

Variance Application: VAR 26-0017
LUHO Hearing Date: November 17, 2025
Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: Todd Pressman **Zoning:** PD
Address/Location: SE corner of N US Highway 41 and Brandermill Road; Folios: 54191.0184

Request Summary

The applicant is requesting a variance accommodate the installation of multiple wall signs on the front face of a large-scale retail building.

Requested Variances

LDC Section	LDC Requirement	Variance	Result
7.03.00.A(2)	Maximum Building Sign Area: Maximum sign area: Each Premises, and in the case of multi-occupancy buildings, each unit, shall be permitted to display Building Sign(s), the Aggregate Sign Area of which shall not exceed 1¼ square feet per each linear foot of building frontage facing a public street or parking lot, but in no event more than 200 square feet of Aggregate Sign Area. For each unit not facing a public street or parking lot, the Aggregate Sign Area shall not exceed 1¼ square feet for each lineal foot of unit frontage for the elevation on which the building sign will be installed, but in no event more than 200 square feet of Aggregate Sign Area. Each Premises shall be entitled to a minimum Aggregate Sign Area of 20 square feet.	486.1 square feet of additional sign area.	686.1 square feet of sign area installed on a 625-foot-wide building front.

Findings None.

Zoning Administrator Sign Off:

Colleen Marshall
Mon Nov 3 2025 12:44:25

DISCLAIMER:

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

8.0 SURVEY/SITE PLAN

(see following page)

1.01	SHAKE
1.06	FUTURE TENANT STORAGE LOCATION IF APPROVED BY AUTHORITY HAVING JURISDICTION. TENANT SHALL BE RESPONSIBLE FOR ALL TENANT SIGN INSTALLATIONS, PERMIT COSTS, AND SIGN COSTS. REF. ELEC. FOR LUNATION BOX LOCATIONS AND POWER REQUIREMENTS
5.29	GALVANIZED STEEL PIPE RAIL, UNPAINTED UNO

HFEA
HFEA-NE, LTD.
+44 (0) 273 71700
17705 S. Wilshire Blvd., Suite 3
Beverly Hills, Alabama 72712
www.hfea.com

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THE DRAWING WAS PREPARED FOR USE
ON A SPECIFIC DATE AT
APOLLO BEACH, FLORIDA
CONTEMPORANEOUSLY WITH ITS
DATE ON DESIGN AND NOT
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PROJECT AT A DATE LATER THAN
USE OF THE DRAWING
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ARCHITECTS AND ENGINEERS
REPRODUCTION OF THE DRAWING
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CONSIDERED TO BE ILLEGAL

Walmart 
 APOLLO BEACH, FL
 5551 N HWY 41
 STORE NO: 02229

NUMBER: 22-23-02229 PROTO: C-171-SGR

ISSUE BLOCK	
1	PR #1
2	PR #3
3	CCDM2
4	CCDM3
5	CCDM6

CHECKED BY:	MTLAW
DRAWN BY:	DMP
DOCUMENT DATE:	05/20/24
PHOTO:	C-17-HSGR-QH-FL
PHOTO CYCLE:	1215/23

NOT FOR CONSTRUCTION

SHEET:
SV1



NEW ENTERPRISE SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 600 SF.

NAME	HEIGHT	COLOR	ILLUMINATED	QTY	RETAIL TOTAL SQUARE FOOTAGE	RETAIL TOTAL SQUARE FOOTAGE
10' SIGNAGE	10'	WHITE	YES	1	100.00	100.00
8' SIGNAGE	8'	WHITE	YES	1	64.00	64.00
6' SIGNAGE	6'	WHITE	YES	1	36.00	36.00
4' SIGNAGE	4'	WHITE	YES	1	16.00	16.00
2' SIGNAGE	2'	WHITE	YES	1	4.00	4.00
1' SIGNAGE	1'	WHITE	YES	1	1.00	1.00
1/2' SIGNAGE	1/2'	WHITE	YES	1	0.50	0.50
1/4' SIGNAGE	1/4'	WHITE	YES	1	0.25	0.25
1/8' SIGNAGE	1/8'	WHITE	YES	1	0.125	0.125
1/16' SIGNAGE	1/16'	WHITE	YES	1	0.0625	0.0625
1/32' SIGNAGE	1/32'	WHITE	YES	1	0.03125	0.03125
1/64' SIGNAGE	1/64'	WHITE	YES	1	0.015625	0.015625
1/128' SIGNAGE	1/128'	WHITE	YES	1	0.0078125	0.0078125
1/256' SIGNAGE	1/256'	WHITE	YES	1	0.00390625	0.00390625
1/512' SIGNAGE	1/512'	WHITE	YES	1	0.001953125	0.001953125
1/1024' SIGNAGE	1/1024'	WHITE	YES	1	0.0009765625	0.0009765625
1/2048' SIGNAGE	1/2048'	WHITE	YES	1	0.00048828125	0.00048828125
1/4096' SIGNAGE	1/4096'	WHITE	YES	1	0.000244140625	0.000244140625
1/8192' SIGNAGE	1/8192'	WHITE	YES	1	0.0001220703125	0.0001220703125
1/16384' SIGNAGE	1/16384'	WHITE	YES	1	6.103515625E-05	6.103515625E-05
1/32768' SIGNAGE	1/32768'	WHITE	YES	1	3.0517578125E-05	3.0517578125E-05
1/65536' SIGNAGE	1/65536'	WHITE	YES	1	1.52587890625E-05	1.52587890625E-05
1/131072' SIGNAGE	1/131072'	WHITE	YES	1	7.62939453125E-06	7.62939453125E-06
1/262144' SIGNAGE	1/262144'	WHITE	YES	1	3.814697265625E-06	3.814697265625E-06
1/524288' SIGNAGE	1/524288'	WHITE	YES	1	1.9073486328125E-06	1.9073486328125E-06
1/1048576' SIGNAGE	1/1048576'	WHITE	YES	1	9.5367431640625E-07	9.5367431640625E-07
1/2097152' SIGNAGE	1/2097152'	WHITE	YES	1	4.76837158203125E-07	4.76837158203125E-07
1/4194304' SIGNAGE	1/4194304'	WHITE	YES	1	2.384185791015625E-07	2.384185791015625E-07
1/8388608' SIGNAGE	1/8388608'	WHITE	YES	1	1.1920928955078125E-07	1.1920928955078125E-07
1/16777216' SIGNAGE	1/16777216'	WHITE	YES	1	5.9604644775390625E-08	5.9604644775390625E-08
1/33554432' SIGNAGE	1/33554432'	WHITE	YES	1	2.98023223876953125E-08	2.98023223876953125E-08
1/67108864' SIGNAGE	1/67108864'	WHITE	YES	1	1.490116119384765625E-08	1.490116119384765625E-08
1/134217728' SIGNAGE	1/134217728'	WHITE	YES	1	7.450580596923828125E-09	7.450580596923828125E-09
1/268435456' SIGNAGE	1/268435456'	WHITE	YES	1	3.7252902984619140625E-09	3.7252902984619140625E-09
1/536870912' SIGNAGE	1/536870912'	WHITE	YES	1	1.86264514923095703125E-09	1.86264514923095703125E-09
1/1073741824' SIGNAGE	1/1073741824'	WHITE	YES	1	9.31322574615478515625E-10	9.31322574615478515625E-10
1/2147483648' SIGNAGE	1/2147483648'	WHITE	YES	1	4.656612873077392578125E-10	4.656612873077392578125E-10
1/4294967296' SIGNAGE	1/4294967296'	WHITE	YES	1	2.3283064365386962890625E-10	2.3283064365386962890625E-10
1/8589934592' SIGNAGE	1/8589934592'	WHITE	YES	1	1.16415321826934814453125E-10	1.16415321826934814453125E-10
1/17179869184' SIGNAGE	1/17179869184'	WHITE	YES	1	5.82076609134674072265625E-11	5.82076609134674072265625E-11
1/34359738368' SIGNAGE	1/34359738368'	WHITE	YES	1	2.910383045673370361328125E-11	2.910383045673370361328125E-11
1/68719476736' SIGNAGE	1/68719476736'	WHITE	YES	1	1.4551915228366851806640625E-11	1.4551915228366851806640625E-11
1/137438953472' SIGNAGE	1/137438953472'	WHITE	YES	1	7.2759576141834259033203125E-12	7.2759576141834259033203125E-12
1/274877906944' SIGNAGE	1/274877906944'	WHITE	YES	1	3.63797880709171295166015625E-12	3.63797880709171295166015625E-12
1/549755813888' SIGNAGE	1/549755813888'	WHITE	YES	1	1.818989403545856475830078125E-12	1.818989403545856475830078125E-12
1/1099511627776' SIGNAGE	1/1099511627776'	WHITE	YES	1	9.094947017729282379150390625E-13	9.094947017729282379150390625E-13
1/2199023255552' SIGNAGE	1/2199023255552'	WHITE	YES	1	4.5474735088646411895751953125E-13	4.5474735088646411895751953125E-13
1/4398046511104' SIGNAGE	1/4398046511104'	WHITE	YES	1	2.27373675443232059478759765625E-13	2.27373675443232059478759765625E-13
1/8796093022208' SIGNAGE	1/8796093022208'	WHITE	YES	1	1.136868377216160297393798828125E-13	1.136868377216160297393798828125E-13
1/17592186044416' SIGNAGE	1/17592186044416'	WHITE	YES	1	5.684341886080801486968994140625E-14	5.684341886080801486968994140625E-14
1/35184372088832' SIGNAGE	1/35184372088832'	WHITE	YES	1	2.8421709430404007434844970703125E-14	2.8421709430404007434844970703125E-14
1/70368744177664' SIGNAGE	1/70368744177664'	WHITE	YES	1	1.42108547152020037174224853515625E-14	1.42108547152020037174224853515625E-14
1/140737488355328' SIGNAGE	1/140737488355328'	WHITE	YES	1	7.10542735760100185871124267578125E-15	7.10542735760100185871124267578125E-15
1/281474976710656' SIGNAGE	1/281474976710656'	WHITE	YES	1	3.552713678800500929355621337890625E-15	3.552713678800500929355621337890625E-15
1/562949953421312' SIGNAGE	1/562949953421312'	WHITE	YES	1	1.7763568394002504646778106689453125E-15	1.7763568394002504646778106689453125E-15
1/1125899906842624' SIGNAGE	1/1125899906842624'	WHITE	YES	1	8.8817841970012523233890533447265625E-16	8.8817841970012523233890533447265625E-16
1/2251799813685248' SIGNAGE	1/2251799813685248'	WHITE	YES	1	4.44089209850062616169452667236328125E-16	4.44089209850062616169452667236328125E-16
1/4503599627370496' SIGNAGE	1/4503599627370496'	WHITE	YES	1	2.220446049250313080847263336181640625E-16	2.220446049250313080847263336181640625E-16
1/9007199254740992' SIGNAGE	1/9007199254740992'	WHITE	YES	1	1.1102230246251565404236316680908203125E-16	1.1102230246251565404236316680908203125E-16
1/18014398509481984' SIGNAGE	1/18014398509481984'	WHITE	YES	1	5.5511151231257827021118083340541015625E-17	5.5511151231257827021118083340541015625E-17
1/36028797018963968' SIGNAGE	1/36028797018963968'	WHITE	YES	1	2.77555756156289135105590416702705078125E-17	2.77555756156289135105590416702705078125E-17
1/72057594037927936' SIGNAGE	1/72057594037927936'	WHITE	YES	1	1.387778780781445675527952083513525390625E-17	1.387778780781445675527952083513525390625E-17
1/144115188075855872' SIGNAGE	1/144115188075855872'	WHITE	YES	1	6.938893903907228377639760417567617578125E-18	6.938893903907228377639760417567617578125E-18
1/288230376151711744' SIGNAGE	1/288230376151711744'	WHITE	YES	1	3.4694469519536141888198802087838087890625E-18	3.4694469519536141888198802087838087890625E-18
1/576460752303423488' SIGNAGE	1/576460752303423488'	WHITE	YES	1	1.73472347597680709440994010439190439453125E-18	1.73472347597680709440994010439190439453125E-18
1/1152921504606846976' SIGNAGE	1/1152921504606846976'	WHITE	YES	1	8.67361737988403547204970052195952197265625E-19	8.67361737988403547204970052195952197265625E-19
1/2305843009213693952' SIGNAGE	1/2305843009213693952'	WHITE	YES	1	4.336808689942017736024850260979760986328125E-19	4.336808689942017736024850260979760986328125E-19
1/4611686018427387904' SIGNAGE	1/4611686018427387904'	WHITE	YES	1	2.1684043449710088680124251304898804931640625E-19	2.1684043449710088680124251304898804931640625E-19
1/9223372036854775808' SIGNAGE	1/9223372036854775808'	WHITE	YES	1	1.08420217248550443400621256524494024658203125E-19	1.08420217248550443400621256524494024658203125E-19
1/18446744073709551616' SIGNAGE	1/18446744073709551616'	WHITE	YES	1	5.42101086242752217003106253262470123291015625E-20	5.42101086242752217003106253262470123291015625E-20
1/36893488147419103232' SIGNAGE	1/36893488147419103232'	WHITE	YES	1	2.710505431213761085015531266312350616455078125E-20	2.710505431213761085015531266312350616455078125E-20
1/73786976294838206464' SIGNAGE	1/73786976294838206464'	WHITE	YES	1	1.3552527156068805425077656331561753082275390625E-20	1.3552527156068805425077656331561753082275390625E-20
1/147573952589676412928' SIGNAGE	1/147573952589676412928'	WHITE	YES	1	6.7762635780344027125388281665782765411376953125E-21	6.7762635780344027125388281665782765411376953125E-21
1/295147905179352825856' SIGNAGE	1/295147905179352825856'	WHITE	YES	1	3.38813178901720135626941408328913827056884765625E-21	3.38813178901720135626941408328913827056884765625E-21
1/590295810358705651712' SIGNAGE	1/590295810358705651712'	WHITE	YES	1	1.694065894508600678134707041644569135284423828125E-21	1.694065894508600678134707041644569135284423828125E-21
1/1180591620717411303424' SIGNAGE	1/1180591620717411303424'	WHITE	YES	1	8.47032947254300339067353520822284567642211940625E-22	8.47032947254300339067353520822284567642211940625E-22
1/2361183241434822606848' SIGNAGE	1/2361183241434822606848'	WHITE	YES	1	4.2351647362715016953367676041114228382110596875E-22	4.2351647362715016953367676041114228382110596875E-22
1/4722366482869645213696' SIGNAGE	1/4722366482869645213696'	WHITE	YES	1	2.11758236813575084766838380205571141410552984375E-22	2.11758236813575084766838380205571141410552984375E-22
1/9444732965739290427392' SIGNAGE	1/9444732965739290427392'	WHITE	YES	1	1.058791184067875423834191901027855707052764921875E-22	1.058791184067875423834191901027855707052764921875E-22
1/18889465931478580844784' SIGNAGE	1/18889465931478580844784'	WHITE	YES	1	5.293955920339377119172095950513928535263824609375E-23	5.293955920339377119172095950513928535263824609375E-23
1/37778931862957161689568' SIGNAGE	1/37778931862957161689568'	WHITE	YES	1	2.6469779601696885595860479752569642676319123046875E-23	2.6469779601696885595860479752569642676319123046875E-23
1/75557863725914323379136' SIGNAGE	1/75557863725914323379136'	WHITE	YES	1	1.32348898008484427979302398762848213383155615234375E-23	1.32348898008484427979302398762848213383155615234375E-23
1/151115727451828646758272' SIGNAGE	1/151115727451828646758272'	WHITE	YES	1	6.61744490042422139896511993814241066915778076171875E-24	6.61744490042422139896511993814241066915778076171875E-24
1/302231454903657293516544' SIGNAGE	1/302231454903657293516544'	WHITE	YES	1	3.308722450212110699482559969071205334578890380859375E-24	3.308722450212110699482559969071205334578890380859375E-24
1/604462909807314587033088' SIGNAGE	1/604462909807314587033088'	WHITE	YES	1	1.6543612251060553497412799845356026672894451904296875E-24	1.6543612251060553497412799845356026672894451904296875E-24
1/1208925819614629174066176' SIGNAGE	1/1208925819614629174066176'	WHITE	YES	1	8.2718061255302767487063999226780133364472259521484375E-25	8.2718061255302767487063999226780133364472259521484375E-25
1/2417851639229258348132352' SIGNAGE	1/2417851639229258348132352'	WHITE	YES	1	4.13590306276513837435319996133900666822361297607421875E-25	4.13590306276513837435319996133900666822361297607421875E-25
1/4835703278458516696264704' SIGNAGE	1/4835703278458516696264704'	WHITE	YES	1	2.067951531382569187176599980669503334111806488037109375E-25	2.067951531382569187176599980669503334111806488037109375E-25
1/9671406556917033392529408' SIGNAGE	1/9671406556917033392529408'	WHITE	YES	1	1.033975765691284593588299990334751667055903244018546875E-25	1.03

Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 26-0017

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 26-0017 Applicant's Name: Pressman

Reviewing Planner's Name: sam ball Date: 10.7.25

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): 11/17/25

Important Project Size Change Information

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

Will this revision add land to the project? ☐ Yes ☒ No

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

Will this revision remove land from the project? ☐ Yes ☒ No

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

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

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

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

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

Signature

10.7.25

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 26-0017

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

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

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

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

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

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



Variance Request Narrative

To: Todd Pressman

From: HFA-AE, Ltd. on behalf of Walmart

Date: 2025.10.07

Re: 2229 Apollo Beach FL – Walmart Supercenter & Fuel Station

Hillsborough County – Land Development Code Requirements

Per Part 7.03.00.A.2., building signs are permitted but the maximum aggregate sign area shall not exceed 200 square feet of Aggregate Sign Area for each building frontage facing a public street or parking lot; as well as each unit not facing a public street or parking lot. Each premises shall be entitled to a minimum Aggregate Sign Area of 20 square feet.

Per Part 7.03.00.B.1.-2., canopy signs shall be allowed in addition to Building Signs but the aggregate sign area of all canopies and building signs combined per elevation shall not exceed the aggregate sign area permitted for Building Signs (200 SF maximum).

Variance Request

The request for a variance for the Aggregate Sign Area for the front elevation of the Walmart Supercenter. The proposed Aggregate Sign Area is 686.03 SF which exceeds the allowable 200 SF. The proposed signage serves as directional for those accessing the site from the roadway and informational for those trying to locate access to certain services offered onsite.

The Walmart Supercenter is located approximately 715 FT from N US Highway 41 with 5 outparcels between it and N US Highway 41. Visibility is limited due to the distance and future outparcel structures. The proposed signage ensures visibility for vehicular traffic accessing the site and facility.

1.01	SKYDRAE
1.06	FUTURE TENANT SIGNAGE LOCATION IF APPLIED BY AUTHORITIES HAVING JURISDICTION, TENANT SHALL BE RESPONSIBLE FOR ALL TENANT SIGN INSTALLATIONS, PERMITS, COSTS, AND SIGN COSTS, REFLECTED FOR LOCATION BOX LOCATIONS AND POWER REQUIREMENTS
5.29	GALVANIZED STEEL, PORE PAUL UNPAINTED UNDO

479.273.778)
1705 S. Western Blvd., Suite 3
Memphis, Arkansas 72712
www.bfa-inc.com

HHA
HHA-AL, LTD.



7 LIQUOR BOX REAR ELEVATION
T = 20'0"



6 SIDE ELEVATION (WEST)
 $T = 20^{\circ}\text{C}$



5 REAR ELEVATION (SOUTH)
T = 20'0"



4 SIDE ELEVATION (EAST)
1" = 20.0'



FRONT ELEVATION (NORTH)

CHEM/D BY:	MT/VV
DRAWN BY:	CMF
DOCUMENT DATE	06/20/24
PROTO: C-1715GR-OR-FL	
PROTO CYCLE	12/16/23



STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT
APOLLO BEACH, FLORIDA
CONTEMPORANEOUSLY WITH ITS ISSUE
DATE ON 08/08/00 AND IT IS NOT
SUITABLE FOR USE ON A DIFFERENT
PROJECT OR ON AT ANOTHER TIME.
USE OF THIS DRAWING FOR
REFERENCE OR EXAMPLE ON
ANOTHER PROJECT REQUIRES THE
SERVICES OF PROPERLY LICENSED
ARCHITECTS AND ENGINEERS.
REPRODUCTION OF THIS DRAWING
FOR REUSE ON ANOTHER PROJECT IS
UNLAWFUL AND MAY BE
CONTRARY TO THIS LAW.

479.273.778)
1705 S. Western Blvd., Suite 3
Memphis, Arkansas 72712
www.lfa-arc.org

HHA
HHA-ALZ, LTD.

EXTERIOR
ELEVATION
SIGNAGE

NOT FOR CONSTRUCTION

SHEET: SV-

NEW ENTERPRISE SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF

[illegible]

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT APOLLO BEACH, FLORIDA. CONTAMINATIONS WITH ITS ISSUED DATE OR ISSUES, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE PRACTICE OF THE ARCHITECT, ENGINEERS, ARCHITECTS AND ENGINEERS, REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

2478, 273, 7789
1705 S. Western Blvd., Suite 3
Bloomington, Arkansas 72712
www.bfg-aac.com

HFA

HFA-AE, LTD.

Walmart 
APOLLO BEACH, FL
 5551 N HWY 41
 STORE NO: 02229

JOB NUMBER:	22-23-02229	PROTO:	C-171-SGR
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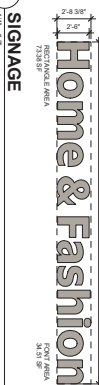
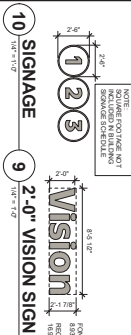
[illegible]

CHECKED BY:	MTLWV
DRAWN BY:	DMP
DOCUMENT DATE:	05/20/24
PROTO:	C-T1-SGR-QR-FL
PROTO CYCLE:	12/15/23

NOT FOR CONSTRUCTION

SIGNAGE DETAILS

SHEET:
SV2



11B 1'-6" PHARMACY SIGN
 $\frac{1}{16"} = 1'-0"$

SIGN (STACKED)



Variance Criteria Response

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

The site is extremely large and very deep, the building is located far from the roadway. The extreme span of the building, as a single user, the signage proposed is directional for customers being made aware which side of the property to access their shopping. Further, the sign code has difficulty recognizing a single user wall signs versus multi-tenant, of which the result of SF is the same

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.

The sign code cannot recognize this wide expanse single user versus a multi-tenant similar frontage - of which the effect of wall signage is the same. In the same respect the the code does not recognized distance of visibility. The ste is 19 acres plus.

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.

This request is only for wall signage in a purely commercial development and area, of which would be allowable if multi-tenant.

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 signage proposed provides improtant directionial necessity information for the arriving public in tranversing a 19 plus acre property. Further, the signage is not excessive in that as a multi-ternat the wall signage would be permissible.

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 signs have been posted.

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.

As stated above, the signbage serves the extact pruosos of the sign code and purpose and allows minimal signnage as needed by the public.

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**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Gregory M. Dawson
Edwards Cohen
200 West Forsyth Street, Suite 1300
Jacksonville, Florida 32202

Tax Parcel RE No. 541910100 (portion)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of September 27, 2024, by CASTO-LEISEY, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 5050 Belmont Avenue, Youngstown, Ohio 44505, to WAL-MART STORES EAST, LP, a Delaware limited partnership ("Grantee"), whose mailing address is: Property Tax Department, P.O. Box 8050, Attn: MS 0555, Store No. 90010, Bentonville, Arkansas 72716-8050:

(wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release and convey and confirm unto Grantee forever, the following described land situate, lying and being in the County of Hillsborough, State of Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (the "Property");

TOGETHER with all improvements located thereon and all easements, tenements, hereditaments and appurtenances belonging or in anywise appertaining thereto, including, without limitation on the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any dedicated street, alley, road or avenue (before or after vacation thereof, and whether previously or hereafter abandoned or vacated) in front of or adjoining the Property to the centerline thereof.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenant 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 hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against none other. This conveyance of the Property is made subject only to the matters set forth in Exhibit B attached hereto and by this reference made a part hereof; provided, however, that this reference shall not reimpose the same if previously expired, abandoned, released or terminated.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name on the date set forth in the acknowledgment below, but to be effective for all purposes as of the date first above written.

WITNESSES:

Joan Gradorff
Print Name: JOAN GRADORFF
Address: CASTO
250 Civic Center Dr.
Suite 500
Columbus, Ohio 43215

Nicole E Cole
Print Name: Nicole E Cole
Address: 250 Civic Center Dr. Ste 500
Columbus, OH 43215

CASTO-LEISEY, LLC.

a Florida limited liability company

By: CNL Apollo Beach, LLC,
a Florida limited liability company,
Manager

By: Casto Net Lease Properties, LLC,
a Florida limited liability company,
Manager

By: Anthony A. Martin
Name: Anthony A. Martin
Title: Manager

STATE OF OHIO)
COUNTY OF FRANKLIN) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2024 by Anthony A. Martin, as Manager of Casto Net Lease Properties, LLC, a Florida limited liability company, Manager of CNL Apollo Beach, LLC, a Florida limited liability company, Manager of Casto - Leisey, LLC, a Florida limited liability company, on behalf of said limited liability company. He/she ☒ is personally known to me or ☐ has produced _____ as identification..

Amy L. Finn
NOTARY SIGNATURE

Print Name: Amy L. Finn
Notary Public, State and County Aforesaid
My commission expires: 02/14/28

[NOTARIAL SEAL]



Amy L. Finn
Notary Public, State of Ohio
My Commission Expires 02/14/2028

EXHIBIT A**Description of Property**

A parcel of land being a portion of Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida; thence the following two (2) courses along the South line of the Southeast 1/4 of said Section 28 and the South line of the Southwest 1/4 of said Section 28, respectively; (1) thence N89°28'33"W (being the basis of bearings for this legal description), for 2,648.13 feet to the South 1/4 corner of said Section 28; (2) thence N89°17'18"W, for 1,042.42 feet to the point of intersection with the East Right-of-Way line of US HIGHWAY 41 N (STATE ROAD 45), according to that certain Florida Department of Transportation (FDOT) Right-of-Way Map Section 10060-2211; thence the following three (3) courses along said East Right-of-Way line of US HIGHWAY 41 N (STATE ROAD 45); (1) thence N47°17'25"E, for 1,273.72 feet; (2) thence N47°13'27"E, for 208.72 feet to the POINT OF BEGINNING; 3) thence continue N47°13'27"E, for 220.14 feet to the Southwest corner of LEISEY ROAD EXTENSION, as described in Official Records Book 17261, Page 145, of the Public Records of Hillsborough County, Florida; thence leaving said East Right-of-Way line of US HIGHWAY 41 N (STATE ROAD 45), S79°37'28"E, along the South line of said LEISEY ROAD EXTENSION for 34.62 feet; thence leaving said South line of LEISEY ROAD EXTENSION, S62°08'41"E, for 41.54 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N19°08'08"E, having a radius of 1,258.00 feet, a central angle of 08°31'29", an arc length of 187.17 feet, and a chord bearing S75°07'36"E, for 187.00 feet, to the point of intersection with a non-tangent line; thence N47°21'09"E, for 13.76 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N10°13'57"E, having a radius of 1,247.00 feet, a central angle of 05°20'01", an arc length of 116.08 feet, and a chord bearing S82°26'03"E, for 116.04 feet, to the point of intersection with a non-tangent line; thence S42°44'36"E, for 263.82 feet; thence N47°15'24"E, for 63.75 feet to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S29°13'49"E, having a radius of 248.50 feet, a central angle of 16°28'17", an arc length of 71.44 feet, and a chord bearing N69°00'20"E, for 71.19 feet, to the point of intersection with a non-tangent line; thence N77°14'29"E, for 110.90 feet; thence S08°51'48"E, for 19.24 feet; thence S12°04'07"E, for 65.92 feet; thence S78°16'18"W, for 105.03 feet to the point of intersection with a non-tangent curve, concave Southeasterly; thence Southwesterly along the arc of said curve, with a radial bearing of S12°04'51"E, having a radius of 36.66 feet, a central angle of 35°19'44", an arc length of 22.60 feet, and a chord bearing S60°15'17"W, for 22.25 feet, to the point of intersection with a non-tangent line; thence S42°45'19"E, for 334.03 feet; thence S32°27'32"E, for 114.08 feet; thence S47°13'07"W, for 232.50 feet; thence S86°38'47"W, for 57.52 feet; thence S47°13'07"W, for 462.49 feet; thence N89°28'55"W, for 249.57 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 579.50 feet, a central angle of 40°26'21", an arc length of 409.01 feet, and a chord bearing N69°15'45"W, for 400.57 feet to the point of intersection with a non-tangent line; thence N37°34'04"W, for 99.75 feet; thence N42°44'49"W, for 31.88 feet; thence N55°25'38"W, for 97.84 feet; thence N42°44'51"W, for 104.17 feet; thence N47°20'56"E, for 620.24 feet; thence N42°44'49"W, for 224.07 feet to the POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Declaration of Restrictive Covenant and Easement Agreement recorded in Official Records Book 22813, Page 1654, as affected by Subordination recorded in Official Records Instrument 2022357908, of the Public Records of Hillsborough County, Florida.
3. Assignment of Allocated Entitlements, including terms and conditions thereof, as recorded in Official Records Instrument 2023225692, of the Public Records of Hillsborough County, Florida.
4. Operating and Reciprocal Easement Agreement recorded in Official Records Instrument 2023225693, as amended by Amendment to Operating and Reciprocal Easement Agreement recorded April 26, 2024 in Official Records Instrument 2024169267, of the Public Records of Hillsborough County, Florida.
5. Post Closing Subdivision Agreement including terms and conditions thereof as recorded in Official Records Instrument 2023225694, of the Public Records of Hillsborough County, Florida.
6. All matters that would be shown by a current and accurate survey of the Property.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0017

Intake Date: 10/06/2025

Hearing(s) and type: Date: 11/17/2025

Type: LUHO

Receipt Number: 524200

Date: _____

Type: _____

Intake Staff Signature: _____

Julie Boatright

Property Information

Address: none City/State/Zip: Apollo Beach, FL

TWN-RN-SEC: 31-19-28 Folio(s): 54191.0184 Zoning: PD Future Land Use: SMU-6 Property Size: 19.91
and
OC-20

Property Owner Information

Name: wal-mart stores east LP/Kirsten Whitehead Daytime Phone: 479-360-6265

Address: 3246 East Ridgeview St. City/State/Zip: springfield, MO

Email: 200 2nd Ave., South, #451 St. Petersburg, FL 33701 United St Fax Number: _____

Applicant Information

Name: PRESSMAN TODD, Daytime Phone: (727) 804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st petersburg, fl 33701

Email: Todd@Pressmaninc.com Fax Number: _____

Applicant's Representative (if different than above)

Name: PRESSMAN TODD Daytime Phone: 727-804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, fl 33701

Email: Todd@Pressmaninc.com Fax Number: (727) 804-1760

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.

Todd Pressman

Signature of the Applicant

PRESSMAN TODD

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.

Todd Pressman

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

PRESSMAN TODD

Type or print name



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0017

Intake Date: 10/06/2025

Hearing(s) and type: Date: 11/17/25

Type: LUHO

Receipt Number: 524200

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: none City/State/Zip: Apollo Beach, FL

TWN-RN-SEC: 31/19/28 Folio(s): 54191.0184 Zoning: PD Future Land Use: SMU-6 Property Size: 19.91
and OC-20

Property Owner Information

Name: wal-mart stores east LP/Kirsten Whitehead Daytime Phone: 479-360-6265

Address: 3246 East Ridgeview St. City/State/Zip: springfield, MO

Email: 200 2nd Ave., South, #451 St. Petersburg, FL 33701 United St Fax Number: _____

Applicant Information

Name: PRESSMAN TODD, Daytime Phone: (727) 804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st petersburg, fl 33701

Email: Todd@Pressmaninc.com Fax Number: _____

Applicant's Representative (if different than above)

Name: PRESSMAN TODD Daytime Phone: 727-804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, fl 33701

Email: Todd@Pressmaninc.com Fax Number: (727) 804-1760

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.

Signature of the Applicant

PRESSMAN TODD

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.

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

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0017

Intake Date: 10/06/2025

Hearing(s) and type: Date: 11/17/2025

Type: LUHO

Receipt Number: 524200

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: PRESSMAN TODD

Phone: (727) 804-1760

Representative's Email: Todd@Pressmaninc.com

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

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

Part A: Property Information & Owner Authorization Requirements

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

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

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

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

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

Part B: Project Information

Additional Submittal Requirements for a Variance

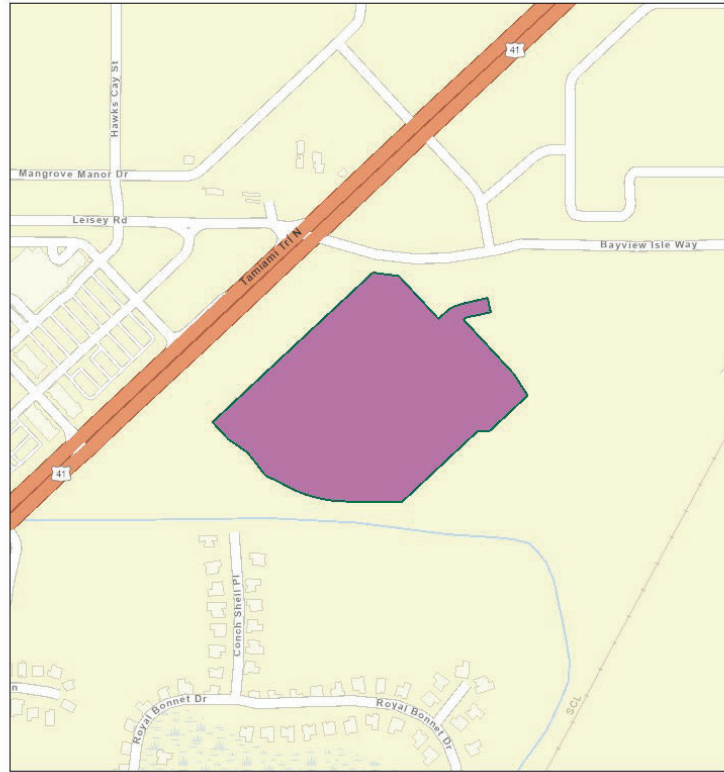
- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)



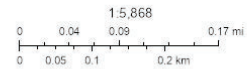
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	06-1035
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0493H
FIRM Panel	12057C0493H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0494H
FIRM Panel	12057C0494H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0656H
FIRM Panel	12057C0656H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120656C
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	06-1035
Minor Changes	null
Major Modifications	22-1228
Personal Appearances	24-0133
Census Data	Tract: 014119 Block: 1042
Future Landuse	OC-20
Future Landuse	SMU-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

Folio: 54191.0184



October 3, 2025



ESRI, Esri Community Maps Contributors, University of South Florida, FDER, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 54191.0184

PIN: U-28-31-19-D89-000000-00007.0

Wal-Mart Stores East Lp

Mailing Address:

C/o Property Tax Dept Attn Ms 0555 Store 90010

Po Box 8050

Bentonville, Ar 72712-8055

Site Address:

0

null, Fl null

SEC-TWN-RNG: 28-31-19

Acreage: 19.91

Market Value: \$4,886,370.00

Landuse Code: 1000 VACANT COMM.

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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