



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1134	
LUHO HEARING DATE: August 22, 2022	CASE REVIEWER: Tim Lampkin, AICP

REQUEST: The applicant is requesting setback and height variances for a proposed golf driving range barrier net on property zoned PD 73-0186, as last modified by PRS 22-0357 (Villages of Cypress Creek).

VARIANCE(S):

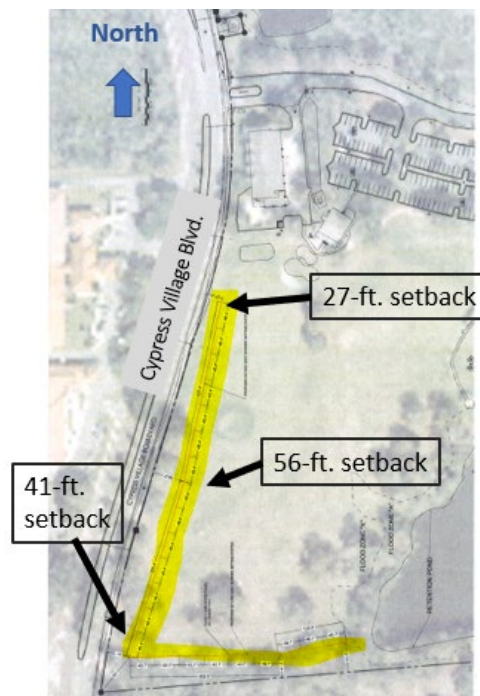
1. Per LDC Section 6.11.04.C, accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. The conditions of approval for PD 73-0186, as modified, do not expressly address setback requirements for the subject property. However, staff has determined that the required front yard is 20 feet. Therefore, a minimum front setback of 40 feet must be provided for the proposed barrier net. The applicant requests a 13-foot reduction to the required front setback to allow a setback of 27 feet from the west property line along Cypress Creek Boulevard.
2. Per LDC Section 6.11.04.B, accessory structures shall not exceed 15 feet in height, except where the accessory structure meets the primary building setbacks of the district, in which case the maximum permitted height of the district is allowed. The conditions of approval for PD 73-0186, as modified, do not expressly address setback and height requirements for the subject property. However, staff has determined that the required front yard is 25 feet and the required side yard is 10 feet. Additionally, the maximum permitted structure height is 45 feet. As proposed, the subject barrier net will be set back 27 feet from the front property line along Cypress Creek Boulevard and 41 feet from the south property line, which is a side lot line, and therefore meets primary building setbacks and is permitted a height of 45 feet. The applicant requests a 15-foot increase in the permitted height to allow a height of 60 feet.

FINDINGS:

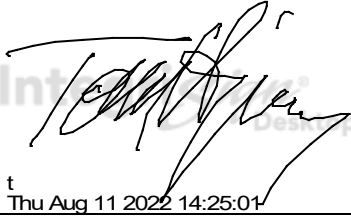
- As shown on the site plan submitted by the applicant, the subject barrier net will have a setback ranging from 27 feet to 41 feet from the west property line, and from 41 feet to 53 feet from the south property line.

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



Thu Aug 11 2022 14:25:01

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

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.

Please see attached narrative.

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

Section 6.11.04

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): Minor Site Development Review
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 **19th floor County Center**).

Variance Application
1003 Cypress Village Blvd.

The Applicant seeks to install a golf barrier netting system in conjunction with development of a driving range, which will complement the contiguous golf course. The barrier is comprised of a system of poles and netting, making it largely transparent, while protecting adjacent rights of way and properties from the range's golf balls. County staff has determined that this system constitutes an accessory structure, and that, as proposed, it requires a front yard setback variance and a height variance. Please see the below responses to the variance criteria and attached pictures of a similar existing netting system.

1. Unique and Singular: The hardship is unique and singular due to the fact that the use is a driving range situated parallel to a large road, which obviously requires additional, specific safety precautions above and beyond other uses. In order to prevent golf balls from impacting neighboring landowners (not to mention cars on the adjacent road), a barrier system must be constructed that is quite tall and located just as proposed. Additionally, the geometry of the adjacent road is such that the fence needs to encroach somewhat into the ordinarily-required 50' front yard setback.
2. Literal Requirements of the LDC would deprive Applicant of rights commonly enjoyed: Other properties in the district do not have the unique safety requirements as the Applicant. Neighboring property owners and drivers on Cypress Village Boulevard would not like it if the barrier were not as tall and located the way the barrier is proposed to be located, as they would continue to run the risk of being struck by golf balls.
3. The variance will not substantially interfere with rights of others: First, the proposed barrier is primarily composed of netting, thus rendering it largely transparent (see the attached pictures). But more importantly, to not erect the barrier as proposed would absolutely interfere with the rights of those neighbors in the path of the golf balls. Obtaining this variance will ensure that no one's rights are interfered with. It is also worth pointing out that Applicant's golf course is located to the north and east of the barrier system. Properties to the west are developed as an ALF and medical uses and are buffered by Cypress Village Blvd. There is multifamily residential to the south, which is buffered by a large stand of trees.
4. The variance is in harmony with the LDC and Comprehensive Plan: The LDC and Comprehensive Plan are primarily concerned with the health, safety and welfare of the public, which is precisely why these variances are needed. Further, the location of the barrier system is appropriate to the recreational use with which it is associated and located in such a way as to maximally ensure harmony with its neighbors. It is worth noting that Applicant has actually already received approval from the Villages at Cypress Creek HOA to install the system.
5. The variance is not due to a self-imposed hardship: The hardship is a result of the nature of the use and the geometry of the road, and the Applicant is requesting these variances to ensure that the use may be conducted safely. Applicant purchased this golf course in February 2022, and the driving range was already located exactly where it is without these important safety features.
6. The variance will result in substantial justice being done: Given the lack of harm to any neighboring properties and the necessity of a tall, well-located barrier system to ensure the safety

of those neighboring property owners, granting the requested variances would result in substantial justice being done.

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?

Please see attached narrative.

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.

Please see attached narrative.

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.

Please see attached narrative.

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*).

Please see attached narrative.

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.

Please see attached narrative.

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.

Please see attached narrative.





EXHIBIT "A"
(LEGAL DESCRIPTION)

A parcel of land lying in Sections 1, 2 and 11, all being in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of CYPRESS CREEK VILLAGE "A", as recorded in Plat Book 63, Page 8, of the public records of Hillsborough County, Florida, for a Point of Beginning; thence along the Southerly boundary of said CYPRESS CREEK VILLAGE "A" the following ten (10) courses: (1) North 74°27'00" East, 259.30 feet; (2) North 06°30'19" West, 568.37 feet; (3) North 83°29'41" East, 292.80 feet; (4) North 45°00'00" East, 191.81 feet; (5) North 32°00'00" East, 719.92 feet; (6) North 77°00'00" East, 379.58 feet; (7) North 65°30'00" East, 261.42 feet; (8) North 34°17'52" East, 201.04 feet; (9) North 03°05'45" East, 226.46 feet; (10) North 58000'00" East, 100.21 feet to the Southeast corner of said CYPRESS CREEK VILLAGE "A"; thence the following thirty-five (35) courses: (1) North 58000'00" East, 455.00 feet; (2) North 79°07'47" East, 58.65 feet; (3) North 89°44'04" East, 162.94 feet; (4) North 87°32'52" East, 113.08 feet; (5) North 84°18'09" East, 135.13 feet; (6) North 81°03'26" East, 135.13 feet; (7) North 77°48'43" East, 135.13 feet; (8) North 74°33'59" East, 140.85 feet; (9) South 75° 04'40" East, 347.09 feet; (10) South 76°53'54" East, 491.58 feet; (11) North 90°00'00" East, 297.12 feet; (12) South 03°33'09" East, 614.42 feet; (13) South 49°45'48" West, 216.75 feet; (14) South 77 °36'15" West, 346.52 feet; (15) North 79049'36" West, 230.09 feet; (16) North 47°21'01" West, 708.63 feet; (17) South 67°36'48" West, 537.91 feet; (18) South 60°31'40" West, 250.20 feet; (19) South 17°47'20" West, 470.56 feet; (20) South 65°43'17" West, 629.33 feet; (21) North 83°57'58" West, 364.65 feet; (22) South 08°25'57" West, 81.08 feet; (23) South 76°30'41" East, 199.98 feet; (24) South 42°54'15" West, 282.81 feet; (25) South 86°18'53" West, 445.04 feet; (26) South 24°48'03" West, 143.02 feet; (27) South 88°52'49" East, 367.46 feet; (28) South 05°18'54" East, 845.90 feet; (29) South 48°36'57" West, 307.67 feet; (30) South 01°09'42" West, 153.02 feet; (31) North 70°31'19" East, 349.66 feet; (32) South 78°20'16" East, 399.88 feet; (33) South 83°37'53" East, 821.00 feet; (34) North 72°54'10" East, 856.39 feet; (35) North 01°54'03" East, 269.84 feet to a point on the environmental line as surveyed; thence along said surveyed environmental line the following three (3) courses: (1) North 03°47'49" West, 133.14 feet; (2) North 59°25'37" East, 49.40 feet; (3) North 60°13'05" East, 10.85 feet; thence South 21°03'06" East, 258.03 feet to a point on the centerline of Cypress Creek; thence along said centerline the following four (4) courses: (1) South 07°33'32" East, 362.22 feet; (2) South 20°12'20" East, 371.35 feet to a point on a nontangent curve; (3) Southeasterly, 1134.28 feet along the arc of a curve to the right having a radius of 3200.00 feet and central angle of 20°18'33" (chord bearing and distance South 10°53'50" East, 1128.35 feet) to a point of tangency; (4) South 00°44'33" East, 1385.15 feet to a point on the Northerly right-of-way line of Upper Creek Drive as recorded in Official Records Book 5361, Page 240, of the public records of Hillsborough County, Florida; thence continue along said Northerly right-of-way line the following two (2) courses: (1) South 89°15'27" West, 200.02 feet to a point of curvature; (2) Northwesterly, 95.04 feet along the arc of a curve to the right having a radius of 966.00 feet and central angle of 050°8'13" (chord bearing and distance North 87°55'12" West, 95.00 feet); thence departing said right-of-way line run thence the following seven (7) courses: (1) North 01°39'28" West, 185.89 feet; (2) North 24°32'13" West, 330.61 feet; (3) North 54°50'28" West, 769.89 feet; (4) North 62°44'24" West, 322.24 feet; (5) South 66°19'47" West, 357.06 feet; (6) South 64°51'36" West, 727.22 feet; (7) North 70°17'20" West, 80.63 feet to a point on the Easterly right-of-way line of La Paloma Drive in LA PALOMA VILLAGE, UNIT 1, as recorded in Plat Book 65, Page 24, of the public records of Hillsborough County, Florida; said point also being on the arc of a curve; thence along said Easterly right-of-way line the following seven (7) courses: (1) Northeasterly, 48.07 feet along the arc of said curve to the left having a radius of 360.00 feet and central angle of 07°39'04" (chord bearing and distance North 03°49'34" East, 48.04 feet) to a point of tangency; (2) North, 102.74 feet to a point of curvature; (3) Northeasterly, 22.41 feet along the arc of a curve to the right having a radius of 100.00 feet and central angle of 12°50'19" (chord bearing and distance North 06°25'09" East, 22.36 feet) to a point of reverse curvature; (4) Northeasterly, 22.41 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 12°50'19"

(chord bearing and distance North 06°25'09" East, 22.36 feet) to a point of tangency; (5) North, 55.00 feet to a point of curvature; (6) Northwesterly, 31.76 feet along the arc of a curve to the left having a radius of 100.00 feet and central angle of 18°01'42" (chord bearing and distance North 09°05'51" West, 31.62 feet) to a point of reverse curvature; (7) Northwesterly, 31.76 feet along the arc of a curve to the right having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance North 09°05'51" West, 31.62 feet) to a point of tangency, said point also being on the Southerly boundary of said LA PALOMA VILLAGE, UNIT 1; departing said La Paloma Drive run thence along said Southerly boundary of LA PALOMA VILLAGE, UNIT 1 the following two (2) courses: (1) East, 123.48 feet; (2) North 58°18'53" East, 109.19 feet to the Southeast corner of said LA PALOMA VILLAGE, UNIT 1; thence the following thirty (30) courses: (1) North 58°18'53" East, 400.00 feet; (2) North 67°51'05" East, 69.84 feet; (3) North 88°54'43" East, 75.70 feet; (4) North 90°00'00" East, 559.38 feet; (5) South 40°53'56" East, 174.78 feet; (6) South 85°53'56" East, 113.14 feet; (7) North 49°06'04" East, 143.52 feet to a point on a curve; (8) Northeasterly, 117.32 feet along the arc of said curve to the left, having a radius of 50.00 feet and central angle of 134°26'26" (chord bearing and distance North 50°15'51" East, 92.20 feet); (9) North 61°18'35" East, 123.55 feet; (10) North 40°53'56" West, 355.00 feet; (11) North 21°32'07" West, 71.77 feet; (12) North, 170.00 feet; (13) South 90°00'00" East, 200.00 feet; (14) North, 160.43 feet; (15) South 90°00'00" East, 248.87 feet; (16) North 31°53'48" West, 70.00 feet; (17) North 33°46'14" West, 85.76 feet; (18) North 12°24'49" West, 99.08 feet; (19) North 18°03'30" East, 55.24 feet; (20) North 07°04'02" West, 178.27 feet; (21) North 85°45'38" West, 194.66 feet; (22) South 80°09'32" West, 549.03 feet; (23) South 90°00'00" West, 831.97 feet; (24) North 36°30'43" West, 316.89 feet; (25) North 66°06'48" West, 95.00 feet; (26) South 84°03'10" West, 270.00 feet; (27) South 42°39'09" West, 367.00 feet; (28) South 33°06'11" East, 350.00 feet; (29) South 28°01'02" West, 253.93 feet; (30) South 00°31'00" East, 122.16 feet to the Northwest corner of LA PALOMA VILLAGE UNIT 2 PHASE 1A, as recorded in Plat Book 80, Page 25, of the public records of Hillsborough County, Florida; thence along the Westerly boundary of said LA PALOMA VILLAGE UNIT 2 PHASE 1A, continue South 00°31'00" East, 261.38 feet to the Northwest corner of said LA PALOMA VILLAGE, UNIT 1; thence along the Westerly boundary of said LA PALOMA VILLAGE, UNIT 1, the following four (4) courses: (1) South 00°31'00" East, 213.95 feet; (2) South 18°29'08" East, 98.09 feet; (3) South 40°52'28" East, 162.42 feet; (4) South 47°13'50" East, 74.11 feet to a point on the Southerly boundary of said LA PALOMA VILLAGE, UNIT 1; thence along said Southerly boundary South 77°05'40" East, 61.34 feet; thence departing said Southerly boundary South 12°54'20" West, 15.00 feet; thence South 77°05'40" East, 50.10 feet; thence South 90°00'00" East, 48.97 feet; thence North 00°18'24" West, 15.00 feet to a point on the aforesaid Southerly boundary of LA PALOMA VILLAGE UNIT 1; thence along said Southerly boundary North 90°00'00" East, 25.74 feet to a point on the arc of a curve, said point also being on the Westerly boundary of said La Paloma Drive; thence along said Westerly boundary line the following eight (8) courses: (1) Southwesterly, 31.76 feet along the arc of said curve to the right having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance South 09°05'51" West, 31.62 feet) to a point of reverse curvature; (2) Southwesterly, 31.76 feet along the arc of a curve to the left having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance South 09°05'51" West, 31.62 feet) to a point of tangency; (3) South, 55.00 feet to a point of curvature; (4) Southeasterly, 22.41 feet along the arc of a curve to the left having a radius of 100.00 feet and central angle of 12°50'19" (chord bearing and distance South 06°25'09" East, 22.36 feet) to a point of reverse curvature; (5) Southeasterly, 22.41 feet along the arc of a curve to the right having a radius of 100.00 feet and central angle of 12°50'19" (chord bearing and distance South 06°25'09" East, 22.36 feet) to a point of tangency; (6) South, 102.74 feet to a point of curvature; (7) Southwesterly, 101.41 feet along the arc of a curve to the right having a radius of 290.00 feet and central angle of 20°02'12" (chord bearing and distance South 10°01'06" West, 100.90 feet) to a point of reverse curvature; (8) Southeasterly, 95.85 feet along the arc of a curve to the left having a radius of 260.00 feet and central angle of 21°07'22" (chord bearing and distance South 09°28'31" West, 95.31 feet); departing said Westerly boundary run thence the following six (6) courses: (1) North 03°19'41" West, 107.19 feet; (2) North 48°36'57" West, 537.36 feet; (3) North 66°28'01" West, 242.90 feet; (4) North 09°02'38" East, 307.21 feet; (5) North 03°57'49" West, 907.37 feet; (6) South 84°21'33" West, 747.10 feet to a point on the Easterly right-of-way

line of Cypress Village Boulevard, as recorded in Official Records Book 5361, Page 243, of the public records of Hillsborough County, Florida, said point also being on the arc of a curve; thence along said Easterly boundary the following three (3) courses: (1) Northeasterly, 294.25 feet along the arc of said curve to the right having a radius of 1805.00 feet and central angle of 09°20'26" (chord bearing and distance of North 11°12'17" East, 293.93 feet) to a point of tangency; (2) North 15°52'30" East, 455.03 feet to a point of curvature; (3) Northeasterly, 443.29 feet along the arc of a curve to the left having a radius of 895.00 feet and central angle of 28°22'42" (chord bearing and distance North 01°41'09" East, 438.77 feet) to the Southwest corner of Pump Station No. 2 as recorded in Official Records Book 5361, Page 246, of the public records of Hillsborough County, Florida; departing said Easterly boundary of Cypress Village Boulevard run thence along the boundary of Pump Station No. 2 the following three (3) courses: (1) North 76°28'20" East, 41.00 feet; (2) North 13°31'40" West, 32.00 feet; (3) South 76°28'20" West, 41.00 feet to a point on the aforementioned Easterly boundary of Cypress Village Boulevard said point also being on the arc of a curve; thence along said Easterly boundary the following two (2) courses: (1) Northwesterly, 15.59 feet along the arc of a curve to the left having a radius of 895.00 feet and central angle of 00°59'54" (chord bearing and distance North 15°03'03" West, 15.59 feet) to a point of tangency; (2) North 15°33'00" West, 197.70 feet to the Point of Beginning.

AND TOGETHER WITH THE FOLLOWING LANDS:

A parcel of land lying in the Northwest 1/4 of Section 1 and in the North 1/2 of Section 2 in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the most Northeast corner of CYPRESS CREEK - VILLAGE "A", according to the map or plat thereof as recorded in Plat Book 63, Page 8, Public Records of Hillsborough County, Florida, also being the intersection of the East right-of-way line of Palmas Lane and the Southerly right-of-way line of 19th Avenue Northwest as recorded in Official Records Book 3931, Page 1227, Public Records of Hillsborough County, Florida, run thence along the said Southerly right-of-way line of 19th Avenue Northwest the following six (6) courses: 1) North 89°44'04" East, 884.92 feet to a point of curvature; 2) Northeasterly 557.55 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 17°09'16" (chord bearing North 81°09'26" East, 555.47 feet; 3) South 17°25'12" East, 10.00 feet to a point on a curve; 4) Northeasterly 92.98 feet along the arc of a curve to the left having a radius of 1872.21 feet and a central angle of 02°50'44" (chord bearing North 71°09'26" East, 92.97 feet; 5) North 20°15'56" West, 10.00 feet to a point on a curve; 6) Northeasterly, 894.29 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 27°30'55" (chord bearing of North 55°58'36" East, 885.72 feet; thence South 14°55'26" East, 41.41 feet; thence South 01°23'19" West, 43.57 feet; thence South 26°04'52" East, 27.10 feet; thence South 70°25'15" East, 37.50 feet; thence South 39°43'00" East, 28.64 feet; thence South 44°22'12" East, 43.19 feet; thence South 19°35'59" East, 23.12 feet; thence South 63°41'54" East, 24.99 feet; thence North 54°00'32" East, 20.58 feet; thence North 77°04'18" East, 36.72 feet; thence South 58°44'49" East, 42.24 feet; thence South 14°05'49" East, 19.22 feet; thence North 80°44'50" East, 47.99 feet; thence North 16°32'19" East, 41.68 feet; thence North 66°09'53" East, 34.73 feet; thence South 81°35'17" East, 36.97 feet; thence South 28°10'33" East, 25.84 feet; thence South 67°13'15" East, 30.48 feet; thence South 49°08'22" East, 25.09 feet; thence South 17°05'28" East, 25.00 feet; thence South 05°52'10" West, 23.13 feet; thence South 73°05'11" West, 32.79 feet; thence South 68°04'48" West, 23.07 feet; thence South 12°02'45" West, 89.70 feet; thence South 10°32'37" West, 62.17 feet; thence South 16°14'56" East, 34.02 feet, thence South 42°00'14" East, 17.25 feet; thence South 17°20'19" East, 18.81 feet; thence South 86°13'22" West, 25.67 feet; thence South 48°24'29" West, 27.11 feet; thence South 15°02'40" West, 31.28 feet; thence South 52°51'36" West, 30.32 feet; thence South 61°35'40" West, 37.12 feet; thence South 18°04'11" West, 18.52 feet; thence South 00°16'44" East, 23.81 feet; thence South 24°20'57" East, 18.82 feet; thence South 37°35'15" West, 37.18 feet; thence South 71°01'50" East, 93.00 feet; thence South 64°32'16" West, 37.51 feet; thence South 55°26'30" East, 40.86

feet; thence South 39°10'09" East, 57.51 feet; thence South 02°18'47" West, 126.59 feet; thence South 44°02'55" East, 108.69 feet; thence South 68°19'00" West, 68.68 feet; thence South 10°25'52" West, 79.80 feet; thence South 20°45'54" East, 60.37 feet; thence South 00°24'40" East, 61.04 feet; thence South 47°28'06" West, 24.39 feet; thence West, 212.72 feet to the Point of Beginning; thence North 12°14'27" East, 83.02 feet; thence Northwesterly, 54.25 feet along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 62°09'55" (a chord bearing and distance of North 46°40'35" West, 51.63 feet); thence West, 111.84 feet; thence North, 113.07 feet; thence South 60°09'23" West, 229.44 feet; thence South 82°46'45" West, 93.39 feet; thence North 82°04'00" West, 55.87 feet; thence South 76°53'54" East, 491.58 feet to the Point of Beginning.

AND

A parcel of land lying in the North 1/2 of Section 2 in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the most Northeast corner of CYPRESS CREEK - VILLAGE "A", according to the map or plat thereof as recorded in Plat Book 63, Page 8, Public Records of Hillsborough County, Florida, also being the intersection of the East right-of-way line of Palmas Lane and the Southerly right-of-way line of 19th Avenue Northwest as recorded in Official Records Book 3931, Page 1227, Public Records of Hillsborough County, Florida, run thence along the said Southerly right-of-way line of 19th Avenue Northwest the following six (6) courses: 1) North 89°44'04" East, 884.92 feet to a point of curvature; 2) Northeasterly 557.55 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 17°09'16" (chord bearing North 81°09'26" East, 555.47 feet; 3) South 17°25'12" East, 10.00 feet to a point on a curve; 4) Northeasterly 92.98 feet along the arc of a curve to the left having a radius of 1872.21 feet and a central angle of 02°50'44" (chord bearing North 71°09'26" East, 92.97 feet; 5) North 20°15'56" West, 10.00 feet to a point on a curve; 6) Northeasterly, 894.29 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 27°30'55" (chord bearing of North 55°58'36" East, 885.72 feet; thence South 14°55'26" East, 41.41 feet; thence South 01°23'19" West, 43.57 feet; thence South 26°04'52" East, 27.10 feet; thence South 70°25'15" East, 37.50 feet; thence South 39°43'00" East, 28.64 feet; thence South 44°22'12" East, 43.19 feet; thence South 19°35'59" East, 23.12 feet; thence South 63°41'54" East, 24.99 feet; thence North 54°00'32" East, 20.58 feet; thence North 77°04'18" East, 36.72 feet; thence South 58°44'49" East, 42.24 feet; thence South 14°05'49" East, 19.22 feet; thence North 80°44'50" East, 47.99 feet; thence North 16°32'19" East, 41.68 feet; thence North 66°09'53" East, 34.73 feet; thence South 81°35'17" East, 36.97 feet; thence South 28°10'33" East, 25.84 feet; thence South 67°13'15" East, 30.48 feet; thence South 49°08'22" East, 25.09 feet; thence South 17°05'28" East, 25.00 feet; thence South 05°52'10" West, 23.13 feet; thence South 73°05'11" West, 32.79 feet; thence South 68°04'48" West, 23.07 feet; thence South 12°02'45" West, 89.70 feet; thence South 10°32'37" West, 62.17 feet; thence South 16°14'56" East, 34.02 feet, thence South 42°00'14" East, 17.25 feet; thence South 17°20'19" East, 18.81 feet; thence South 86°13'22" West, 25.67 feet; thence South 48°24'29" West, 27.11 feet; thence South 15°02'40" West, 31.28 feet; thence South 52°51'36" West, 30.32 feet; thence South 61°35'40" West, 37.12 feet; thence South 18°04'11" West, 18.52 feet; thence South 00°16'44" East, 23.81 feet; thence South 24°20'57" East, 18.82 feet; thence South 37°55'15" West, 37.18 feet; thence South 71°01'50" East, 93.00 feet; thence South 64°32'16" West, 37.51 feet; thence South 55°26'30" East, 40.86 feet; thence South 39°10'09" East, 57.51 feet; thence South 02°18'47" West, 126.59 feet; thence South 44°02'55" East, 108.69 feet; thence South 68°19'00" West, 68.68 feet; thence South 10°25'52" West, 79.80 feet; thence South 20°45'54" East, 60.37 feet; thence South 00°24'40" East, 61.04 feet; thence South 47°28'06" West, 24.39 feet; thence West, 212.72 feet; thence North 12°14'27" East, 83.02 feet; thence Northwesterly, 54.25 feet along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 62°09'55" (a chord bearing and distance of North 46°40'35" West, 51.63 feet); thence West, 111.84 feet; thence North, 113.07 feet; thence South 60°09'23" West, 229.44 feet; thence South 82°46'45" West, 93.39 feet; thence North 82°04'00" West, 55.87 feet to the Point of Beginning; thence North 66°54'46" West, 55.87

feet; thence North $51^{\circ}45'32''$ West, 55.87 feet; thence North $36^{\circ}36'17''$ West, 115.50 feet; thence South $69^{\circ}08'56''$ West, 29.10 feet; thence South $71^{\circ}02'47''$ West, 152.30 feet; thence South $75^{\circ}04'40''$ East 347.09 feet to the Point of Beginning.

Prepared by and return to;
Jeffrey C. Shannon P.A.
2025 E. 7th Ave.
Tampa, FL 33605

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 3 day of February, 2022, by DF CYPRESS CREEK PROPERTIES, LLC, a Florida limited liability company, whose address is 3225 S. MacDill Ave., Suite 129-110, Tampa, FL 33629 (“**Grantor**”), to CYPRESS CREEK GOLF, LLC, a Florida limited liability company (“**Grantee**”), whose post office address is 10688 Crestwood Drive, Suite D, Manassas, VA 20109.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and to Grantee’s heirs, successors and assigns all of Grantor’s right, title and interest in and to the following described land (the “**Property**”) located in Hillsborough County, Florida:

See Exhibit “A” attached hereto and made a part hereof for the legal description of the Property.

NOTE: THE PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTOR HEREIN.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors, and assigns in fee simple forever.

This conveyance is made subject to applicable zoning ordinances, matters appearing on any recorded plat of the Property, taxes for 2022 and subsequent years, and those matters listed on Exhibit “B” attached hereto (collectively, the “**Permitted Exceptions**”); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Property is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above written.

Witnesses

GRANTOR:

DF CYPRESS CREEK PROPERTIES, LLC,
a Florida limited liability company

By: DF Management, Inc., a Florida
corporation, as manager

Name: [Signature]
Name: [Signature]

By: [Signature]
Kevin M. Dutkowsky, Director

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of February 2022, by Kevin M. Dutkowsky, as a Director of DF Management, Inc., a Florida corporation, which is the manager of DF Cypress Creek Properties, LLC, a Florida limited liability company, on behalf of the limited liability company, and who is personally known or produced _____ as identification.

(AFFIX NOTARY SEAL)

[Signature]
Print Name: Tamera L. Thompson
(Notary Public)
My Commission Expires:

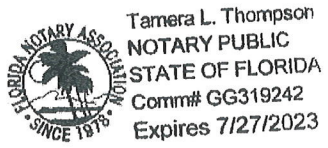


EXHIBIT "A"
(LEGAL DESCRIPTION)

A parcel of land lying in Sections 1, 2 and 11, all being in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of CYPRESS CREEK VILLAGE "A", as recorded in Plat Book 63, Page 8, of the public records of Hillsborough County, Florida, for a Point of Beginning; thence along the Southerly boundary of said CYPRESS CREEK VILLAGE "A" the following ten (10) courses: (1) North 74°27'00" East, 259.30 feet; (2) North 06°30'19" West, 568.37 feet; (3) North 83°29'41" East, 292.80 feet; (4) North 45°00'00" East, 191.81 feet; (5) North 32°00'00" East, 719.92 feet; (6) North 77°00'00" East, 379.58 feet; (7) North 65°30'00" East, 261.42 feet; (8) North 34°17'52" East, 201.04 feet; (9) North 03°05'45" East, 226.46 feet; (10) North 58000'00" East, 100.21 feet to the Southeast corner of said CYPRESS CREEK VILLAGE "A"; thence the following thirty-five (35) courses: (1) North 58000'00" East, 455.00 feet; (2) North 79°07'47" East, 58.65 feet; (3) North 89°44'04" East, 162.94 feet; (4) North 87°32'52" East, 113.08 feet; (5) North 84°18'09" East, 135.13 feet; (6) North 81°03'26" East, 135.13 feet; (7) North 77°48'43" East, 135.13 feet; (8) North 74°33'59" East, 140.85 feet; (9) South 75° 04'40" East, 347.09 feet; (10) South 76°53'54" East, 491.58 feet; (11) North 90°00'00" East, 297.12 feet; (12) South 03°33'09" East, 614.42 feet; (13) South 49°45'48" West, 216.75 feet; (14) South 77 °36'15" West, 346.52 feet; (15) North 79049'36" West, 230.09 feet; (16) North 47°21'01" West, 708.63 feet; (17) South 67°36'48" West, 537.91 feet; (18) South 60°31'40" West, 250.20 feet; (19) South 17°47'20" West, 470.56 feet; (20) South 65°43'17" West, 629.33 feet; (21) North 83°57'58" West, 364.65 feet; (22) South 08°25'57" West, 81.08 feet; (23) South 76°30'41" East, 199.98 feet; (24) South 42°54'15" West, 282.81 feet; (25) South 86°18'53" West, 445.04 feet; (26) South 24°48'03" West, 143.02 feet; (27) South 88°52'49" East, 367.46 feet; (28) South 05°18'54" East, 845.90 feet; (29) South 48°36'57" West, 307.67 feet; (30) South 01°09'42" West, 153.02 feet; (31) North 70°31'19" East, 349.66 feet; (32) South 78°20'16" East, 399.88 feet; (33) South 83°37'53" East, 821.00 feet; (34) North 72°54'10" East, 856.39 feet; (35) North 01°54'03" East, 269.84 feet to a point on the environmental line as surveyed; thence along said surveyed environmental line the following three (3) courses: (1) North 03°47'49" West, 133.14 feet; (2) North 59°25'37" East, 49.40 feet; (3) North 60°13'05" East, 10.85 feet; thence South 21°03'06" East, 258.03 feet to a point on the centerline of Cypress Creek; thence along said centerline the following four (4) courses: (1) South 07°33'32" East, 362.22 feet; (2) South 20°12'20" East, 371.35 feet to a point on a nontangent curve; (3) Southeasterly, 1134.28 feet along the arc of a curve to the right having a radius of 3200.00 feet and central angle of 20°18'33" (chord bearing and distance South 10°53'50" East, 1128.35 feet) to a point of tangency; (4) South 00°44'33" East, 1385.15 feet to a point on the Northerly right-of-way line of Upper Creek Drive as recorded in Official Records Book 5361, Page 240, of the public records of Hillsborough County, Florida; thence continue along said Northerly right-of-way line the following two (2) courses: (1) South 89°15'27" West, 200.02 feet to a point of curvature; (2) Northwesterly, 95.04 feet along the arc of a curve to the right having a radius of 966.00 feet and central angle of 050°8'13" (chord bearing and distance North 87°55'12" West, 95.00 feet); thence departing said right-of-way line run thence the following seven (7) courses: (1) North 01°39'28" West, 185.89 feet; (2) North 24°32'13" West, 330.61 feet; (3) North 54°50'28" West, 769.89 feet; (4) North 62°44'24" West, 322.24 feet; (5) South 66°19'47" West, 357.06 feet; (6) South 64°51'36" West, 727.22 feet; (7) North 70°17'20" West, 80.63 feet to a point on the Easterly right-of-way line of La Paloma Drive in LA PALOMA VILLAGE, UNIT 1, as recorded in Plat Book 65, Page 24, of the public records of Hillsborough County, Florida; said point also being on the arc of a curve; thence along said Easterly right-of-way line the following seven (7) courses: (1) Northeasterly, 48.07 feet along the arc of said curve to the left having a radius of 360.00 feet and central angle of 07°39'04" (chord bearing and distance North 03°49'34" East, 48.04 feet) to a point of tangency; (2) North, 102.74 feet to a point of curvature; (3) Northeasterly, 22.41 feet along the arc of a curve to the right having a radius of 100.00 feet and central angle of 12°50'19" (chord bearing and distance North 06°25'09" East, 22.36 feet) to a point of reverse curvature; (4) Northeasterly, 22.41 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 12°50'19"

(chord bearing and distance North 06°25'09" East, 22.36 feet) to a point of tangency; (5) North, 55.00 feet to a point of curvature; (6) Northwesterly, 31.76 feet along the arc of a curve to the left having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance North 09°05'51" West, 31.62 feet) to a point of reverse curvature; (7) Northwesterly, 31.76 feet along the arc of a curve to the right having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance North 09°05'51" West, 31.62 feet) to a point of tangency, said point also being on the Southerly boundary of said LA PALOMA VILLAGE, UNIT 1; departing said La Paloma Drive run thence along said Southerly boundary of LA PALOMA VILLAGE, UNIT 1 the following two (2) courses: (1) East, 123.48 feet; (2) North 58°18'53" East, 109.19 feet to the Southeast corner of said LA PALOMA VILLAGE, UNIT 1; thence the following thirty (30) courses: (1) North 58°18'53" East, 400.00 feet; (2) North 67°51'05" East, 69.84 feet; (3) North 88°54'43" East, 75.70 feet; (4) North 90°00'00" East, 559.38 feet; (5) South 40°53'56" East, 174.78 feet; (6) South 85°53'56" East, 113.14 feet; (7) North 49°06'04" East, 143.52 feet to a point on a curve; (8) Northeasterly, 117.32 feet along the arc of said curve to the left, having a radius of 50.00 feet and central angle of 134°26'26" (chord bearing and distance North 50°15'51" East, 92.20 feet); (9) North 61°18'35" East, 123.55 feet; (10) North 40°53'56" West, 355.00 feet; (11) North 21°32'07" West, 71.77 feet; (12) North, 170.00 feet; (13) South 90°00'00" East, 200.00 feet; (14) North, 160.43 feet; (15) South 90°00'00" East, 248.87 feet; (16) North 31°53'48" West, 70.00 feet; (17) North 33°46'14" West, 85.76 feet; (18) North 12°24'49" West, 99.08 feet; (19) North 18°03'30" East, 55.24 feet; (20) North 07°04'02" West, 178.27 feet; (21) North 85°45'38" West, 194.66 feet; (22) South 80°09'32" West, 549.03 feet; (23) South 90°00'00" West, 831.97 feet; (24) North 36°30'43" West, 316.89 feet; (25) North 66°06'48" West, 95.00 feet; (26) South 84°03'10" West, 270.00 feet; (27) South 42°39'09" West, 367.00 feet; (28) South 33°06'11" East, 350.00 feet; (29) South 28°01'02" West, 253.93 feet; (30) South 00°31'00" East, 122.16 feet to the Northwest corner of LA PALOMA VILLAGE UNIT 2 PHASE 1A, as recorded in Plat Book 80, Page 25, of the public records of Hillsborough County, Florida; thence along the Westerly boundary of said LA PALOMA VILLAGE UNIT 2 PHASE 1A, continue South 00°31'00" East, 261.38 feet to the Northwest corner of said LA PALOMA VILLAGE, UNIT 1; thence along the Westerly boundary of said LA PALOMA VILLAGE, UNIT 1, the following four (4) courses: (1) South 00°31'00" East, 213.95 feet; (2) South 18°29'08" East, 98.09 feet; (3) South 40°52'28" East, 162.42 feet; (4) South 47°13'50" East, 74.11 feet to a point on the Southerly boundary of said LA PALOMA VILLAGE, UNIT 1; thence along said Southerly boundary South 77°05'40" East, 61.34 feet; thence departing said Southerly boundary South 12°54'20" West, 15.00 feet; thence South 77°05'40" East, 50.10 feet; thence South 90°00'00" East, 48.97 feet; thence North 00°18'24" West, 15.00 feet to a point on the aforesaid Southerly boundary of LA PALOMA VILLAGE UNIT 1; thence along said Southerly boundary North 90°00'00" East, 25.74 feet to a point on the arc of a curve, said point also being on the Westerly boundary of said La Paloma Drive; thence along said Westerly boundary line the following eight (8) courses: (1) Southwesterly, 31.76 feet along the arc of said curve to the right having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance South 09°05'51" West, 31.62 feet) to a point of reverse curvature; (2) Southwesterly, 31.76 feet along the arc of a curve to the left having a radius of 100.00 feet and central angle of 18°11'42" (chord bearing and distance South 09°05'51" West, 31.62 feet) to a point of tangency; (3) South, 55.00 feet to a point of curvature; (4) Southeasterly, 22.41 feet along the arc of a curve to the left having a radius of 100.00 feet and central angle of 12°50'19" (chord bearing and distance South 06°25'09" East, 22.36 feet) to a point of reverse curvature; (5) Southeasterly, 22.41 feet along the arc of a curve to the right having a radius of 100.00 feet and central angle of 12°50'19" (chord bearing and distance South 06°25'09" East, 22.36 feet) to a point of tangency; (6) South, 102.74 feet to a point of curvature; (7) Southwesterly, 101.41 feet along the arc of a curve to the right having a radius of 290.00 feet and central angle of 20°02'12" (chord bearing and distance South 10°01'06" West, 100.90 feet) to a point of reverse curvature; (8) Southeasterly, 95.85 feet along the arc of a curve to the left having a radius of 260.00 feet and central angle of 21°07'22" (chord bearing and distance South 09°28'31" West, 95.31 feet); departing said Westerly boundary run thence the following six (6) courses: (1) North 03°19'41" West, 107.19 feet; (2) North 48°36'57" West, 537.36 feet; (3) North 66°28'01" West, 242.90 feet; (4) North 09°02'38" East, 307.21 feet; (5) North 03°57'49" West, 907.37 feet; (6) South 84°21'33" West, 747.10 feet to a point on the Easterly right-of-way

line of Cypress Village Boulevard, as recorded in Official Records Book 5361, Page 243, of the public records of Hillsborough County, Florida, said point also being on the arc of a curve; thence along said Easterly boundary the following three (3) courses: (1) Northeasterly, 294.25 feet along the arc of said curve to the right having a radius of 1805.00 feet and central angle of 09°20'26" (chord bearing and distance of North 11°12'17" East, 293.93 feet) to a point of tangency; (2) North 15°52'30" East, 455.03 feet to a point of curvature; (3) Northeasterly, 443.29 feet along the arc of a curve to the left having a radius of 895.00 feet and central angle of 28°22'42" (chord bearing and distance North 01°41'09" East, 438.77 feet) to the Southwest corner of Pump Station No. 2 as recorded in Official Records Book 5361, Page 246, of the public records of Hillsborough County, Florida; departing said Easterly boundary of Cypress Village Boulevard run thence along the boundary of Pump Station No. 2 the following three (3) courses: (1) North 76°28'20" East, 41.00 feet; (2) North 13°31'40" West, 32.00 feet; (3) South 76°28'20" West, 41.00 feet to a point on the aforementioned Easterly boundary of Cypress Village Boulevard said point also being on the arc of a curve; thence along said Easterly boundary the following two (2) courses: (1) Northwesterly, 15.59 feet along the arc of a curve to the left having a radius of 895.00 feet and central angle of 00°59'54" (chord bearing and distance North 15°03'03" West, 15.59 feet) to a point of tangency; (2) North 15°33'00" West, 197.70 feet to the Point of Beginning.

AND TOGETHER WITH THE FOLLOWING LANDS:

A parcel of land lying in the Northwest 1/4 of Section 1 and in the North 1/2 of Section 2 in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the most Northeast corner of CYPRESS CREEK - VILLAGE "A", according to the map or plat thereof as recorded in Plat Book 63, Page 8, Public Records of Hillsborough County, Florida, also being the intersection of the East right-of-way line of Palmas Lane and the Southerly right-of-way line of 19th Avenue Northwest as recorded in Official Records Book 3931, Page 1227, Public Records of Hillsborough County, Florida, run thence along the said Southerly right-of-way line of 19th Avenue Northwest the following six (6) courses: 1) North 89°44'04" East, 884.92 feet to a point of curvature; 2) Northeasterly 557.55 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 17°09'16" (chord bearing North 81°09'26" East, 555.47 feet; 3) South 17°25'12" East, 10.00 feet to a point on a curve; 4) Northeasterly 92.98 feet along the arc of a curve to the left having a radius of 1872.21 feet and a central angle of 02°50'44" (chord bearing North 71°09'26" East, 92.97 feet; 5) North 20°15'56" West, 10.00 feet to a point on a curve; 6) Northeasterly, 894.29 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 27°30'55" (chord bearing of North 55°58'36" East, 885.72 feet; thence South 14°55'26" East, 41.41 feet; thence South 01°23'19" West, 43.57 feet; thence South 26°04'52" East, 27.10 feet; thence South 70°25'15" East, 37.50 feet; thence South 39°43'00" East, 28.64 feet; thence South 44°22'12" East, 43.19 feet; thence South 19°35'59" East, 23.12 feet; thence South 63°41'54" East, 24.99 feet; thence North 54°00'32" East, 20.58 feet; thence North 77°04'18" East, 36.72 feet; thence South 58°44'49" East, 42.24 feet; thence South 14°05'49" East, 19.22 feet; thence North 80°44'50" East, 47.99 feet; thence North 16°32'19" East, 41.68 feet; thence North 66°09'53" East, 34.73 feet; thence South 81°35'17" East, 36.97 feet; thence South 28°10'33" East, 25.84 feet; thence South 67°13'15" East, 30.48 feet; thence South 49°08'22" East, 25.09 feet; thence South 17°05'28" East, 25.00 feet; thence South 05°52'10" West, 23.13 feet; thence South 73°05'11" West, 32.79 feet; thence South 68°04'48" West, 23.07 feet; thence South 12°02'45" West, 89.70 feet; thence South 10°32'37" West, 62.17 feet; thence South 16°14'56" East, 34.02 feet, thence South 42°00'14" East, 17.25 feet; thence South 17°20'19" East, 18.81 feet; thence South 86°13'22" West, 25.67 feet; thence South 48°24'29" West, 27.11 feet; thence South 15°02'40" West, 31.28 feet; thence South 52°51'36" West, 30.32 feet; thence South 61°35'40" West, 37.12 feet; thence South 18°04'11" West, 18.52 feet; thence South 00°16'44" East, 23.81 feet; thence South 24°20'57" East, 18.82 feet; thence South 37°35'15" West, 37.18 feet; thence South 71°01'50" East, 93.00 feet; thence South 64°32'16" West, 37.51 feet; thence South 55°26'30" East, 40.86

feet; thence South 39°10'09" East, 57.51 feet; thence South 02°18'47" West, 126.59 feet; thence South 44°02'55" East, 108.69 feet; thence South 68°19'00" West, 68.68 feet; thence South 10°25'52" West, 79.80 feet; thence South 20°45'54" East, 60.37 feet; thence South 00°24'40" East, 61.04 feet; thence South 47°28'06" West, 24.39 feet; thence West, 212.72 feet to the Point of Beginning; thence North 12°14'27" East, 83.02 feet; thence Northwesterly, 54.25 feet along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 62°09'55" (a chord bearing and distance of North 46°40'35" West, 51.63 feet); thence West, 111.84 feet; thence North, 113.07 feet; thence South 60°09'23" West, 229.44 feet; thence South 82°46'45" West, 93.39 feet; thence North 82°04'00" West, 55.87 feet; thence South 76°53'54" East, 491.58 feet to the Point of Beginning.

AND

A parcel of land lying in the North 1/2 of Section 2 in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the most Northeast corner of CYPRESS CREEK - VILLAGE "A", according to the map or plat thereof as recorded in Plat Book 63, Page 8, Public Records of Hillsborough County, Florida, also being the intersection of the East right-of-way line of Palmas Lane and the Southerly right-of-way line of 19th Avenue Northwest as recorded in Official Records Book 3931, Page 1227, Public Records of Hillsborough County, Florida, run thence along the said Southerly right-of-way line of 19th Avenue Northwest the following six (6) courses: 1) North 89°44'04" East, 884.92 feet to a point of curvature; 2) Northeasterly 557.55 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 17°09'16" (chord bearing North 81°09'26" East, 555.47 feet; 3) South 17°25'12" East, 10.00 feet to a point on a curve; 4) Northeasterly 92.98 feet along the arc of a curve to the left having a radius of 1872.21 feet and a central angle of 02°50'44" (chord bearing North 71°09'26" East, 92.97 feet; 5) North 20°15'56" West, 10.00 feet to a point on a curve; 6) Northeasterly, 894.29 feet along the arc of a curve to the left having a radius of 1862.21 feet and a central angle of 27°30'55" (chord bearing of North 55°58'36" East, 885.72 feet; thence South 14°55'26" East, 41.41 feet; thence South 01°23'19" West, 43.57 feet; thence South 26°04'52" East, 27.10 feet; thence South 70°25'15" East, 37.50 feet; thence South 39°43'00" East, 28.64 feet; thence South 44°22'12" East, 43.19 feet; thence South 19°35'59" East, 23.12 feet; thence South 63°41'54" East, 24.99 feet; thence North 54°00'32" East, 20.58 feet; thence North 77°04'18" East, 36.72 feet; thence South 58°44'49" East, 42.24 feet; thence South 14°05'49" East, 19.22 feet; thence North 80°44'50" East, 47.99 feet; thence North 16°32'19" East, 41.68 feet; thence North 66°09'53" East, 34.73 feet; thence South 81°35'17" East, 36.97 feet; thence South 28°10'33" East, 25.84 feet; thence South 67°13'15" East, 30.48 feet; thence South 49°08'22" East, 25.09 feet; thence South 17°05'28" East, 25.00 feet; thence South 05°52'10" West, 23.13 feet; thence South 73°05'11" West, 32.79 feet; thence South 68°04'48" West, 23.07 feet; thence South 12°02'45" West, 89.70 feet; thence South 10°32'37" West, 62.17 feet; thence South 16°14'56" East, 34.02 feet, thence South 42°00'14" East, 17.25 feet; thence South 17°20'19" East, 18.81 feet; thence South 86°13'22" West, 25.67 feet; thence South 48°24'29" West, 27.11 feet; thence South 15°02'40" West, 31.28 feet; thence South 52°51'36" West, 30.32 feet; thence South 61°35'40" West, 37.12 feet; thence South 18°04'11" West, 18.52 feet; thence South 00°16'44" East, 23.81 feet; thence South 24°20'57" East, 18.82 feet; thence South 37°55'15" West, 37.18 feet; thence South 71°01'50" East, 93.00 feet; thence South 64°32'16" West, 37.51 feet; thence South 55°26'30" East, 40.86 feet; thence South 39°10'09" East, 57.51 feet; thence South 02°18'47" West, 126.59 feet; thence South 44°02'55" East, 108.69 feet; thence South 68°19'00" West, 68.68 feet; thence South 10°25'52" West, 79.80 feet; thence South 20°45'54" East, 60.37 feet; thence South 00°24'40" East, 61.04 feet; thence South 47°28'06" West, 24.39 feet; thence West, 212.72 feet; thence North 12°14'27" East, 83.02 feet; thence Northwesterly, 54.25 feet along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 62°09'55" (a chord bearing and distance of North 46°40'35" West, 51.63 feet); thence West, 111.84 feet; thence North, 113.07 feet; thence South 60°09'23" West, 229.44 feet; thence South 82°46'45" West, 93.39 feet; thence North 82°04'00" West, 55.87 feet to the Point of Beginning; thence North 66°54'46" West, 55.87

feet; thence North $51^{\circ}45'32''$ West, 55.87 feet; thence North $36^{\circ}36'17''$ West, 115.50 feet; thence South $69^{\circ}08'56''$ West, 29.10 feet; thence South $71^{\circ}02'47''$ West, 152.30 feet; thence South $75^{\circ}04'40''$ East 347.09 feet to the Point of Beginning.

PERMITTED EXCEPTIONS

1. Easement(s) granted to Tampa Electric Company, recorded in Official Records Book 3082, Page 466; as modified by Partial Release recorded in Official Records Book 5703, Page 1684.
2. Easements and restrictions contained in Special Warranty Deed recorded in Official Records Book 4735, Page 1595.
3. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration recorded April 3, 1987, in Official Records Book 5084, Page 5; Amendment recorded in Official Records Book 5730, Page 1630; Amendment recorded In Official Records Book 5757, Page 1945; Second Amendment recorded In Official Records Book 6145, Page 218; Amended and Restated Second Amendment recorded in Official Records Book 6245, Page 1253; Assignment and Assumption Agreement recorded in Official Records Book 9095, Page 1647; Assignment of Easement recorded in Official Records Book 9533, Page 629; Final Judgment recorded in Official Records Book 13762, Page 499 and Notice of Preservation Declaration of Covenants, Conditions and Restrictions for The Villages at Cypress Creek recorded in Official Records Book 24973, Page 220 as corrected by Instrument # 2021428580, as assigned by Assignment and Delegation of Rights of the Declarant under the Declaration of Covenants, Conditions and Restrictions for The Villages at Cypress Creek and all amendments thereto recorded in Official Records Book 26266, Page 821.
4. Easement(s) granted to Hillsborough County, recorded in Official Records Book 5293, Page 1290.
5. Easement(s) granted to Hillsborough County, recorded in Official Records Book 5293, Page 1307.
6. Easement(s) granted to Hillsborough County, recorded in Official Records Book 5361, Page 248.
7. Easement(s) granted to Hillsborough County, recorded in Official Records Book 5389, Page 949.
8. Easement(s) granted to La Paloma Village Homeowners' Association, Inc., recorded in Official Records Book 5601, Page 507.
9. Reservations, covenants and restrictions as contained in Special Warranty Deed recorded in Official Records Book 5601, Page 511; as modified by Amendment recorded in Official Records Book 5803, Page 1499.
10. Declaration of Golf Course Covenants recorded in Official Records Book 5601, Page 544.
11. Memorandum of Cable Agreement recorded In Official Records Book 5610, Page 763.
12. Easement(s) granted to Tampa Electric Company, recorded in Official Records Book 5745, Page 677.
13. Easement(s) granted to Tampa Electric Company, recorded in Official Records Book 5745, Page 680 and re-recorded in Official Records Book 5793, Page 637.

14. Easement(s) granted to Tampa Electric Company, recorded in Official Records Book 5754, Page 1664.
15. Terms and conditions of Memorandum of Agreement recorded in Official Records Book 5803, Page 1527, except that the limited first right of refusal to purchase the property contained in the Memorandum of Agreement has expired and is hereby deleted.
16. Easement(s) granted to Environmental Protection Commission of Hillsborough County, recorded In Official Records Book 5911, Page 1021.
17. Easement(s) granted to Environmental Protection Commission of Hillsborough County, recorded in Official Records Book 5967, Page 1126.
18. Terms, covenants, conditions and other matters contained in the Conservation Easement and Declaration of Restrictions and Covenants recorded in Official Records Book 12226, Page 1859.
19. Rights of tenants as tenants only, with not right to purchase or right of first refusal.



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: 1003 Cypress Village Blvd. City/State/Zip: Ruskin, FL 33573 TWN-RN-SEC: 32-19-01
Suburban Mixed US-6, Community Mixed Use-12
Folio(s): 54248.1000 Zoning: PD Future Land Use: & Residential 6 Property Size: 181.923

Property Owner Information

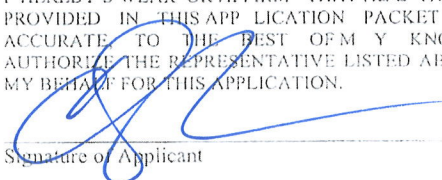
Name: Cypress Creek Golf LLC Daytime Phone: (813) 634-8888
Address: 10688 Crestwood Dr. Suite D City/State/Zip: Manassas, VA 20109
Email: CSTAP3@aol.com FAX Number:

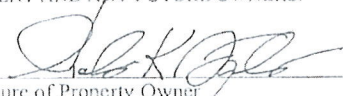
Applicant Information

Name: same as above Daytime Phone:
Address: City/State/Zip:
Email: FAX Number:

Applicant's Representative (if different than above)

Name: Clayton Brickleymer, Hill Ward Henderson, P.A. Daytime Phone: (813) 221-3900
Address: 101 E Kennedy Blvd., Suite 3700 City / State/Zip: Tampa, FL 33602
Email: clayton.brickleymer@hwlaw.com FAX Number:

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
Clayton Brickleymer, As Agent
Type or Print Name

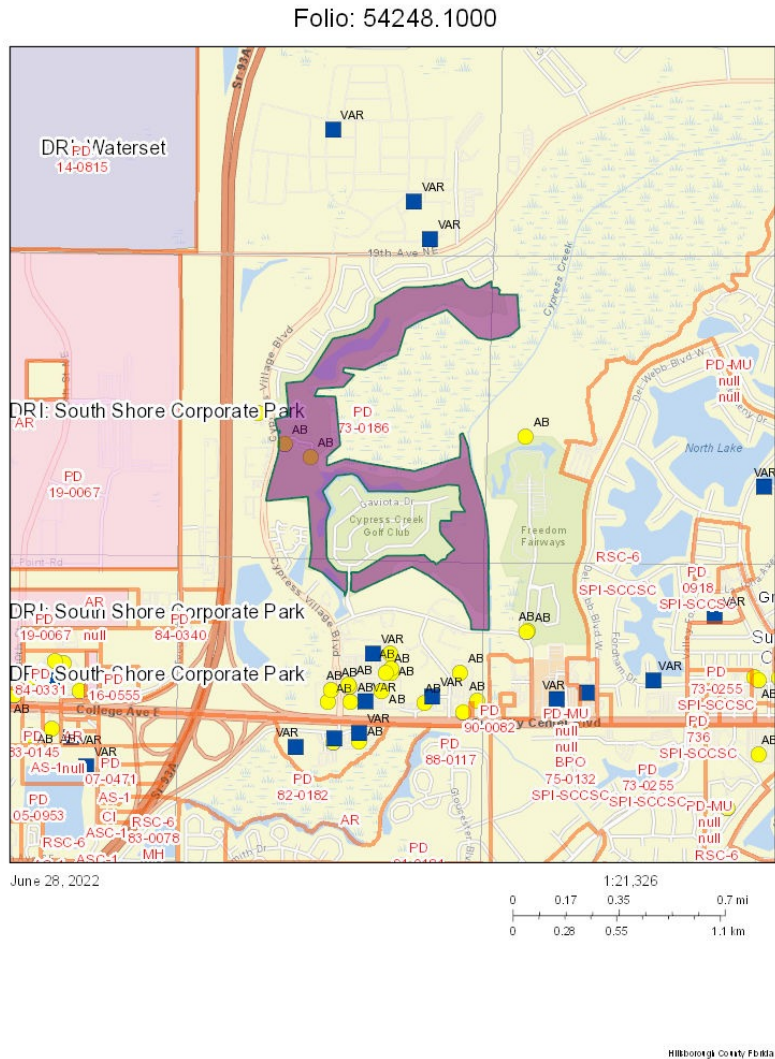
I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner
CHARLES K. STAPLES
Type or Print Name

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 6/28/2022
Case Number: 22-1134 Public Hearing Date: 8/22/2022
Receipt Number: 174638



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	73-0186
Flood Zone:AE	FLOODWAY
Flood Zone:AE	BFE = 37.1 ft
Flood Zone:AE	BFE = 37.0 ft
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 36.5 ft
Flood Zone:AE	BFE = 38.6 ft
Flood Zone:AE	BFE = 38.7 ft
Flood Zone:A	
Flood Zone:AE	
FIRM Panel	0657H
FIRM Panel	12057C0657H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0676H
FIRM Panel	12057C0676H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0659H
FIRM Panel	12057C0659H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0678H
FIRM Panel	12057C0678H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Sun City Center
Community Base Planning Area	SouthShore
Planned Development	PD
Re-zoning	73-1086
Note	01-1436 DENIED
Minor Changes	20-0605
Major Modifications	93-0338,96-0244, 93-0179
Personal Appearances	10-0403,09-0835,08-0999, 07-1758,06-0814,05-1002, 97-0329,96-0227,90-0081, 99-0010,00-0260,00-1331, 03-0516,04-1026,01-0192, 99-1096,13-0465, 96-0227, 90-0081S,10-1011,11-0397, 03-1575,06-0064,99-1395, 98-1322, 22-0243, 22-0357
Census Data	Tract: 014009 Block: 1010
Census Data	Tract: 014009 Block: 1009
Census Data	Tract: 014009



Folio: 54248.1000
PIN: U-01-32-19-ZZZ-000001-76490.0
CYPRESS CREEK GOLF LLC
Mailing Address:
 10688 CRESTWOOD DR STE D
 MANASSAS, VA 20109-3464
Site Address:
 1003 CYPRESS VILLAGE BLVD
 RUSKIN, FL 33573
SEC-TWN-RNG: 01-32-19
Acreage: 183.16999817
Market Value: \$1,231,313.00
Landuse Code: 3820 SEMI PRIVATE GC

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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.

	Block: 1001
Census Data	Tract: 014009 Block: 1005
Census Data	Tract: 014009 Block: 1003
Census Data	Tract: 014009 Block: 1025
Census Data	Tract: 014009 Block: 1018
Census Data	Tract: 014009 Block: 1000
Census Data	Tract: 014009 Block: 1017
Census Data	Tract: 014009 Block: 1016
Future Landuse	SMU-6
Future Landuse	CMU-12
Future Landuse	R-6
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