

Variance Application: VAR 25-1369
LUHO Hearing Date: November 17, 2025
Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: Todd Pressman **Zoning:** PD 85-0206
Address/Location: 3602 N US Highway 301, Tampa (Folios #64328.0000 & #64328.0050)

Request Summary			
The applicant is requesting variances to reduce the front setback requirements and increase the allowable aggregate area of two ground signs to install one new monument and to enlarge an existing pole sign on a redevelopment site located at the northwest corner of the E Dr. Martin Luther King, Jr. and Mango Road intersection.			
Requested Variances: Pole Sign Facing E Dr. Martin Luther King, Jr. Boulevard			
LDC Sections	LDC Requirements	Variances	Result
7.03.00(C)(2)(b)(i)	The maximum allowable aggregate sign area for each ground sign shall not exceed one square foot for each lineal foot of public street frontage on the street where the sign is located or 100 square feet, whichever is less and no single sign face shall exceed 50 square feet in aggregate sign area.	Increase the allowable sign area per sign face by 126 square feet and total monument sign area 276 square feet.	A pole sign with 176 square feet per face and an aggregate sign area of 352 square feet.
Requested Variances: Sign Facing Mango Road			
LDC Sections	LDC Requirements	Variances	Result
7.03.00(C)(1)(c)	Monument Sign Setback Requirements: monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.	Reduce the 25-foot required front setback by 20 feet.	A 13.5-foot-tall monument sign with a 5-foot front setback.
7.03.00(C)(2)(b)(i)	The maximum allowable aggregate sign area for each ground sign shall not exceed one square foot for each lineal foot of public street frontage on the street where the sign is located or 100 square feet, whichever is less and no single sign face shall exceed 50 square feet in aggregate sign area.	Increase the allowable sign area per sign face by 50 square feet and total monument sign area 100 square feet.	A monument sign with 100 square feet per face and an aggregate sign area of 200 square feet.
Findings	The applicant submitted a letter of no objection from TECO to allow the sign to be located within their easement. The 33'-wide TECO easement is not considered a publicly dedicated easement.		

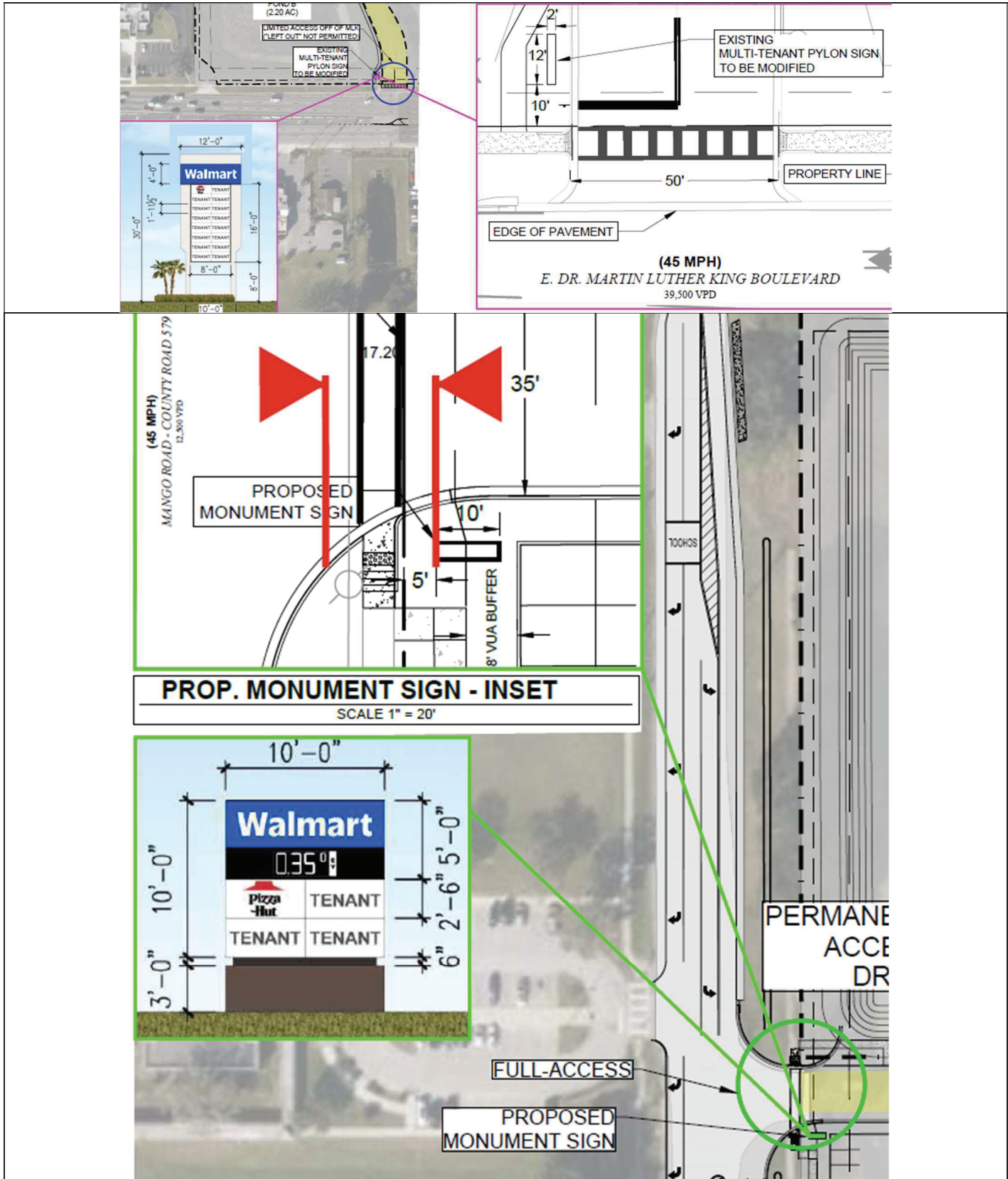
Zoning Administrator Sign Off:


Colleen Marshall
Mon Nov 3 2025 12:31:49

DISCLAIMER:

The variances listed above are 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



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: Var 25-1369

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: Var 25-1369 Applicant's Name: Pressman

Reviewing Planner's Name: Sam Ball Date: 10.2.25

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): unknown

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

10.2.25

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

Var 25-1369

I hereby confirm that the material submitted with application _____

☐ 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): tweak change to the monument sign variance requested

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

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



**Hillsborough
County Florida**
Development Services

Application No: _____

Project Description (Variance Request)

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

1) Pylon sign on MLK, Jr.: a) A ground sign required at 50 SF/side to allow a pylon at 188 SF/side. b) Allow a pylon required to be at a 41' setback front set.

2) Monument sign on Mango: a) A monument sign required at 50 SF/face to be allowed 100 SF/face. b. A 13'6" monument sign is requested to have a 25' front setback.

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

7.03.00 C.1.b & c. 7.03.C.2.b.i

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☐ No ☒ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☒ Public Water ☒ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

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

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

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

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

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Monument sign on Mango Road: a) A monument sign required at 50 SF/face to be allowed 100 SF/face. b. A monument sign required to be at a 15' setback be allowed at an 8' setback.

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?

a. No signage is existing along the western major roadway and it is critical that minimal signage is installed to be sure that the access point is clearly visible and discerned by drivers, or those vehicles will have to enter the Mango/MLK intersection to access on MLK. MLK is a high density, fast traveling arterial roadway. Secondly, some of the shopping center's tenants are located a very far distance from the roadway rendering their allowable wall signage completely ineffective, roughly 968' from Mango Rd. Lastly, this application is eliminating proposed signage along residential streets and seeking to focus it on the commercial roadways and areas.
b. As stated under a, locational & visual aspects of the access point are critical for safe vehicular movements an increased setback would lessen the effectiveness of this important dynamic.

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 calls for :

"The purpose of these Sign Regulations is to provide the minimum control of signs necessary to promote the health, safety, and general welfare of the citizens of Hillsborough County, Florida, by lessening hazards to pedestrians and vehicular traffic... by preventing signs from reaching such excessive size or numbers that they obscure one another to the detriment of the County..."

...and of course the sign code allows for the rights of all businesses to advertise themselves by either wall signage or free standing signage or both. So, this application seeks to allow the safe vehicular movement of vehicles for access and also seeks to conform or in effect eliminate some free-standing signage (as stated above) for the location & square footage increase of the of the critical addition to the existing pylon sign proposed.

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.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Pg. 2 /Mango

This application seeks to eliminate signage that would be in the residentially zoned and existing residential area and in effect put it where it belongs, onto the Commercial roadway. The setback would provide the best visibility for the critical access point on Mango and would be the only free standing signage along Mango. No other person or property owner could possibly be effected as the signage would only be on the commercial property and not large.

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 general intent is minimal signage that assists or provides safe vehicular movements. This provides minimal and safe signage considering the constraints and issues raised above.

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.

There have been no illegal acts that have triggered a self-imposed hardship.

Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The variances will allow minimal signage, responding to important vehicular movements and placing signage where it is best served for the public.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

1) Pylon sign on MLK, Jr. Blvd.: a) A ground sign required at 50 SF/side to allow a pylon at 188 SF/side. b) Allow a pylon required to be at a 41' setback front set back to remain existing at a 10' setback.

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?

a. First, the pylon sign has been existing for a long time, this application seeks to add square footage onto the existing sign where there is no signage existing currently on the sign. The shopping center is pushed far back from MLK, Jr., Blvd. due to the location of the stormwater ponds which are a reflection of the slope or drainage of the site. This places most tenant wall signage a far distance from the roadway, roughly 776'. The signage proposed seeks to overcome that distance and provide some visibility. Secondly, considering that 4 pylon signs would be allowable along Highview Rd. and MLK, Jr. Blvd., this application seeks to place signage where it belongs, along the main commercial roadway.

b. The sign has been existing at the current location for a long time and if required to be placed 41' back will render a tremendous loss of signage visibility. The frame or parameters of the sign remain the same but being required to move what was an allowable & existing sign would require the destruction of this sign. The reality is that the shopping center has distances to over-come and the reduced setback is part of that minimal variance to address the hardship. Secondly, this is the sole access point for the center on MLK, Jr. and it is critical for that access point to be easily found and seen by vehicular traffic. Otherwise, traffic would have to enter the Mango intersection and find an access on Mango.

The pylon sign will match colors with the shopping center.

Lastly, for both issues MLK is a multi lane with median roadway with a high density of traffic.

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 calls for :

"The purpose of these Sign Regulations is to provide the minimum control of signs necessary to promote the health, safety, and general welfare of the citizens of Hillsborough County, Florida, by lessening hazards to pedestrians and vehicular traffic... by preventing signs from

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Pg. 2/MLK

reaching such excessive size or numbers that they obscure one another to the detriment of the County..."

...and of course the sign code allows for the rights of all businesses to advertise themselves by either wall signage or free standing signage or both. So, this application seeks to allow the safe vehicular movement of vehicles for access and also seeks to conform or in effect eliminate some free-standing signage (as stated above) for the location & square footage increase of the of the critical addition to the existing pylon sign proposed.

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 application seeks to eliminate signage that would be in the residentially zoned and residential existing area and in effect put it where it belongs, onto the Commercial roadway. The setback request would be the same as it is now, if approved, and oriented to the commercial use area only.

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 general intent is minimal signage that assists or provides safe vehicular movements. That is exactly what is proposed here by the shifting of signage of the whole site to commercial areas and allowing the current setback to remain. This provides minimal and safe signage considering the constraints and issues raised above.

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.

There have been no illegal acts that have triggered a self-imposed hardship.

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.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Pg. 3 MLK

The variances will allow minimal signage, responding to important vehicular movements and placing signage where it is best served for the public.

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Name: Robert M. Berman, Esq.
Address: Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, MD 21201

(Space Reserved for Clerk of Court)

Parcel I.D. Nos. U-03-29-20-ZZZ-000002-34550.0; U-03-29-20-ZZZ-000002-34560.0.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 30th day of July, 2025 by CR MANGO, LLC, a Florida limited liability company (the “Grantor”), whose mailing address is 1427 Clarkview Road Suite 500, Baltimore, MD 21209, to LMI MANGO LLC, an Ohio limited liability company (“Grantee”), whose mailing address is 212 East 3rd Street, Suite 200, Cincinnati, OH 45202. Wherever used herein, the terms “Grantor” and “Grantee” shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Hillsborough County, Florida (the “Property”), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

THIS CONVEYANCE is subject to: (A) taxes and assessments for the year 2025 and all subsequent years; (B) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (C) conditions, restrictions, limitations and easements of record of record listed on Exhibit B attached hereto and made a part hereof, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

Lauren Filson

Print Name: Lauren Filson

Address: 1427 Clarkview Road
Baltimore, MD 21209

Mary-Sean Wood

Print Name: Mary-Sean Wood

Address: 1427 Clarkview Road
Baltimore, MD 21209

CR MANGO, LLC,
a Florida limited liability company

By: Steve Roenick

Name: Steve Roenick

Title: Vice President

STATE OF MARYLAND)

)ss.:

COUNTY OF BALTIMORE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2025 by Steve Roenick, as Vice President of CR MANGO, LLC, a Florida limited liability company, on behalf of said company. S/He is personally known to me or has produced _____ as identification.

Notary: Suzanne R. Ellis

Print Name: Suzanne R. Ellis

Notary Public, State of Maryland

My commission expires: 12/19/25

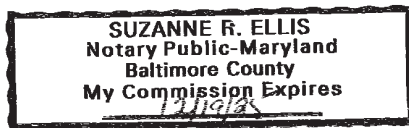


Exhibit A

Legal Description

Parcel 1:

Commence at the Southwest corner of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 00°00'36" West, along the West boundary of said Section 3, a distance of 93.00 feet; run thence North 89°53'43" East, along a line 93.00 feet North of and parallel with the South boundary of said Section 3, a distance of 62.02 feet to the intersection of the proposed North right-of-way line of State Road 574 with the proposed East right-of-way line of County Road 579, said proposed right-of-way line being an additional 34.00 feet to the existing maintained Easterly right-of-way line, for a Point of Beginning; thence run North 00°00'25" East, along said proposed right-of-way line, a distance of 178.95 feet; thence run North 00°01'13" West, continuing along said proposed right-of-way line, a distance of 390.25 feet; thence run North 00°01'34" East, continuing along said proposed right-of-way line, a distance of 636.54 feet to the intersection of said proposed East right-of-way line of County Road 579 with the South right-of-way line (by occupation) of a traveled dirt road extending Easterly from the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3, Township 29 South, Range 20 East, and runs generally along the East/West 1/4 1/4 line of the Southwest 1/4 of said Section 3; run thence South 89°44'34" East, along said South right-of-way line, a distance of 1233.02 feet to the intersection of said South right-of-way line with the West right-of-way line (maintained) of Highview Road; run thence South 00°31'49" East along said West right-of-way line, a distance of 628.18 feet; thence run South 00°33'16" West, continuing along said right-of-way, a distance of 367.43 feet; thence run South 89°53'48" West, a distance of 277.40 feet; thence run South 00°12'42" East, a distance of 202.38 feet to the proposed Northerly right-of-way line of State Road 574, said proposed right-of-way line being an additional 60.00 feet to the existing right-of-way line; thence run South 89°53'43" West, along said proposed right-of-way line, a distance of 958.79 feet to the Point of Beginning.

Less and except Parcels 6 and 7 as follows:

Parcel 6:

Commence at the Southwest corner of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 00°00'36" West, along the West boundary of said Section 3, a distance of 93.00 feet; run thence North 89°53'43" East, along a line 93.00 feet North of and parallel with the South boundary of said Section 3, a distance of 62.02 feet to the intersection of the proposed North right-of-way line of State Road 574 with the proposed East right-of-way line of County Road 579 and the Point of Beginning; run thence North 00°00'25" East, along the proposed East right-of-way line of said County Road 579, a distance of 152.00 feet, said proposed right-of-way line being an additional 34.00 feet to the existing maintained Easterly right-of-way line; thence run North 89°53'43" East, a distance of 216.00 feet; thence run South 00°00'25" West, a distance of 152.00 feet to the proposed North right-of-way line of State Road 574, said proposed right-of-way line being 93.00 feet North of and parallel with the South boundary of said Section 3; thence run South 89°53'43" West, along said proposed right-of-way line, a distance of 216.00 feet to the Point of Beginning.

Parcel 7:

Commence at the Southwest corner of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 00°00'36" West, along the West boundary of said Section 3, a distance of 93.00 feet; run thence North 89°53'43" East, along a line 93.00 feet North of and parallel with the South boundary

of said Section 3, a distance of 62.02 feet to the intersection of the proposed North right-of-way line of State Road 574 with the proposed East right-of-way line of County Road 579, said proposed right-of-way line being an additional 34.00 feet to the existing maintained Easterly right-of-way line; thence run North 00°00'25" East, along said proposed right-of-way line, a distance of 152.00 feet to the Point of Beginning; thence run North 00°00'25" East, continuing along said proposed right-of-way line, a distance of 26.95 feet; thence run North 00°00'13" West, continuing along said proposed right-of-way line, a distance of 125.05 feet; thence run North 89°53'43" East, a distance of 216.00 feet; thence run South 00°00'55" East, a distance of 152.00 feet; thence run South 89°53'43" West, a distance of 216.00 feet to the Point of Beginning.

Together with a reciprocal and non-exclusive, easement for ingress, egress, and to install, maintain, repair and replace utility facilities which are not building areas as set forth in Declaration of Easements and Covenants recorded in Official Records Book 4601, Page 1039, as amended by Amendment to Declaration of Easements and Covenants recorded in Official Records Book 4994, Page 1340, all of the Public Records of Hillsborough County, Florida.

Exhibit B

Permitted Exceptions

1. Easement granted to Tampa Electric Company, a Florida corporation, recorded June 19, 1961 in Official Records Book 746, Page 72, of the Public Records of Hillsborough County, Florida.
2. Terms, conditions, provisions and any other relevant matters contained in that certain lease dated August 29, 1984, by and between Horne Properties, Inc., a Tennessee corporation, as lessor and Wal-Mart Stores, Inc., as lessee, and the Short Form Lease recorded April 1, 1985 in Official Records Book 4530, Page 1429, of the Public Records of Hillsborough County, Florida.
3. Terms, conditions, provisions and any other relevant matters contained in that certain lease dated May 12, 1985, by and between Horne Properties, Inc., a Tennessee corporation, as landlord and Publix Supermarkets, Inc., a Florida corporation, a Memorandum of which was recorded May 30, 1985, in Official Records Book 4570, Page 79, of the Public Records of Hillsborough County, Florida.
4. Declaration of Easements and Covenants recorded July 18, 1985 in Official Records Book 4601, Page 1039, as affected by the Amendment to Declaration of Easements and Covenants recorded December 19, 1986 in Official Records Book 4994, Page 1340, of the Public Records of Hillsborough County, Florida.
5. Easement granted to Tampa Electric Company, a Florida corporation, recorded December 16, 1985 in Official Records Book 4703, Page 58, as affected by Subordination of Encumbrance to Property Rights to County of Hillsborough, recorded in Official Records Book 4963, Page 270, as affected by Partial Release of Easement recorded in Official Records Book 4969, Page 1907, as affected by Subordination of Utility Interests recorded in Official Records Book 5098, Page 889, as affected by Subordination of Utility Interests recorded in Official Records Book 5450, Page 1233, all of the Public Records of Hillsborough County, Florida.
6. Non-exclusive easement for storm water drainage as set forth in Warranty Deed recorded December 19, 1986 in Official Records Book 4994, Page 1345, of the Public Records of Hillsborough County, Florida.
7. Terms, conditions, provisions and any other relevant matters contained in that certain lease dated May 26, 1994, by and between Home Properties, Inc., a Tennessee corporation, as landlord and Beall's Outlet Stores, Inc., a Florida corporation, as tenant, a Short Form of which was recorded June 7, 1994 in Official Record Book 7418, Page 1337 and duplicate copy recorded November 18, 1997 in Official Records Book 8797, Page 601 and Amended and Restated Short Form Lease recorded October 13, 2009 in Official Records Book 19511, Page 77 and duplicate copy of Amended and Restated Short Form Lease recorded December 16, 2009 in Official Records Book 19623, Page 300, of the Public Records of Hillsborough County, Florida.
8. Grant of Non-Exclusive Utility Easement to Peoples Gas System, a division of Tampa Electric Company, a Florida corporation, recorded April 19, 2002 in Official Records Book 11572, Page 360, of the Public Records of Hillsborough County, Florida.

9. Easement Agreement by and between Mango SC Company LTD and Hillsborough Transit Authority a/k/a Hillsborough Area Regional Transit Authority (HART), recorded November 15, 2011 in Official Records Book 20806, Page 239, of the Public Records of Hillsborough County, Florida.

4928-2605-2437, v. 3

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Name: Robert M. Berman, Esq.
Address: Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, MD 21201

(Space Reserved for Clerk of Court)

Parcel I.D. Nos. U-03-29-20-ZZZ-000002-34550.0; U-03-29-20-ZZZ-000002-34560.0.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 30th day of July, 2025 by CR MANGO, LLC, a Florida limited liability company (the “Grantor”), whose mailing address is 1427 Clarkview Road Suite 500, Baltimore, MD 21209, to LMI MANGO LLC, an Ohio limited liability company (“Grantee”), whose mailing address is 212 East 3rd Street, Suite 200, Cincinnati, OH 45202. Wherever used herein, the terms “Grantor” and “Grantee” shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Hillsborough County, Florida (the “Property”), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

THIS CONVEYANCE is subject to: (A) taxes and assessments for the year 2025 and all subsequent years; (B) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (C) conditions, restrictions, limitations and easements of record of record listed on Exhibit B attached hereto and made a part hereof, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:



Print Name: Lauren Filson

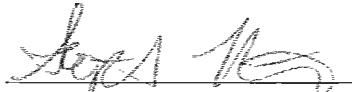
Address: 1427 Clarkview Road
Baltimore, MD 21209



Print Name: Mary-Sean Wood

Address: 1427 Clarkview Road
Baltimore, MD 21209

CR MANGO, LLC,
a Florida limited liability company

By: 

Name: Steve Roenick

Title: Vice President

STATE OF MARYLAND)

)ss.:

COUNTY OF BALTIMORE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2025 by Steve Roenick, as Vice President of CR MANGO, LLC, a Florida limited liability company, on behalf of said company. S/He is personally known to me or has produced _____ as identification.

Notary: 

Print Name: Suzanne R. Ellis

Notary Public, State of Maryland

My commission expires: 12/19/25

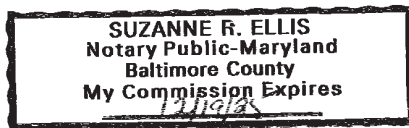


Exhibit A

Legal Description

Parcel 1:

Commence at the Southwest corner of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 00°00'36" West, along the West boundary of said Section 3, a distance of 93.00 feet; run thence North 89°53'43" East, along a line 93.00 feet North of and parallel with the South boundary of said Section 3, a distance of 62.02 feet to the intersection of the proposed North right-of-way line of State Road 574 with the proposed East right-of-way line of County Road 579, said proposed right-of-way line being an additional 34.00 feet to the existing maintained Easterly right-of-way line, for a Point of Beginning; thence run North 00°00'25" East, along said proposed right-of-way line, a distance of 178.95 feet; thence run North 00°01'13" West, continuing along said proposed right-of-way line, a distance of 390.25 feet; thence run North 00°01'34" East, continuing along said proposed right-of-way line, a distance of 636.54 feet to the intersection of said proposed East right-of-way line of County Road 579 with the South right-of-way line (by occupation) of a traveled dirt road extending Easterly from the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3, Township 29 South, Range 20 East, and runs generally along the East/West 1/4 1/4 line of the Southwest 1/4 of said Section 3; run thence South 89°44'34" East, along said South right-of-way line, a distance of 1233.02 feet to the intersection of said South right-of-way line with the West right-of-way line (maintained) of Highview Road; run thence South 00°31'49" East along said West right-of-way line, a distance of 628.18 feet; thence run South 00°33'16" West, continuing along said right-of-way, a distance of 367.43 feet; thence run South 89°53'48" West, a distance of 277.40 feet; thence run South 00°12'42" East, a distance of 202.38 feet to the proposed Northerly right-of-way line of State Road 574, said proposed right-of-way line being an additional 60.00 feet to the existing right-of-way line; thence run South 89°53'43" West, along said proposed right-of-way line, a distance of 958.79 feet to the Point of Beginning.

Less and except Parcels 6 and 7 as follows:

Parcel 6:

Commence at the Southwest corner of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 00°00'36" West, along the West boundary of said Section 3, a distance of 93.00 feet; run thence North 89°53'43" East, along a line 93.00 feet North of and parallel with the South boundary of said Section 3, a distance of 62.02 feet to the intersection of the proposed North right-of-way line of State Road 574 with the proposed East right-of-way line of County Road 579 and the Point of Beginning; run thence North 00°00'25" East, along the proposed East right-of-way line of said County Road 579, a distance of 152.00 feet, said proposed right-of-way line being an additional 34.00 feet to the existing maintained Easterly right-of-way line; thence run North 89°53'43" East, a distance of 216.00 feet; thence run South 00°00'25" West, a distance of 152.00 feet to the proposed North right-of-way line of State Road 574, said proposed right-of-way line being 93.00 feet North of and parallel with the South boundary of said Section 3; thence run South 89°53'43" West, along said proposed right-of-way line, a distance of 216.00 feet to the Point of Beginning.

Parcel 7:

Commence at the Southwest corner of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 00°00'36" West, along the West boundary of said Section 3, a distance of 93.00 feet; run thence North 89°53'43" East, along a line 93.00 feet North of and parallel with the South boundary

of said Section 3, a distance of 62.02 feet to the intersection of the proposed North right-of-way line of State Road 574 with the proposed East right-of-way line of County Road 579, said proposed right-of-way line being an additional 34.00 feet to the existing maintained Easterly right-of-way line; thence run North 00°00'25" East, along said proposed right-of-way line, a distance of 152.00 feet to the Point of Beginning; thence run North 00°00'25" East, continuing along said proposed right-of-way line, a distance of 26.95 feet; thence run North 00°00'13" West, continuing along said proposed right-of-way line, a distance of 125.05 feet; thence run North 89°53'43" East, a distance of 216.00 feet; thence run South 00°00'55" East, a distance of 152.00 feet; thence run South 89°53'43" West, a distance of 216.00 feet to the Point of Beginning.

Together with a reciprocal and non-exclusive, easement for ingress, egress, and to install, maintain, repair and replace utility facilities which are not building areas as set forth in Declaration of Easements and Covenants recorded in Official Records Book 4601, Page 1039, as amended by Amendment to Declaration of Easements and Covenants recorded in Official Records Book 4994, Page 1340, all of the Public Records of Hillsborough County, Florida.

Exhibit B

Permitted Exceptions

1. Easement granted to Tampa Electric Company, a Florida corporation, recorded June 19, 1961 in Official Records Book 746, Page 72, of the Public Records of Hillsborough County, Florida.
2. Terms, conditions, provisions and any other relevant matters contained in that certain lease dated August 29, 1984, by and between Horne Properties, Inc., a Tennessee corporation, as lessor and Wal-Mart Stores, Inc., as lessee, and the Short Form Lease recorded April 1, 1985 in Official Records Book 4530, Page 1429, of the Public Records of Hillsborough County, Florida.
3. Terms, conditions, provisions and any other relevant matters contained in that certain lease dated May 12, 1985, by and between Horne Properties, Inc., a Tennessee corporation, as landlord and Publix Supermarkets, Inc., a Florida corporation, a Memorandum of which was recorded May 30, 1985, in Official Records Book 4570, Page 79, of the Public Records of Hillsborough County, Florida.
4. Declaration of Easements and Covenants recorded July 18, 1985 in Official Records Book 4601, Page 1039, as affected by the Amendment to Declaration of Easements and Covenants recorded December 19, 1986 in Official Records Book 4994, Page 1340, of the Public Records of Hillsborough County, Florida.
5. Easement granted to Tampa Electric Company, a Florida corporation, recorded December 16, 1985 in Official Records Book 4703, Page 58, as affected by Subordination of Encumbrance to Property Rights to County of Hillsborough, recorded in Official Records Book 4963, Page 270, as affected by Partial Release of Easement recorded in Official Records Book 4969, Page 1907, as affected by Subordination of Utility Interests recorded in Official Records Book 5098, Page 889, as affected by Subordination of Utility Interests recorded in Official Records Book 5450, Page 1233, all of the Public Records of Hillsborough County, Florida.
6. Non-exclusive easement for storm water drainage as set forth in Warranty Deed recorded December 19, 1986 in Official Records Book 4994, Page 1345, of the Public Records of Hillsborough County, Florida.
7. Terms, conditions, provisions and any other relevant matters contained in that certain lease dated May 26, 1994, by and between Home Properties, Inc., a Tennessee corporation, as landlord and Beall's Outlet Stores, Inc., a Florida corporation, as tenant, a Short Form of which was recorded June 7, 1994 in Official Record Book 7418, Page 1337 and duplicate copy recorded November 18, 1997 in Official Records Book 8797, Page 601 and Amended and Restated Short Form Lease recorded October 13, 2009 in Official Records Book 19511, Page 77 and duplicate copy of Amended and Restated Short Form Lease recorded December 16, 2009 in Official Records Book 19623, Page 300, of the Public Records of Hillsborough County, Florida.
8. Grant of Non-Exclusive Utility Easement to Peoples Gas System, a division of Tampa Electric Company, a Florida corporation, recorded April 19, 2002 in Official Records Book 11572, Page 360, of the Public Records of Hillsborough County, Florida.

9. Easement Agreement by and between Mango SC Company LTD and Hillsborough Transit Authority a/k/a Hillsborough Area Regional Transit Authority (HART), recorded November 15, 2011 in Official Records Book 20806, Page 239, of the Public Records of Hillsborough County, Florida.

4928-2605-2437, v. 3



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1369

Intake Date: 09/05/2025

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

Type: LUHO

Receipt Number: 515743

Date: _____

Type: _____

Intake Staff Signature: Julia Boatright

Property Information

Address: 11724 & 11720 E. Dr. MLK, Jr., Blvd. City/State/Zip: seffner, FL

TWN-RN-SEC: 3/29/20 Folio(s): 64328.0050 Zoning: PD Future Land Use: OC-20 Property Size: 24.44 + 7.12
31.56 total

Property Owner Information

Name: LMI Mango, LLC Daytime Phone: 321.750.5405

Address: 212 E. Third Stret, STE 200 City/State/Zip: Cincinnati, Ohio 45202

Email: Shubs.Desai@naproperties.com 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, Pressman & Assoc., Inc

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)

PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1369

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

Date: _____

Type: LUHO

Type: _____

Intake Date: 09/05/2025

Receipt Number: 515743

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 .
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

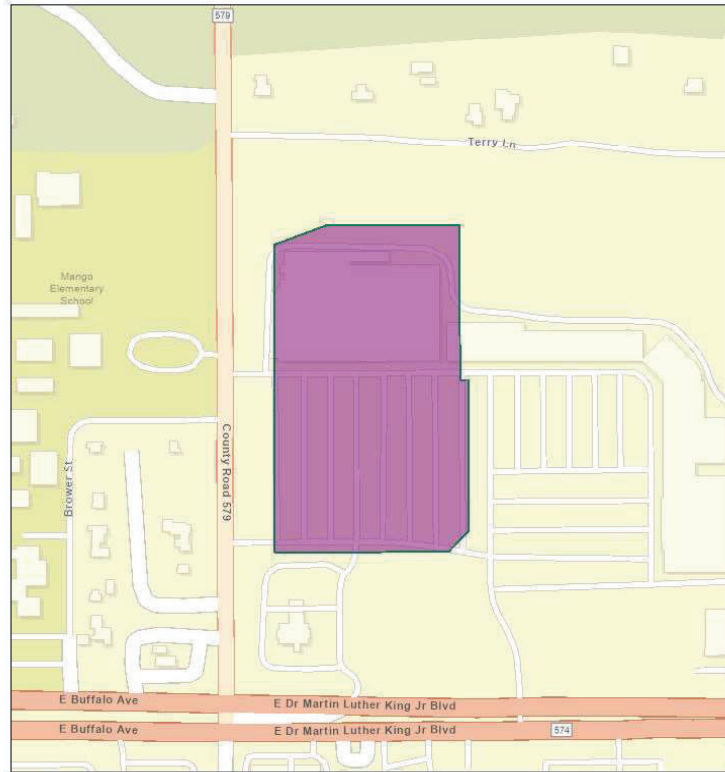
- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	85-0206
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	09-0950 WD,92-0133, 25-0265
Personal Appearances	null
Census Data	Tract: 012107 Block: 3040
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	170' AMSL
Aviation Authority Height Restrictions	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 64328.0050



September 3, 2025

1:2,934
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Sources: Esri, DeLorme, Garmin, FGA, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 64328.0050
PIN: U-03-29-20-ZZZ-000002-34560.0

Lmi Mango Llc

Mailing Address:

212 E 3rd St Ste 200

null

Cincinnati, Oh 45202-5500

Site Address:

11720 E Dr Martin Luther King Jr Blvd

Seffner, Fl 33584

SEC-TWN-RNG: 03-29-20

Acreage: 7.12

Market Value: \$5,060,600.00

Landuse Code: 1310 STORE/SHP CENTE

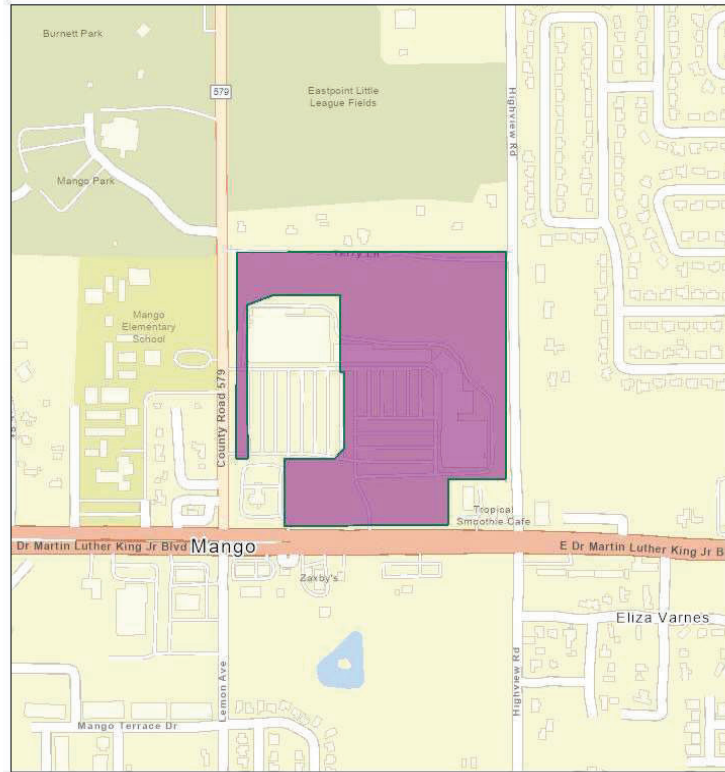
Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations 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.

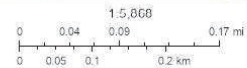


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 64328.0000



September 3, 2025



ESRI Community Maps contributors, University of South Florida, City of Tampa, FDOT, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Caltrans, GeoTechnology, Inc., METI/NAI, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 64328.0000

PIN: U-03-29-20-ZZZ-000002-34550.0

Lmi Mango Llc

Mailing Address:

212 E 3rd St Ste 200

null

Cincinnati, Oh 45202-5500

Site Address:

11724 E Dr Martin Luther King Jr Blvd 11724 - 11782

Seffner, Fl 33584

SEC-TWN-RNG: 03-29-20

Acreage: 24.44

Market Value: \$10,136,600.00

Landuse Code: 1620 STORE/SHP CENTE

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.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >