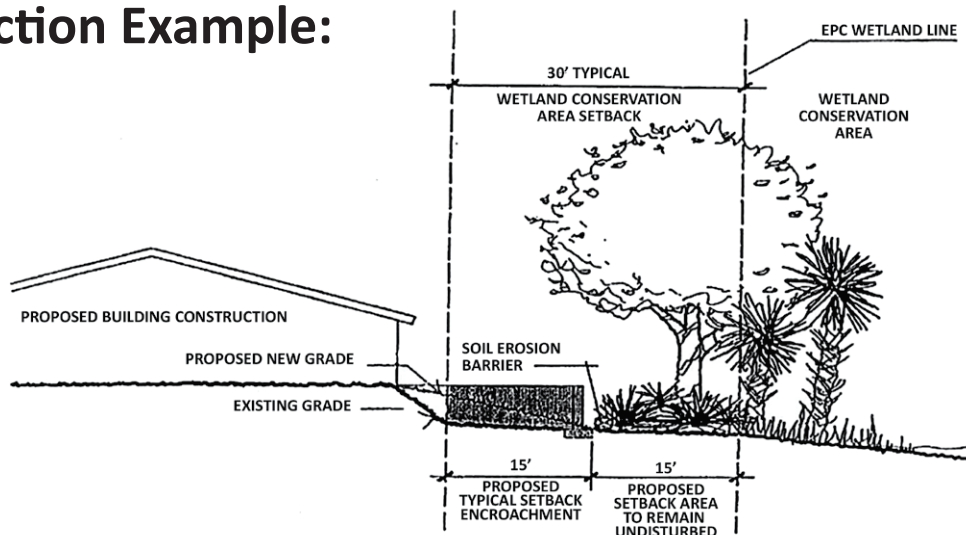
- Any correspondence from other jurisdictional agencies pertinent to the request.
- Scaled tree survey showing trees 5 inches DBH (trunk diameter at 4 ½ feet above grade) located within 30 feet of the proposed encroachment. Any trees proposed for removal must be marked with an "X"
- Site Plan Requirements (must be to scale):
 - o Official approval by the Environmental Protection Commission (EPC) of the wetland line. A survey of the wetland line signed by EPC and dated no less than 5 years ago must be provided unless the property is in a platted subdivision and the plat shows an approved wetland setback line that is not deemed expired. The administrator may require a new approved EPC wetland delineation even if the existing delineation has not expired if the site conditions appear to have changed and the wetland line location appears to have shifted.
 - o Wetland setback line clearly identified.
 - o A cross-section of the Wetland Conservation/Preservation Area setback identifying proposed improvements, existing grade elevations, proposed finished grade elevations & any special design (i.e., retaining walls) to minimize encroachments into the setback (see example below).
 - Label each area of the encroachment into the wetland setback, providing the maximum depth and width of encroachment and the total square footage of encroachment.
 - Identify the type of vegetation within the setback.

Specific Variance Requested:

Preliminary Review and Site Plan Sufficiency Check Conducted By: _____

(Signature of Natural Resources Staff Member)

Cross Section Example:



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