



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0001	
LUHO HEARING DATE: February 27, 2023	CASE REVIEWER: Carla Shelton Knight

REQUEST: The applicant is requesting a variance from the 30 foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on February 8, 2023, is to allow for the construction of various site improvements within the 30-foot Wetland Conservation Area setback.

SUMMARY OF VARIANCE(S):

Wetland Setback

- 1) Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests the construction of a building, drive lane, retaining wall, and an electric transformer within the 30-foot wetland conservation area setback. The applicant requests a 15.49-foot encroachment into the setback to allow for a remaining setback of 14.51 feet.

Findings

- 1) Variance 20-0804 was previously granted for an encroachment of 15 feet into the setback, with an overall encroachment area of 1018 square feet. This request is a revision to allow for an additional .49 feet of encroachment depth, but a reduction in the area to 962 square feet of encroachment, to accommodate changes made to the site during construction.
- 2) Wetland setback compensation planting that provides equivalent square footage of compensation planting to the amount of encroachment has already been planted on the site.

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

Attachments: Site Plan

ADMINISTRATOR'S SIGN-OFF

A handwritten signature in black ink, appearing to read "Chris Slater". The signature is written in a cursive style with a large initial "C".



Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 23-0001 Applicant's Name: WWS 19 022 GIBSONTON LLC

Reviewing Planner's Name: Carla Shelton Date: 02/07/2023

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): 02/27/2023

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

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- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

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Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Anne Pollack

Digitally signed by Anne Pollack
Date: 2023.02.07 14:56:28 -05'00'

Signature

Date

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- Notification E-Mail Sent
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- Transmittal Completed

In-Take Completed by: _____



**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 VAR23-0001

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: Anne Pollack

Digitally signed by Anne Pollack
Date: 2023.02.07 14:58:16 -05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Rome, Ashley

From: Zoning Intake-DSD
Sent: Wednesday, February 8, 2023 7:33 AM
To: Mason, Carmen
Cc: Rome, Ashley
Subject: FW: Resubmittal VAR 23-0001
Attachments: Sensitive Information Acknowledgement VAR 23-0001.pdf; Additional & Revised Information Sheet VAR23-0001.pdf; SITE PLAN 020723 VAR 23-0001.pdf; VARIANCE REQUEST rev 020723 VAR 23-0001.pdf

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

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Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Anne Pollack <apollack@ffplegal.com>
Sent: Tuesday, February 7, 2023 3:07 PM
To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Subject: FW: Resubmittal VAR 23-0001

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Good afternoon

Please find the following for submittal into the file on VAR23-0001:

- Revised site plan
- Additional and Revised Information Sheet.
- Sensitive Info Form
- Revised variance request narrative

The variance request identifies the new encroachment distance and provides the TECO line exhibit which was not included originally.

The site plan has been revised to add a cross-section to show the new area of encroachment. This cross-section provides the distance of encroachment of the TECO pad into the wetland setback (15.49').

Please advise if you require further information. Thank you.

Anne Q. Pollack
Managing Member



**FLETCHER FISCHER
POLLACK P.L.**

**433 Central Ave., Suite 401
St. Petersburg, FL 33701**

813.898.2836 Direct
727.409.4371 Cell
813.898.2838 Fax
apollack@ffplegal.com

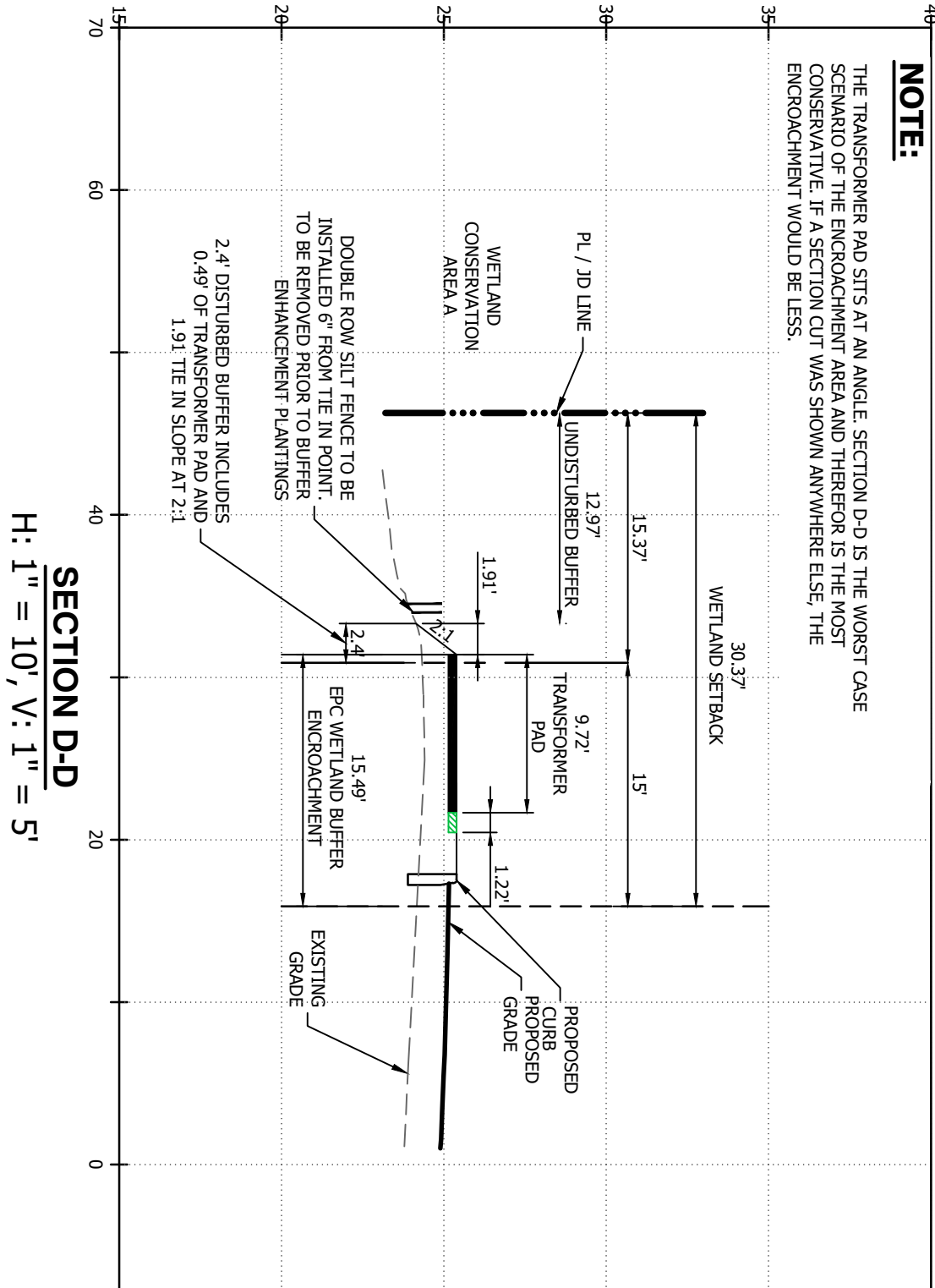
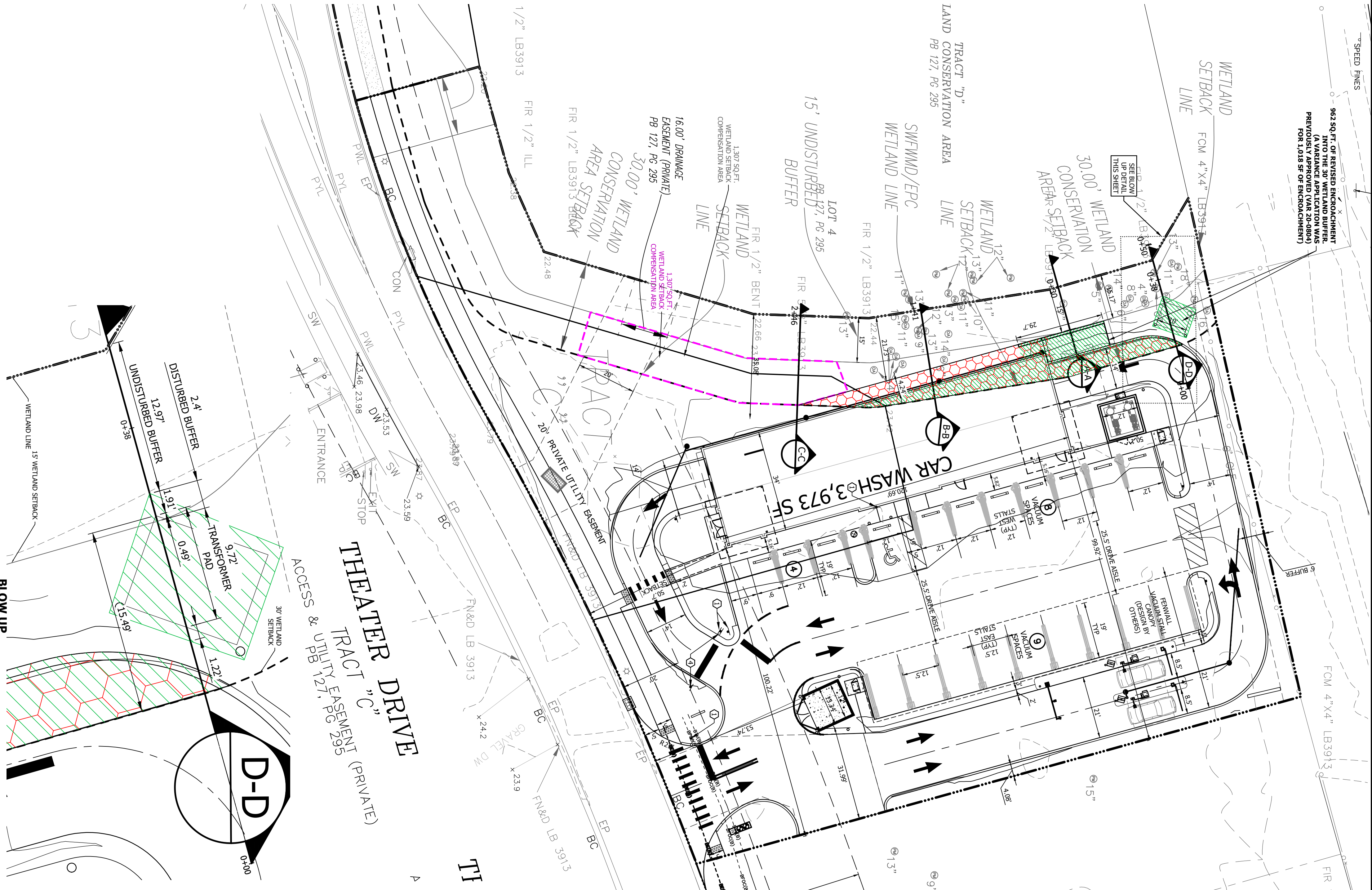
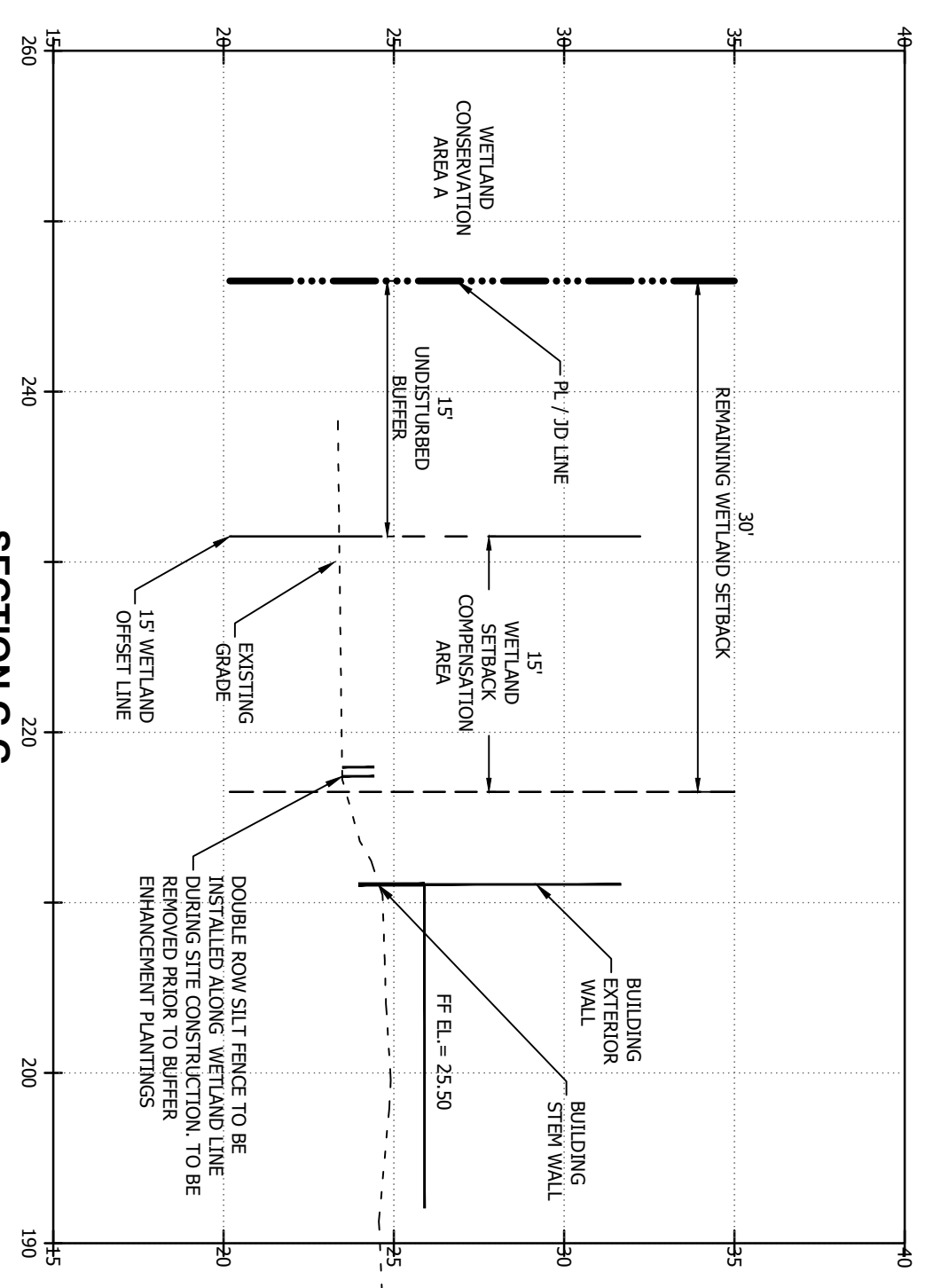
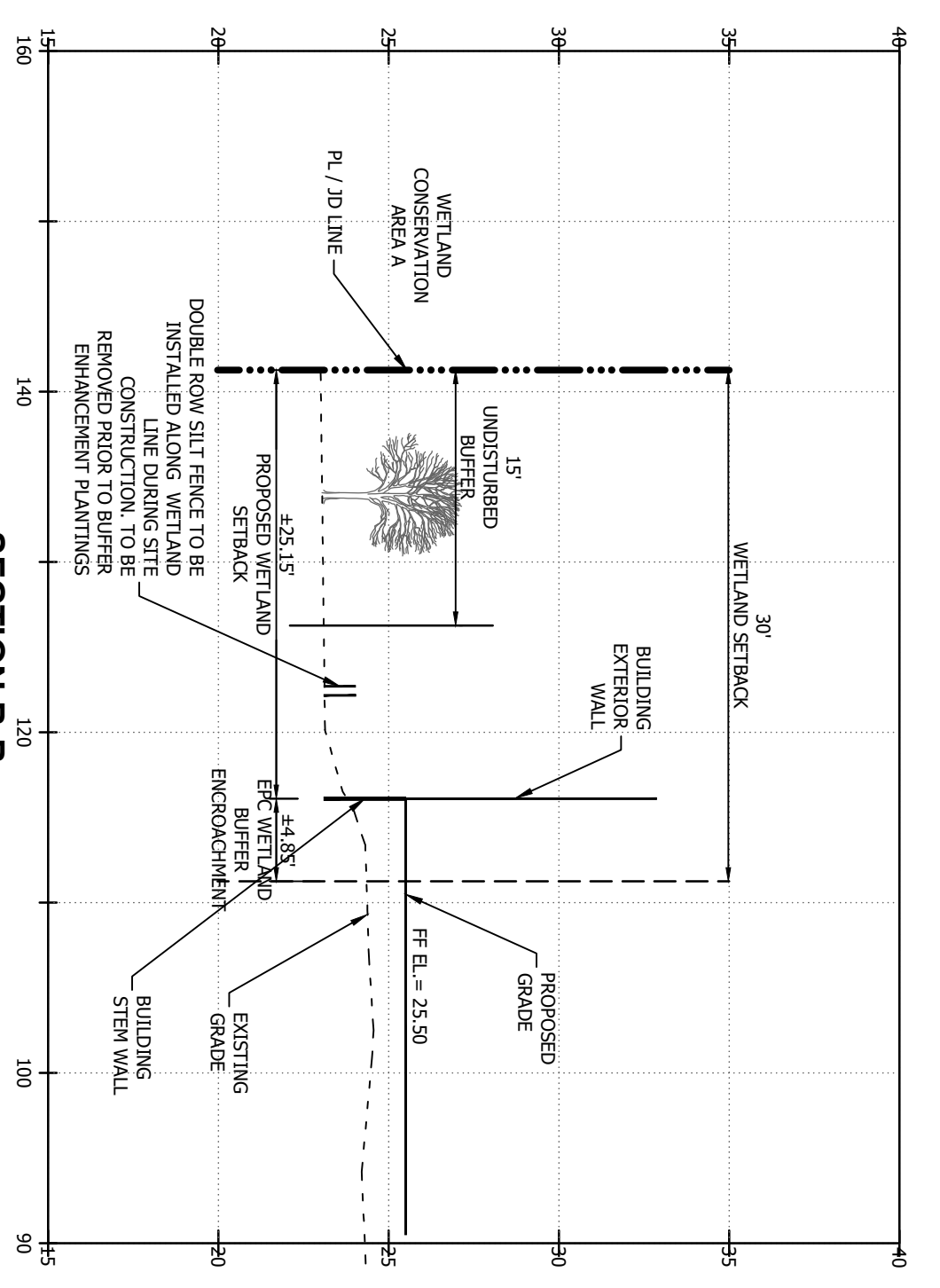
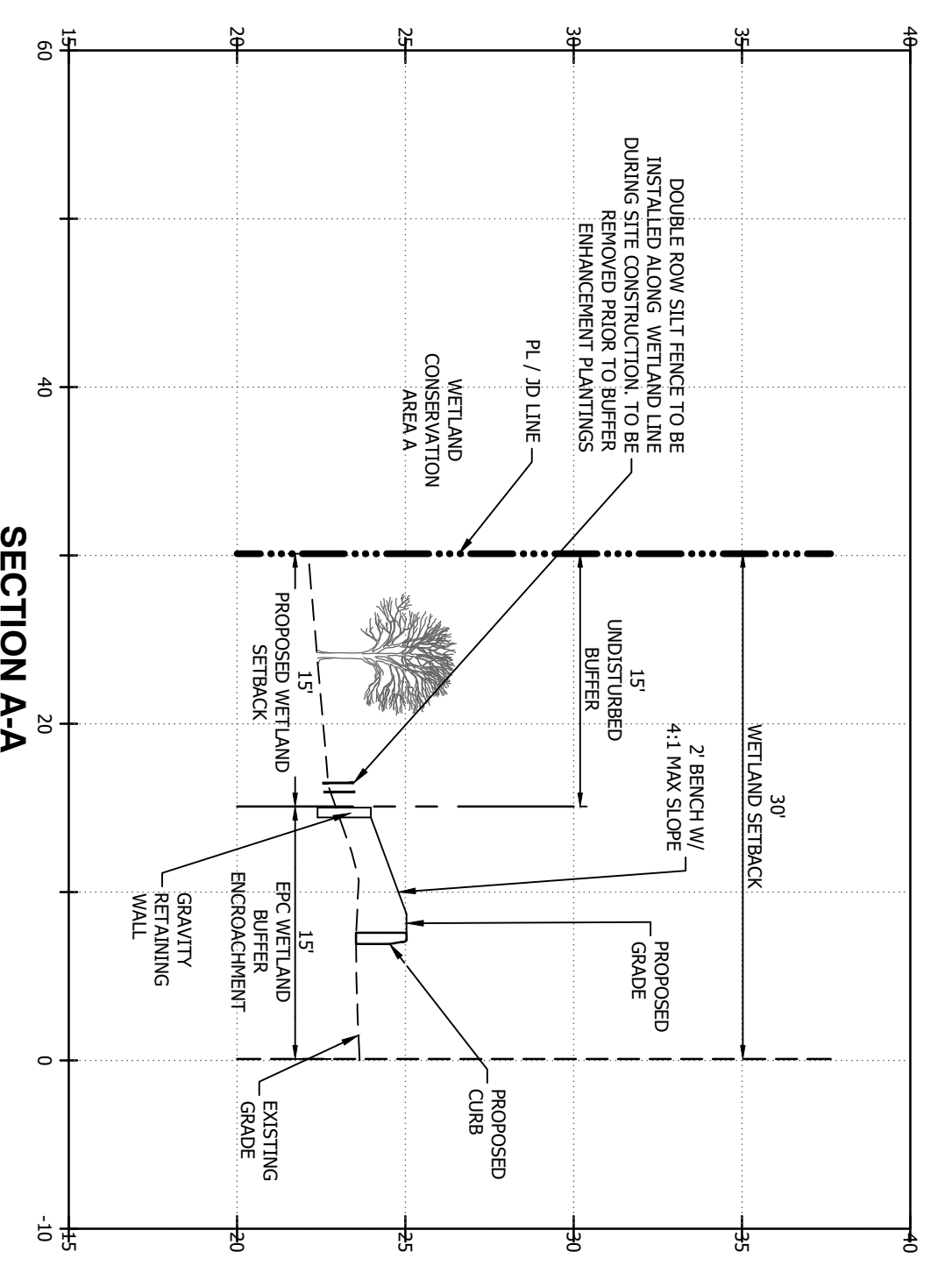
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NOTE:
THE TRANSFORMER PAD SITS AT AN ANGLE SECTION D-D IS THE WORST CASE SCENARIO OF THE ENCROACHMENT AREA AND THEREFORE IS THE MOST ENCROACHMENT WOULD BE LESS.

- PROPOSED CONSTRUCTION NOTES:**
1. ALL CURB RADIUS TO BE 4 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE OTHERWISE NOTED.
 3. CONCRETE SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO DOT STANDARD PRACTICES, WHICH IS MORE RESTRICTIVE, WHICHEVER IS MORE RESTRICTIVE.
 4. RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX 400-011 (GRAVITY WALL) OR AN ALTERNATIVE DESIGN BY A LICENSED STRUCTURAL ENGINEER.

BUILDING REFERENCE:
BUILDING OUTLINE BASED UPON PLANS PROVIDED BY ARCHITECT, WITH AN ISSUE DATE OF TBD

SITE LEGEND

- HANDICAP PARKING
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- REVISD WETLAND ENCROACHMENT AREA
- WETLAND SETBACK COMPENSATION AREA
- APPROVED WETLAND ENCROACHMENT AREA
- 10 PARKING SPACES
- CURB RAMP TYPE PER FOOT STANDARD PLANS INDEX 322-002
- PROPOSED LIGHT POLE
- KEY (SEE APPLICABLE NOTE IN LEGEND)
- TYP
- HC
- HW
- NS
- LF
- SF

Scale: 1" = 20'

North Arrow: N, S, E, W

NO.	DATE	DESCRIPTION	BY
11	05/19/2022	GRADING REVISIONS	ALB
10	5/6/22	IRRIGATION UTILITY REVISIONS	ALB
9	01/11/2022	COUNTY MOD SUBMITTAL (SHOWING REVS 6-9)	TCN
8	12/22/2021	CONSTRUCTION REVISIONS - WALL	TCN
7	11/10/2021	CONSTRUCTION UTIL REVISIONS	TCN
6	09/01/2021	CONSTRUCTION REVISIONS	TCN
5	05/19/2021	MODIFY RETAINING WALL & CALLOUTS	MJS
4	04/12/2021	REVISIONS PER CLIENT COMMENTS	MJS
3	03/18/2021	REVISIONS PER COUNTY COMMENTS	JAH
2	02/11/2021	REVISIONS PER COUNTY COMMENTS	MJS
1	01/12/2021	REVISIONS PER COUNTY COMMENTS	MJS

WOODIE'S WASH SHACK @ GIBSONTON SQUARE HILLSBOROUGH COUNTY, FLORIDA

SECTIONS EXHIBIT

3

BLUE WATER WASH, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC 34683
TRANSPORTATION
SURVEYING PHONE (727) 789-9500
GIS FAX (727) 784-6662
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PROJ. MANAGER: **C. POTTER**

PROJ. #: **3302-009**

DATE: **12/12/2022**

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POLLACK P.L.**

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VARIANCE REQUEST – WETLAND SETBACK
FOLIO 077192-0012

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

A wetland setback variance (of 15 feet from the required wetland setback of 30 feet) was approved in 2020 for the subject Property to allow the irregularly shaped Property to have adequate building dimensions, parking spaces and circulation without negatively impacting the wetland/conservation area adjoining the site. (VAR 20-0804) The variance approved an encroachment of 1,018 square feet, with an approved mitigation conservation area of 1,307 square feet, which was 289 square feet more than a 1:1 impact/mitigation square footage. The variance also approved the plan to provide additional plantings and landscaping in the remainder of the setback area, as well as a retaining wall, that together would keep the area in a natural state and prohibit access to the general public.

Following approval of the variance, the developer obtained construction plan approval. In 2022, a plan modification was submitted to make certain revisions to those plans. These changes included: changing the slope and long retaining wall to a stem wall (which would result in a reduced wetland setback encroachment), and revising the location of the required 7'x7' TECO transformer pad from the front to the rear of the property. The proposed location of the TECO pad had to be changed after the Applicant learned that the primary feed for the electric lines was actually in the rear of the property off of Gibsonton Drive, not in the front of the property off Theater Drive where the transformer pad had been originally proposed. Unfortunately, because of the design of the Property and surrounding development, there was no other appropriate place for the small pad to be placed other than within the wetland setback. See attached TECO plot plan, showing the location of the pad and the feed from the parcel to the northeast.

However, even with the addition of the TECO pad, the plan modifications allowed for the wetland setback encroachment to be reduced to 962 square feet, which was 56 square feet less than the impact area approved by VAR 20-0804, and was 345 square feet less than the mitigation provided.

TECO installed the pad in this location as all parties believed that the change was not an issue because the wetland setback encroachment would end up being less than what was approved. Subsequent comments from County Natural Resources staff indicated that while they thought the changes to the plans were not significant in terms of impact, the legal process required the Applicant to file for this variance to get the change formally approved.

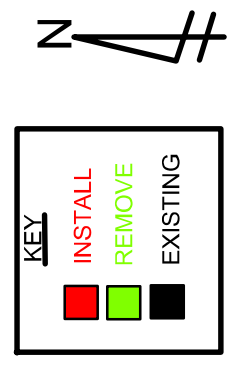
To move the pad now would be a significant revision to the plans as not only would the pad itself have to be moved at significant time and expense, but the existing primary electric feed that serves the larger development would have to be completely rerouted and extended to another part of the Subject Property. This would cause not only a delay but also require additional modifications to the construction plans, signage, and layout, significantly reducing the functional use of the site.

Moreover, further issues arise if the transformer pad was moved to the only other potential site on the property – the northeast corner. There is a 6-foot landscape buffer along the northern boundary line, and in order to put an electrical transformer in that buffer (since there's not an existing utility

easement), we would have to get a variance for the landscape buffer. Given that the size of the wetland setback encroachment has already been approved, and the proposed location requested as part of this variance actually *decreases* the size of the encroachment overall, the proposed request creates less of an impact than adding a second variance in the northeast corner would.

This variance requests a reduction in the 30-foot wetland setback to allow an encroachment of 962 square feet as shown on the submitted site plan. The new encroachment encroaches at a single point 15.49' into the wetland setback.

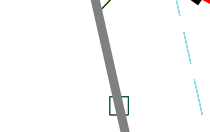
CT'S REQUIRED IN TX



PWR 2382627 RING OUT & MAKE HOT
AWR 2400729 SWITCHING INSTRUCTION
AWR 2400730 INSTALL TX & CABLE
AWR 2400842 CONDUIT CROSSINGS
AWR 2400731 PROJECT CONDUIT

CT'S REQUIRED IN TX

2771480 LVA
2865837780
ABC300
NO-L



4" SPARE
CONDUIT

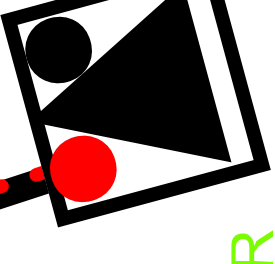
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134'

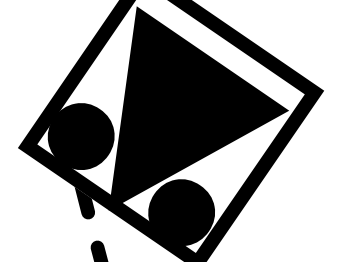
10'

120/208
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ABC75
LVA

NO-R
LVA



120/208
2868337787
ABC500
L/A



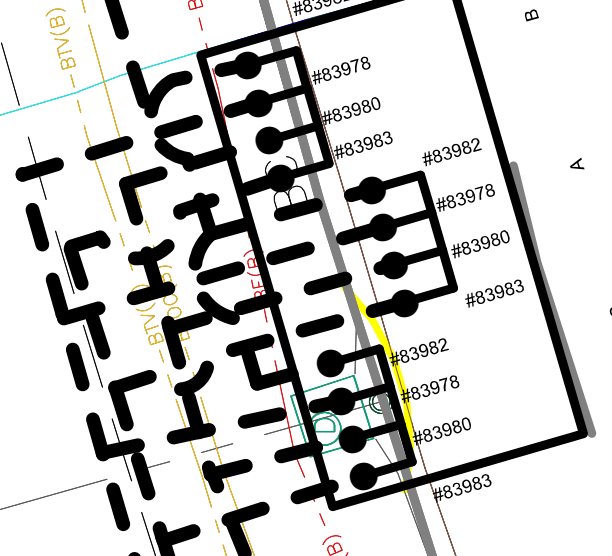
FFE = 25.90

Woodie's Car Wash Shack

TO STRATHMORE SHORES PL

300'

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LBC 4 POSITION 3 PH
200 A



Theater Dr

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THIS WORK ORDER HAS BEEN DESIGNED
AND DRAWN IN ACCORDANCE WITH THE
2018 CONSTRUCTION STANDARDS AND/OR
THE NATIONAL ELECTRICAL SAFETY CODE.
DATE: / /
DATE: / /
DATE: / /
DATE: / /

NOT TO SCALE
DDT/EFET APPROV: TODD HORNE
DATE: 3/29/2022
LFEET: DISTRIBUTION ENGINEERING

TAMPA ELECTRIC COMPANY
GIS:
CKT# 13019 GIBSONTON
9350 THEATER DR

WR: 2382627
SHEET 1 OF 1

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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?

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.

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.

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*).

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.

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.

VARIANCE CRITERIA RESPONSE

WETLAND SETBACK

FOLIO 077192-0012

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

- 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 property is irregular shaped as a result of the jurisdictional wetland/conservation area immediately adjacent to the site, which limits use of the upland area located within the property. Because of the convex shape of the wetland and its impact on the developable width, the original variance was needed to allow the Applicant to "square off" this developable area to accommodate the proposed development. Additionally, the primary electrical feed for the Subject Property runs from the northeast rather than from the south as was originally surmised. To bring it back to the southwest corner or to move it to the northeast corner, would require a significant revision to the plans as not only would the pad itself have to be moved at significant time and expense, but the existing primary electric feed that serves the larger development would have to be completely rerouted and extended to another part of the Subject Property. This would cause not only a delay but also require additional modifications to the construction plans, significantly reducing the functional use of the site. Moreover, if it was moved to the northeast corner, the pad would encroach into the 6-foot landscape buffer, requiring a separate variance for that intrusion since there's no existing utility easement. Given that the size of the wetland setback encroachment has already been approved, and the proposed location requested as part of this variance actually *decreases* the size of the encroachment overall, the proposed request creates less of an impact than a second variance in the northeast corner would. Because of the location of the wetland (as well as the required landscape buffers along the rear of the property), the Applicant is limited in where the TECO pad can be placed without causing a significant and unique hardship. This variance will resolve the concern.

- 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 LDC requirement for a full 30 foot wetland setback results in restriction of the developable width and a limitation on the ability to develop the Subject Property with a commercial use having adequate building dimensions/area, parking spaces and circulation, and reasonable electrical services, and failure to allow the modified encroachments, which create less of an impact than was originally approved for this development, would prohibit the functional development of this site like other properties in the district and area enjoy under the terms of the LDC.

- 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.**

No other properties will be affected by this variance, as it is a request to modify the encroachment allowed in the wetland setback along an internal lot line adjacent to a wetland conservation tract. Development of the property has otherwise been permitted and was constructed in compliance with the PD zoning approval, Land Development Code and permitting requirements. The conservation mitigation provided as part of VAR 20-0804 was 286 feet more what would ordinarily be required by the

1:1 ratio for the approved wetland setback encroachment, and the actual wetland setback encroachment has been further reduced to 962 square feet from the approved amount of 1018 square feet. Thus the Applicant is providing 345 square feet more mitigation area than actual impact, and not interfering with or injuring the rights of others whose property would be affected by allowance of the variance.

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 primary intent of the County's environmental regulations is to promote avoidance and minimization of impacts to the jurisdictional wetland areas. The proposed development achieves this goal through complete avoidance of the wetland. The applicant is only requesting the additional setback relief within the upland area. The remainder of the setback area is planted in a natural state with upland species and will be maintained such that it is not accessible to the public. Moreover, the mitigation area provided is 345 square feet more than the 962 square feet of encroachment into the wetland setback, well beyond a 1:1 mitigation ratio. The variance allows the building, circulation, parking and electrical facility to be designed appropriately for the Property and in line with the approved overall master development, thus serving the general intent and purpose of the LDC and Comprehensive Plan.

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.

No illegal actions have been undertaken by the property owner or Applicant and proper procedures have been followed to seek development approvals for the Property. The situation has arisen from the fact that the primary electrical feed for the development is located to the rear of the parcel rather than the front as was originally surmised at the time of the original variance approval. The additional relief proposed by the Applicant is as small as can be, is limited to the small area shown on the site plan, and is ultimately a reduction in the total amount of wetland setback encroachment from what was originally approved by VAR 20-0804.

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 Applicant has fully complied with the requirements of the PD zoning approval and the LDC in order to build the development. Furthermore, significant changes have been made to the design of the property such that the retaining wall is no longer needed and the overall wetland setback encroachment has actually be reduced from what was approved by VAR 20-0804. Allowing this very minimal change to the wetland setback encroachment, will not cause further negative impact to the wetlands or neighboring properties, and will instead result in substantial justice, allowing a functional project to proceed without the significant hardship of fully rerouting and expanding the existing primary electrical feed and revising the construction plans of the site to put the TECO pad outside the setback.

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*This instrument prepared by
or under the supervision of,
and after recording return to:*

Samuel Chappelle
5030 Northwind Drive
Suite 120
East Lansing, MI 48823

Folio Number: 77192.0012

WARRANTY DEED

This Warranty Deed is made this 13th day of May, 2021 by GIBSONTON RETAIL HOLDINGS LLC, a Florida limited liability company ("Grantor"), whose address is 5030 Northwind Drive, Suite 120, East Lansing, Michigan 48823, and is delivered to WWS 19.022 GIBSONTON, LLC, a Delaware limited liability company ("Grantee"), whose address is 142 W. Platt Street, Tampa, Florida 33606 (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation, companies or other legal entities).

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Hillsborough County, Florida, described on the attached Exhibit A (the "Property");

Together With all rights, easements, tenements, hereditaments, and appurtenances belonging to the Property; and

Together With all of Grantor's right, title, and interest, if any, in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining such Property; and any strips and gores of land adjacent to, abutting or used in connection with such Property.

Together With all improvements, structures and fixtures owned by Grantor and placed, constructed or installed on the Property.

To Have And To Hold the same unto Grantee in fee simple forever.

This conveyance is made subject to:

- (a) Taxes for the year 2021 and subsequent years that are not yet due and payable;
 - (b) All building and zoning ordinances affecting the Property, if any; and
 - (c) Conditions, restrictions, reservations, limitations, and easements of record, if any,
- provided that this instrument shall not reimpose same.

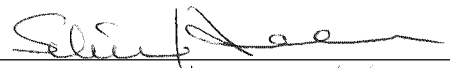
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.


[SIGNATURE PAGE FOLLOWS]

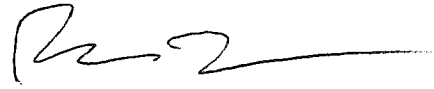
Grantor has caused this instrument to be duly executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GIBSONTON RETAIL HOLDINGS LLC,
a Florida limited liability company


Print Name: Sherie Hutchinson

By: 
Name: Samuel Chappelle
Title: Authorized Signatory


Print Name: Brendon Hutchinson

STATE OF MICHIGAN)
) SS:
COUNTY INGHAM)

The foregoing instrument was acknowledged before me this 13th day of May, 2021, by Samuel S. Chappelle as Authorized Signatory of Gibsonton Retail Holdings LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

(SEAL)

Brendon Hutchinson
Notary Public-State of Michigan
County of Gratiot
My Commission Expires April 9, 2026
Acting in the County of Ingham



Notary Public Signature
Brendon Hutchinson
Print Name
State of Michigan
Commission No.: _____
My Commission expires: 4/9/26

EXHIBIT A

PARCEL 1: (FEE SIMPLE)

Lot 4A, GIBSONTON SQUARE PHASE 2, as recorded in Plat Book 140, Page 63, of the Public Records of Hillsborough County, Florida.

PARCEL 2: (EASEMENT)

Non-exclusive, perpetual and reciprocal easements for the benefit of Parcel 1 above as set forth and contained in Declaration of Easements, Covenants, Conditions & Restrictions for Riverview 14, recorded November 16, 2015 in Official Records Book 23659, Page 365; as amended by First Amendment to Declaration of Easements, Covenants, Conditions & Restrictions for Riverview 14 recorded December 16, 2016 in Official Records Book 24604, Page 1326; by Modification of Drainage Easement recorded February 19, 2018 in Official Records Book 25569, Page 1908; by Second Amendment to Declaration of Easements, Covenants, Conditions & Restrictions for Riverview 14 recorded March 7, 2019 in Official Records Book 26446, Page 59; and by Third Amendment to Declaration of Easements, Covenants, Conditions & Restrictions for Riverview 14 recorded October 30, 2019 in Official Records Book 27073, Page 124; all of the Public Records of Hillsborough County, Florida.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 23-0001 Intake Date: 12/15/2022
Hearing(s) and type: Date: 02/27/2023 Type: LUHO Receipt Number: 225709
Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 9350 THEATER DR City/State/Zip: GIBSONTON, FL
TWN-RN-SEC: 30-30-20 Folio(s): 077192-0012 Zoning: PD Future Land Use: SMU-6 Property Size: 42,883 SF

Property Owner Information

Name: WWS 19 022 GIBSONTON LLC Daytime Phone 813-898-2836
Address: 142 W PLATT ST City/State/Zip: TAMPA, FL 33606
Email: GSTYGAR@PDRLLC.COM Fax Number 813-898-2838

Applicant Information

Name: WWS 19 022 GIBSONTON LLC Daytime Phone 813-898-2836
Address: 142 W PLATT ST City/State/Zip: TAMPA, FL 33606
Email: GSTYGAR@PDRLLC.COM Fax Number 813-898-2838

Applicant's Representative (if different than above)

Name: ANNE POLLACK, FLETCHER FISCHER POLLACK, PL Daytime Phone 813-898-2836
Address: 433 CENTRAL AVE, SUITE 400 City/State/Zip: ST PETERSBURG, FL 33701
Email: APOLLACK@FFPLEGAL.COM Fax Number 813-898-2838

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.

Anne Pollack Digitally signed by Anne Pollack
Date: 2022.12.14 17:02:49 -05'00'

Signature of the Applicant

ANNE POLLACK, ESQ

Type or print name

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.

Anne Pollack Digitally signed by Anne Pollack
Date: 2022.12.14 17:03:02 -05'00'

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

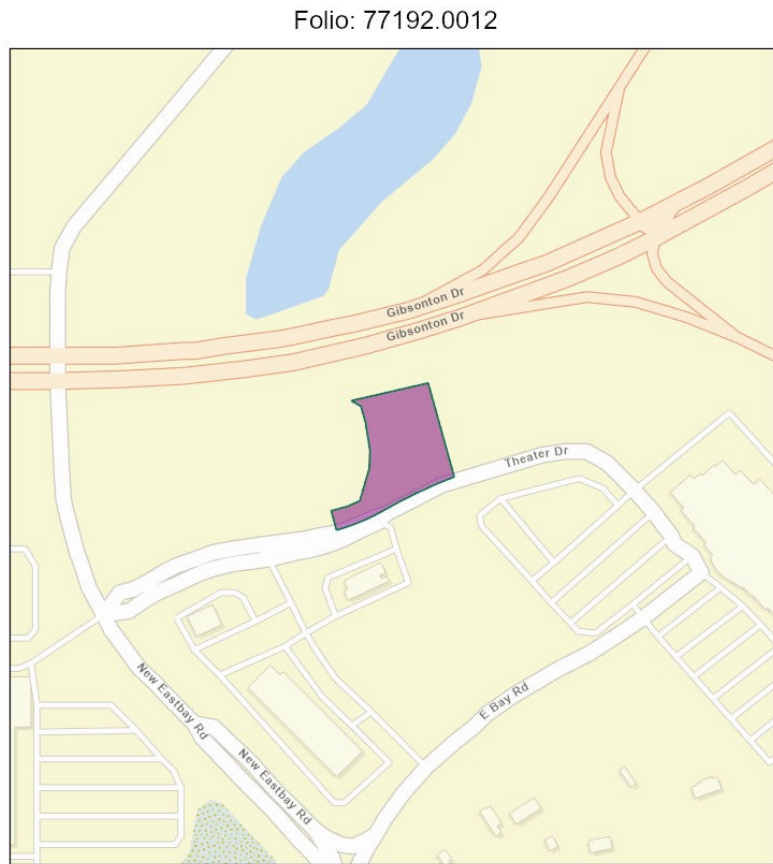
ANNE POLLACK, ESQ

Type or print name

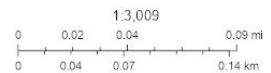


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RS	
RZ	ZC
ZC	07-0825
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0501H
FIRM Panel	12057C0501H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120501C
County Wide Planning Area	Gibsonton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonton
Planned Development	PD
Re-zoning	null
Note	OLD RS 88-0065
Major Modifications	03-0304
Personal Appearances	08-0813,08-0526,07-1992, 15-0162, 18-0163
Census Data	Tract: 013803 Block: 1001
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



December 15, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 77192.0012
PIN: U-30-30-20-C50-000000-0004A.0
WWS 19 022 GIBSONTON LLC
Mailing Address:
 142 W PLATT ST
 TAMPA, FL 33606-2315
Site Address:
 9350 THEATER DR
 , FL
SEC-TWN-RNG: 30-30-20
Acreage: 0.98435301
Market Value: \$774,786.00
Landuse Code: 1000 VACANT COMM.

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