

Variance Application: 23-0560
LUHO Hearing Date: January 22, 2024
Case Reviewer: Wayne Doyon



**Hillsborough
 County Florida**

Development Services Department

Applicant: Enterprises Global Investments LLC **Zoning:** BPO
Location: 5707 W. Sligh Ave., Tampa, FL.

Request Summary:

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on 09/05/2023, is to allow for an after-the-fact variance for the existing building, asphalt, concrete, and fence within the 30-foot Wetland Conservation Area Setback. Also requesting to eliminate the 6-foot landscape buffer along the western property line.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback.	28-foot encroachment for the existing building, asphalt, concrete, and fence.	2-foot setback
Section 6.06.04.E.1	A landscaped buffer a minimum of 6 feet in width shall be required between the off-street and vehicular use area and any property boundary not fronted by a road Right of Way.	Eliminate the required 6-foot-wide buffer.	No landscape buffer

Findings:	<ol style="list-style-type: none"> 1. This property is subject to code enforcement case L227386. The code enforcement board order requires the property owner to obtain approval for a wetland setback variance or remove all fill material and restore the wetland setback. 2. A wetland setback compensation planting plan has been provided on the site plan dated 09/12/2023, that provides equivalent square footage of compensation planting to the amount of encroachment.
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Zoning Administrator Sign Off:

**Carla Shelton
Knight**

Digitally signed by
Carla Shelton Knight
Date: 2024.01.04
14:33:06 -05'00'

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.

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

SURVEY/SITE PLAN

RU PMG 813-919-7802

August 10, 2023

RU(VZ)-2306 Jorge Rodriguez_SP continue on sept.dwg

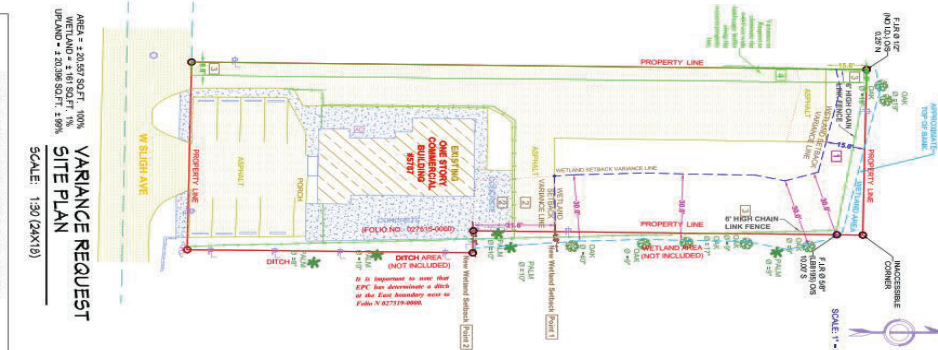
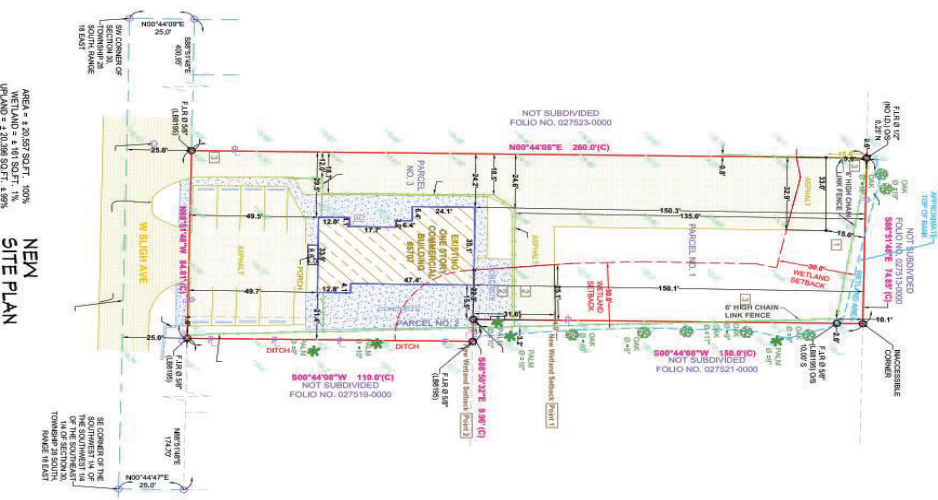
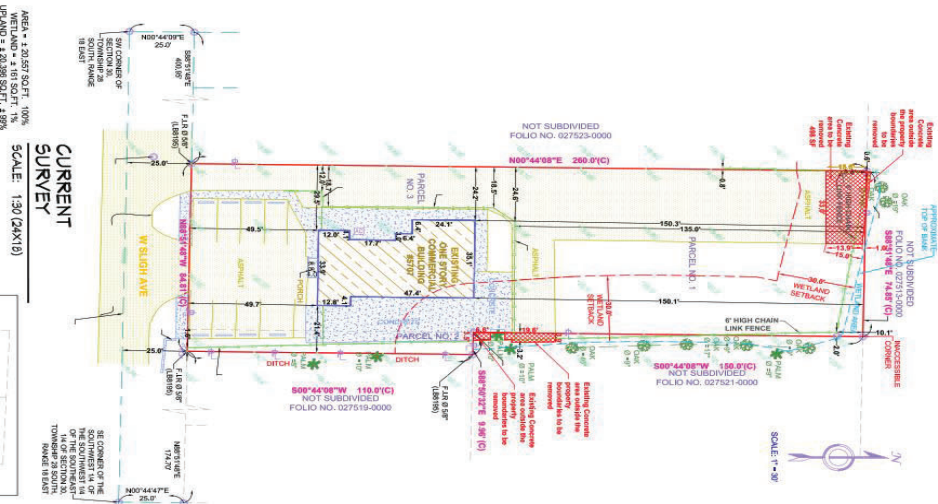
Plotted Date: August 18, 2023

SITE PLAN FOR VARIANCE
WETLAND SETBACK VARIANCE
SECTION 30, TOWNSHIP 28S, RANGE 18E, HILLSBOROUGH COUNTY

- LEGEND**
- CENTERLINE
 - PROPERTY CORNER
 - PROPERTY LINE
 - MAINT. TRUNK TREE
 - PROPERTY ELEVATION
 - UTILITY POLE
 - AC UNIT

- ABBREVIATIONS**
- ROADWAY CORNER
 - CALCULATED
 - UNDESIGNED
 - TYPE SYMBOL
 - 2.5'-0" PLANT BED
 - 5'-0" FOUNDATION
 - 10'-0" FOUNDATION
 - 15'-0" FOUNDATION
 - 20'-0" FOUNDATION
 - 25'-0" FOUNDATION
 - 30'-0" FOUNDATION
 - 35'-0" FOUNDATION
 - 40'-0" FOUNDATION
 - 45'-0" FOUNDATION
 - 50'-0" FOUNDATION
 - 55'-0" FOUNDATION
 - 60'-0" FOUNDATION
 - 65'-0" FOUNDATION
 - 70'-0" FOUNDATION
 - 75'-0" FOUNDATION
 - 80'-0" FOUNDATION
 - 85'-0" FOUNDATION
 - 90'-0" FOUNDATION
 - 95'-0" FOUNDATION
 - 100'-0" FOUNDATION

- LEGEND**
- ASPHALT
 - CONCRETE
 - FENCE



- WETLAND SETBACK VARIANCE REQUEST**
- Reduce the required 30.0-Foot wetland setback at North to 15.0-Foot (Variance of 15.0 Feet) to keep the existing Asphalt
 - Reduce the required 30.0-Foot wetland setback at East in the area between two(2) points as described below:
 - Point 1** Reducing by 18.0-Foot at point 1, located 31.6-Foot at north of the (Reduction of 18.0-Foot to keep existing asphalt area)
 - Point 2** Reducing by 7.8-Foot at point 2, located on the northeast boundary corner of parcel No. 2 (Reduction of 22.2-Foot to keep existing concrete area)
 - Allow Existing 6.0-Foot High Chain Link Fence to be located inside required wetland setback at North and East property boundaries
 - Request to eliminate the 6.0-Foot wide landscape buffer along the western property line. According to the section of the LDC for the landscape buffer 6.0x4.0 ft.

PLAN REVISIONS	DATE
REV. #	

Project Management Group
Land Development & Building Permitting Services
Architectural Plans Drafting
P.O. BOX 26777
TAMPA, FL 33625
PHONE: (813) 919-7802
FAX: (813) 408-5800

Wetland Setback Variance SITE PLAN
Owner: Enterprises Global Investments, LLC
5707 W. Sligh Ave. Tampa, FL * Folio # 027515-0000

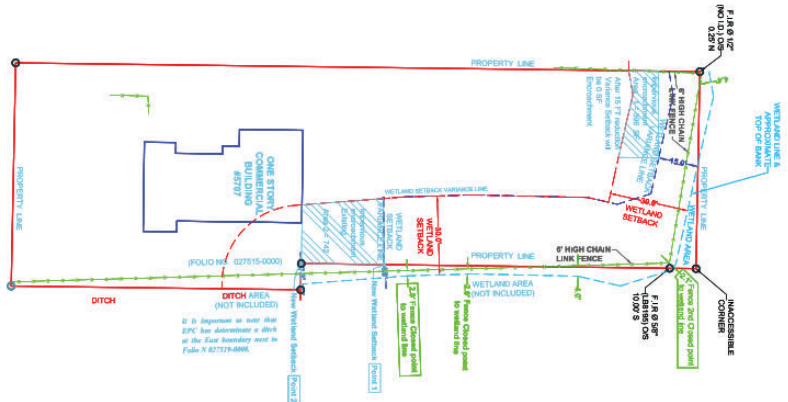
THIS SHEET IS NOT A CERTIFIED SURVEY. IT CAN NOT BE USED IN FUTURE PERMITS AS REFERENCE. THE INFORMATION HAS TAKEN FROM DWS FILE 8139197802. IF ANY CORRECTIONS OR CHANGES ARE NEEDED PLEASE CALL SURVEYOR: JULIO C. RODRIGUEZ
PHONE: (813) 408-5485
DATE: 08/14/2023

OWNER NO.	230560
PROJECT NO.	SP-1
SHEET # OF 2	
DATE	August 18, 2023

RU PMG 813-919-7802

August 4, 2023 RU(VZ)-2306 Jorge Rodriguez_SP continue on sept.dwg

Plotted Date: September 12, 2023



PROPOSED IMPERVIOUS ENCRoACHMENT AREAS

SCALE: 1:30 (24X11)

LOT AREA	%
54.0	100.0
184.0	339.0
5.00	9.3
5.00	9.3
TOTAL SQUARE FOOTAGE OF IMPERVIOUS ENCRoACHMENT AREAS**	
5.00	9.3
EXISTING IMPERVIOUS ENCRoACHMENT AREAS*	
2.00	3.7
2.00	3.7
PROPOSED IMPERVIOUS ENCRoACHMENT AREAS*	
3.00	5.6
3.00	5.6
PROPOSED IMPERVIOUS ENCRoACHMENT AREAS**	
5.00	9.3
PROPOSED IMPERVIOUS ENCRoACHMENT AREAS**	
5.00	9.3

WETLAND SETBACK ENCRoACHMENT COMPENSATION PLANTING

WETLAND SETBACK ENCRoACHMENT COMPENSATION PLANTING REQUIREMENTS:

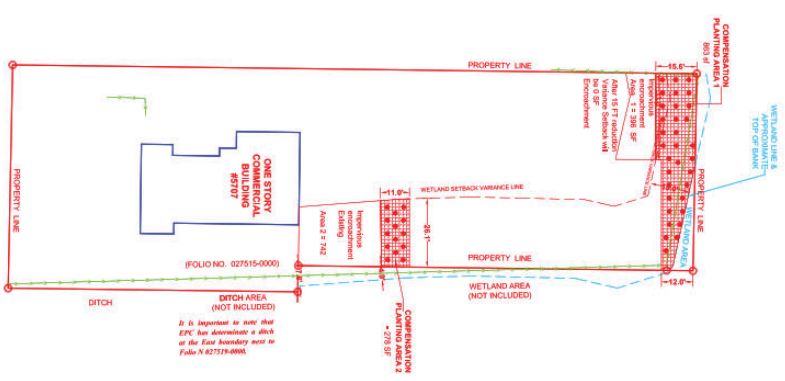
- The area of required planting will be a minimum 1:1 ratio for the area of encroachment which is not exempt. No more than a 1:1 ratio shall be required. Additional compensation may be proposed.
- Compensation plantings will consist of native shrubs with no less than two species and each species will comprise no less than 50% of the total number of required shrub plantings. See Table 1 for suggested species.
- All shrub plantings will be evenly spaced on 5 foot centers with a minimum size of 3 gallon or #3 size material.
- Plantings will be located within any suitable open areas of the remaining setback, including the area of encroachment or if those areas do not exist, the area of the setback. Plantings shall be located within the setback or adjacent to the setback. If no suitable open areas exist, the applicant may propose a wetland and/or nuisance species control program or other suitable compensation alternative may be proposed.
- The installation of a suitable irrigation system is recommended to ensure total establishment and fulfillment of the required survival criteria.

TABLE 1

Species	Height	Spread
American beauty berry	3 to 8 feet	4 to 8 feet
Buttonwood	30 to 45 feet	20 to 30 feet
Fribush	6 to 12 feet	5 to 8 feet
Flakwoods Plum	12 to 20 feet	12 to 20 feet
Galberry	6-12 ft tall	2-3 feet
Hog Plum	10-20 (25) ft tall	10-20 feet
Rusty Lyonia	5-15 ft tall	5 to 8 feet
Calliearpa americana		
Conocarpus erectus		
Hammelia hatters		
Prinos umbellata		
llex glabra		
Ximena americana		
Ximena ferruginea		

COMPENSATION PLANTING

PROPOSED IMPERVIOUS ENCRoACHMENT AREAS*	54.0
Proposed Encroachment Area 1	30%
Proposed Encroachment Area 2	30%
Total Compensation planting square footage	1,138 54.0
Proposed Planting Area 1	863 54.0
Proposed Planting Area 2	275 54.0
Total Compensation planting square footage	1,138 54.0



PROPOSED COMPENSATION PLANTING

SCALE: 1:30 (24X11)

MONITORING REQUIREMENTS:

- Monitoring of planted areas shall consist of the following:
- A time-zero report, listing species and #s planned upon completion of the plantings shall be provided to the Natural Resources Section of PGMD no later than 30 days following planting completion.
 - Two annual reports that list survival %, per species and any required replants shall be provided to the Natural Resources Section of PGMD no later than 30 days following data collection.
 - Natural Resource Section of PGMD shall maintain a minimum 95% survival rate with annual replanting if needed.
 - Planted species must maintain a minimum 95% survival rate with annual replanting if needed.
 - Excise and nuisance species (reference most current Florida Exotic Pest Plant Council list) cover within the planting zones must be maintained below 10%.
 - For nuisance species control programs areas, all exotic and nuisance species must be removed during the initial control event(s) and total nuisance species coverage shall be maintained below 10% for 2 years thereafter.

<p>Project Management Group</p> <p>Land Development & Building Permitting Services</p> <p>FOR: 800.267.77 • PHONE: (813) 919-7802 TAMPA, FL 33603 • FAX: (813) 458-5800</p>	<p>Wetland Setback Variance SITE PLAN</p> <p>Owner: Enterprises Global Investments, LLC 5707 W. Sligh Ave. Tampa, FL • Folio # 027515-0000</p>	<p>THIS SHEET IS NOT A CERTIFIED SURVEY. IT CAN NOT BE USED IN FUTURE PERMITS AS REFERENCE. THE INFORMATION HERE IS ONLY FOR THIS PERMIT. THE INFORMATION HAS BEEN TAKEN FROM THIS FILE SUBMITTED BY: JORGE RODRIGUEZ</p> <p>IF ADDITIONAL INFORMATION IS NEEDED PLEASE CALL: (813) 458-5488</p> <p>DATED: 08/04/2023</p>
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Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR-WS 23-0560 Applicant's Name: RU Project Management Group, LLC

Reviewing Planner's Name: Carla Shelton Date: August 18th, 2023

Application Type:

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

Current Hearing Date (if applicable): 9/26/2023

Will this revision add land to the project? Yes No

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

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

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

Submittal Via:

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

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

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

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

Ruth P Londono

Digitally signed by Ruth P Londono
Date: 2023.08.08 13:26:57 -04'00'

Signature

August 18th, 2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

VAR-WS 23-0560 Continuing 9/26/2023
To Wetland Setback

August 18, 2023

Location: 5707 W Sligh Ave. Tampa, FL 33634
Size of property: 0.491 Acres +/-
Folio #: 027515-0000
Zoning District BPO
Future Land Use LI
Urban Service Area USA

COVER SHEET

The variance request #4 was added

Request to eliminate the 6-0-Foot wide landscape buffer along the western property line. According to the section of the LDC for the landscape buffer 6.06.04.E.1.

Site plan is updated according to the Variance request. See sheet SP-1

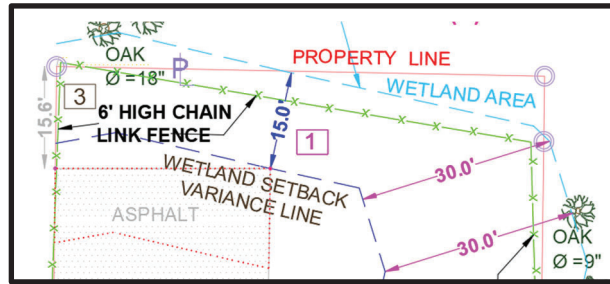
**VAR-WS 23-0560 Continuing 9/26/2023
 To Wetland Setback**

August 18, 2023

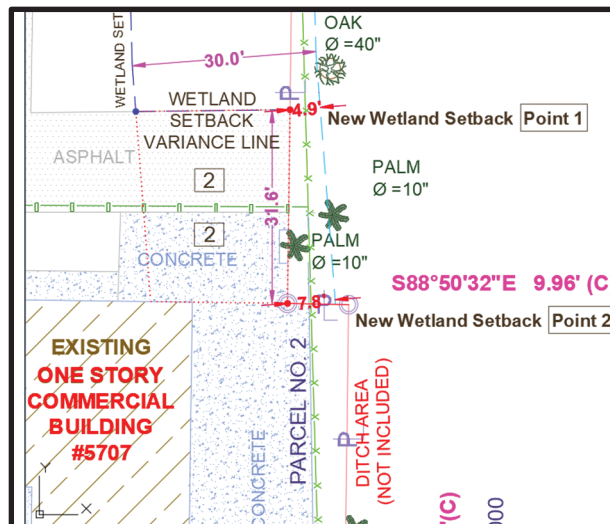
Location: 5707 W Sligh Ave. Tampa, FL 33634
Size of property: 0.491 Acres +/-
Folio #: 027515-0000
Zoning District: BPO
Future Land Use: LI
Urban Service Area: USA

PROJECT DESCRIPTION (VARIANCE REQUEST):

1. Reduce the required 30.0-Foot wetland setback at North to 15.0-foot to keep the existing asphalt.
 (Variance of 15.0 feet)



2. Reduce the required 30.0-Foot wetland setback at East in the area between two (2) points
 - Point 1 Reducing to 4.9-Foot at point 1 located 31.6-foot at north of the northeast boundary corner of parcel No2.
 (Reduction of 25.1-Foot to keep existing asphalt area)
 - Point 2 Reducing to 7.8-Foot at point 2 located on the northeast boundary corner of parcel No2.
 (Reduction of 22.2-Foot to keep existing concrete area)



- 3 Allow Existing 6.0-Foot high chain link Fence to be located inside required wetland setback at North and East property boundaries

**Code Section 4.01.07.B Environmentally Sensitive Areas—Wetland and Natural Water Bodies
*Setbacks**

- 4 Request to eliminate the 6-0-Foot wide landscape buffer along the western property line.

Code Section 6.06.04.E.1. Landscape buffer

NARRATIVE

The regular shaped lot (subject property) is located within the BPO zoning district and is identified by folio number 027515.0000. Unplatted subdivision. More generally, the site is located at 5707 W Sligh Ave., within the area known as NW Sligh & Dale Mabry, S of Waters.

The site is located north of W. Sligh Ave., south of W. Water Ave., east of Benjamin Rd. and west of Anderson Rd

The structure was built in 1977 according to the Hillsborough County Property Appraiser information. The current owner purchased this property in February 2021 and has occupied the property since he bought it. At that time a fence was there on the rear and side yards of the property.

The owner replaced the existing fences with 6.0-Foot high chain link Fence type.

The 6.0-Foot high chain link Fence is around 7-inch above ground

Also, the owner extended the concrete driveway to the end of the property without a permit.



Owner received a NOV (Notice of Violation) in 2021.

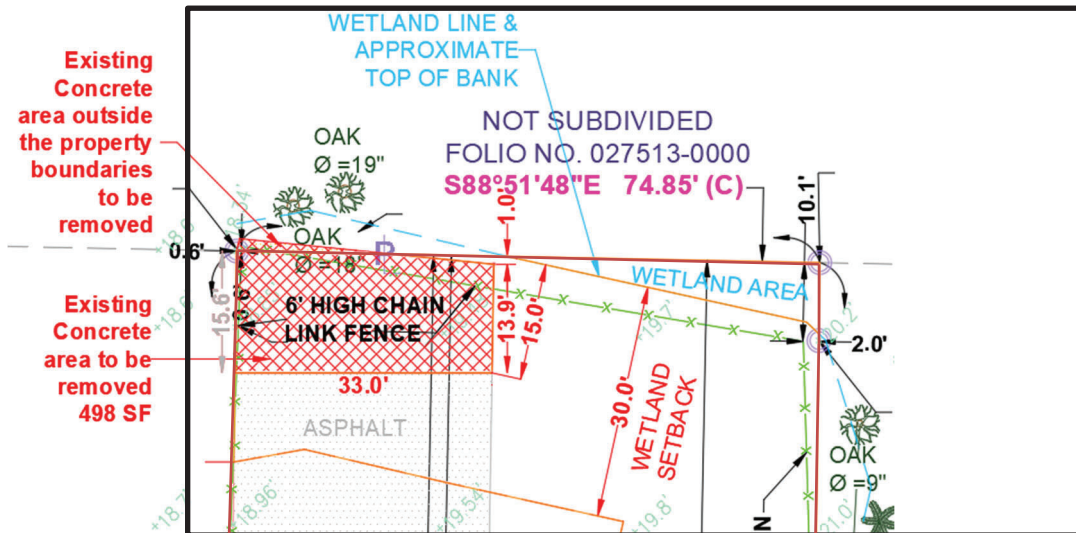
Code Enforcement Case Number (CE227386). See copy of the Code Enforcement Board Order.

The first step the owner took was to request the wetland delineation in April 2022. Owner got the approved wetland delineation survey dated on August 8th, 2022 (See attached Approved Survey)

The current Survey depicts the wetland area as well as the required 30.0-foot wetland setback line.

The owner will remove a portion area of concrete at rear yard boundary inside the property as well outside it.

Our request is to Reduce the required 30.0-Foot wetland setback at North to allow 15.0-foot wetland setback to keep the remaining existing asphalt after remove portion of the asphalt area described above.



A Variance is requested from **Code Section 4.01.07.B Environmentally Sensitive Areas—Wetland and Natural Water Bodies *Setbacks** to:

1. Reduce the required 30.0-Foot wetland setback at North to 15.0-foot to keep the existing asphalt.
 (Variance of 15.0 feet)
2. Reduce the required 30.0-Foot wetland setback at East in the area between two (2) points
 Point 1 Reducing to 4.9-Foot at point 1 located 31.6-foot at north of the northeast boundary corner of parcel No2.
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- 3 Allow Existing 6.0-Foot high chain link Fence to be located inside required wetland setback at North and East property boundaries
- 4 Request to eliminate the 6-0-Foot wide landscape buffer along the western property line.

Land Development Code Section 4.01

Variance Request	Code Requirement	Result	Code Section
15 ft. reduction to the required wetland setback at North Boundary	30.0 ft.	30.0 ft.	4.01.07.B
25.1 ft. reduction to the required wetland setback at East Boundary Point 1	30.0 ft.	4.9 ft.	4.01.07.B
22.2 ft. reduction to the required wetland setback at New Building corner point 2	30.0 ft.	7.8 ft	4.01.07.B
Allow Existing 6.0-Foot high chain link Fence to be located inside required wetland setback at North and East property boundaries	30.0 ft	2.0 ft (Closed Fence point to wetland line)	4.01

Land Development Code Section 6.06.04.E.1. Landscape buffer

Variance Request	Code Requirement	Result	Code Section
6 ft. reduction to the required landscape buffer along the western property line	6.0 ft	0.0 ft	6.06.04.E.1.

The Lot area is approximately 20,557 Square Feet (SF), only at the Northeast corner has a 161 SF wetland area that represents less than 1 percentage of the total lot area. (0.8%)

The required 30 Feet Setback area is around 5,104 Sf that is less than 25% of the total lot area.

On the following chart the Square Footage of the Existing and proposed Impervious encroachment Percentage is based on the total 30Ft required Wetland setback area

EXISTING IMPERVIOUS ENCROACHMENT AREAS *

SQUARE FOOTAGE OF IMPERVIOUS ENCROACHMENT			
REQUIRES 30 FT WETLAND SETBAK AREA		5,104	100.0
EXISTING IMPERVIOUS ENCROACHMENT AREAS *			
Existing Encroachment Area 1	396 Sq.Ft		
Existing Encroachment Area 2	742 Sq.Ft		
Encroachment Area Total (Existing)* Before variance		1,138	22.3

Existing Encroachment Area 1: 396 SF Asphalt Material.

We are proposing to remove 497 SF and keep 396 Sf (See Proposed Encroachment area “1”)

Existing Encroachment Area 2: 742 SF Asphalt and Concrete Material. We are proposing to keep the Area ”2”

PROPOSED IMPERVIOUS ENCROACHMENT AREAS * will remain as described above.

PROPOSED IMPERVIOUS ENCROACHMENT AREAS *			
* Proposed Encroachment Area 1	396 Sq.Ft		
* Proposed Encroachment Area 2	742 Sq.Ft		
Encroachment Area Total (proposed)* After variance		1,138	22.3
PROPOSED IMPERVIOUS ENCROACHMENT AREAS *		1,138	22.3%

The total Percentage of the of the proposed Impervious encroachment Area is less than 23% of the required 30Ft Wetland Setback Area

We are proposing to keep around 70% of the 30Ft wetland Setback area as Pervious Area.

Pervious wetland setback area to keep			
Keep area			
**	3,618	Sq.Ft	
	Keep Area Total (proposed)**	3,618	70.9

- * The percentage is based on the area within 30 ft wetland setback required
- ** The percentage is based on the area within 15 ft variance at north of property and after remove Asphalt show on sheet SP-1 (Current Survey)

It is important to note that EPC has determinate a ditch at the East boundary next to Folio N 027519-0000.

Only the East boundary next to Folio Number 027521-0000 has been determined as wetland outside the subject property, but with required 30 ft wetland setback inside the subject property.

At the North boundary (Rear of the subject Property) is 160 SF wetland area plus the 30ft required setback.

Also, we are proposing to keep the Existing Fence at East and North boundaries as Existing Encroachments.

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 property is approximately 0.491 acre and exceeds the minimum lot size of the BPO zoning district. Lot has 160 Sq. Ft of Wetland, that is around 1% of the total lot area. The hardship is the lot area, which is 20,557 square foot that exceeds the 7,000 sq. ft required on BPO zoning district. Also, the wetland Line is unique with respect to the subject property. The wetland area is minimum located only at the Northeast corner of the property, but the 30.0-foot required wetland setback brings a big impact to the subject property. All these difficulties made unique and singular to the subject property.

- 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 literal requirements of the Land Development Code allow on BPO zoning district locate fences and impervious area. The required 30.0Ft wetland setback deprives the right to use the whole property.

- 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.**

Approval of the requested variance will not substantially interfere with or injure the rights of others.

- 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 requested variances are in harmony with and serve the general intent and purpose of the Land Development Code, and the Comprehensive Plan.

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

The owner began renovation of the existing site replacing the existing fences and extended concrete. An old fence was replaced inside the required wetland setback. The property owner was not aware of the property constraints and wetland setbacks. After variance is approved, the owner will bring the property to the land development code.

- 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.**

Allowing the variance will result in substantial justice. The proposed reduction of the wetland setback is the better solution to allow existing concrete and fence location.

The variances petition will not be jeopardized with the variance approval. Impacts associated with the request are minimal considering the character of the site and the general area.

Approval will allow the existing fence and concrete to remain in place. Giving to the property a substantial justice

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Date: 2023.08.08 13:26:57 -04'00'

Signature

August 18th, 2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

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After Recording Return to:
Grace Payne
Southern Title Services of Tampa Bay, Inc.
17818 U.S. Hwy 41 N.
Lutz, FL 33549

This Instrument Prepared by:
Grace Payne
Southern Title Services of Tampa Bay, Inc.
17818 U.S. Hwy 41 N.
Lutz, FL 33549
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
A0275150000
File No.: 20211009

WARRANTY DEED

This Warranty Deed, Made the 25th day of February, 2021, by **Harrington Investments, LTD, Company, a Florida Corporation**, having its place of business at **4734 Windflower Circle, Tampa, FL 33618**, hereinafter called the "Grantor", to **Enterprises Global Investments, LLC, a Florida limited liability company**, whose post office address is: **7915 Pat Blvd., Tampa, FL 33615**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hillsborough** County, Florida, to wit:

Parcel No. 1.
The West 75.0 feet of the East 260.23 feet of the North 150.0 of the South 285.0 feet of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 28 South, Range 18 East, Hillsborough County, Florida.

Parcel No. 2.
The West 10 feet of the East 185.23 feet of the South 135 feet of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 28 South, Range 18 East of Hillsborough County, Florida, Less the South 25 feet thereof in the right-of-way of Sligh Avenue.

Parcel No. 3.
The West 75.0 Feet feet of the East 260.23 feet of the South 135.0 feet of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 28 South, Range 18 East, Hillsborough County, Florida, Less the South 25.0 feet thereof in right-of-way of Sligh Avenue.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature: *Grace Payne*

Printed Name: Grace Payne

Witness Signature: *Romi Nelson*

Printed Name: Romi Nelson

HARRINGTON INVESTMENTS, LTD, COMPANY, A
FLORIDA CORPORATION

Elizabeth M. Gargula
Elizabeth M. Gargula, President

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of February, 2021 by Elizabeth M. Gargula as President of Harrington Investments, LTD, Company, a Florida Corporation, on behalf of the Corporation. He/She/They is/are Personally Known OR Produced _____ as Identification.

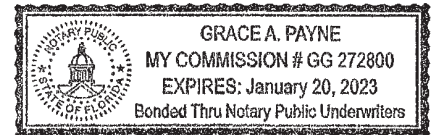
Grace Payne
Notary Public Signature

(SEAL)

Printed Name: Grace Payne

My Commission Expires: January 20, 2023

Online Notary (Check Box if acknowledgment done by Online Notarization)





Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 23-0560

Intake Date: 05/24/2023

Hearing(s) and type: Date: 07/31/2023

Type: LUHO

Receipt Number: 271819

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 5707 W Sligh Ave City/State/Zip: Tampa, FL 33634

TWN-RN-SEC: 28-18-30 Folio(s): 027515-0000 Zoning: BPO Future Land Use: LI Property Size: 0.49 acre

Property Owner Information

Name: Enterprises Global Investments LLC Daytime Phone (813) 900-8649

Address: 7915 Pat Blvd City/State/Zip: TAMPA, FL 33615-2112

Email: Jorgerl74@yahoo.es Fax Number

Applicant Information

Name: RU Project Management Group, LLC (Ruth Londono) Daytime Phone (803) 919-7802

Address: 1502 W. Busch Blvd. Suite D City/State/Zip: Tampa, FL 33612

Email: ruth@rupmg.com Fax Number

Applicant's Representative (if different than above)

Name: Daytime Phone

Address: City/State/Zip:

Email: Fax Number

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

Signature of the Applicant

Signature of the Applicant

Ruth P. Londono

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)

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

Jorge Rodriguez Longo

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	BPO
Description	Business - Professional Office
RZ	00-0994
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0193H
FIRM Panel	12057C0193H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Census Data	Tract: 011605 Block: 3015
Future Landuse	LI
Future Landuse	LI
Future Landuse	LI
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	70' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	North Airport Redevelopment Area

