

Variance Application:

VAR 25-0901

LUHO Hearing Date:

July 28, 2025

Case Reviewer:

Michelle Montalbano

**Hillsborough
County** Florida

Development Services Department

Applicant: Addie Mentry

Zoning:

PD 96-0097 (MM 24-0758)

Address/Location: 10150 Highland Manor Dr., Tampa, FL 33610; Folio 65208.0252

Request Summary:

The applicant is requesting a ground sign distance separation variance to accommodate two existing ground signs being refreshed through structural upgrades.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
7.03.00.C.2.c	Ground signs shall be placed no closer than 150 feet apart of the same premises.	41-feet	109-foot distance separation between monument signs HO3 and HO4.

Findings:

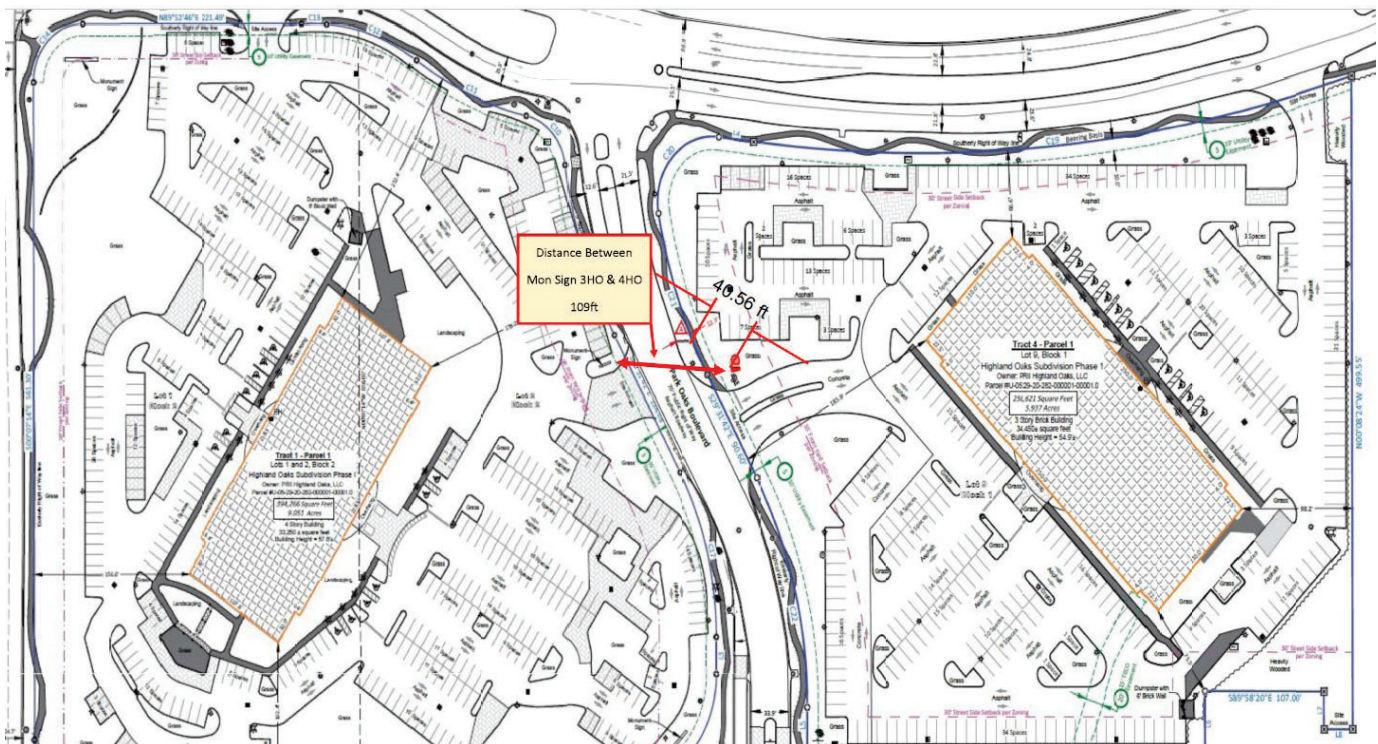
The two ground signs have two outstanding building permits: HC-BLD-25-0071355 (HO3) and HC-BLD-25-0071357 (HO4). The permits were denied due to the distance separation issue. Additionally, it was a concern that Sign HO4 does not meet the required 17-foot front setback to the front property line based on the provided site plan. The applicant opted to not add a setback variance to this request.

Another monument sign exists between the two subject ground signs which also does not meet the 150-foot ground sign separation requirement. However, the sign occupies the public right-of-way and is not within the boundaries of the subject parcel. Therefore, the sign distance separation requirement does not apply. No permits or variances to repair or replace this sign would be permissible due to it occupying the public right-of-way.

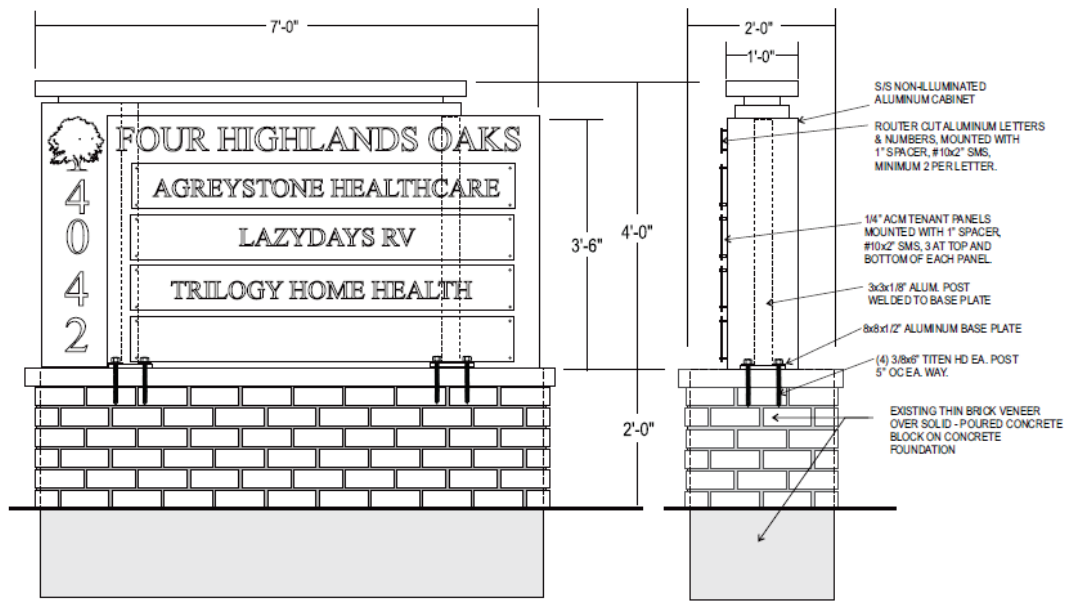
Zoning Administrator Sign Off:Colleen Marshall
Tue Jul 15 2025 09:08:49**DISCLAIMER:**

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.

SURVEY/SITE PLAN



SURVEY/SITE PLAN

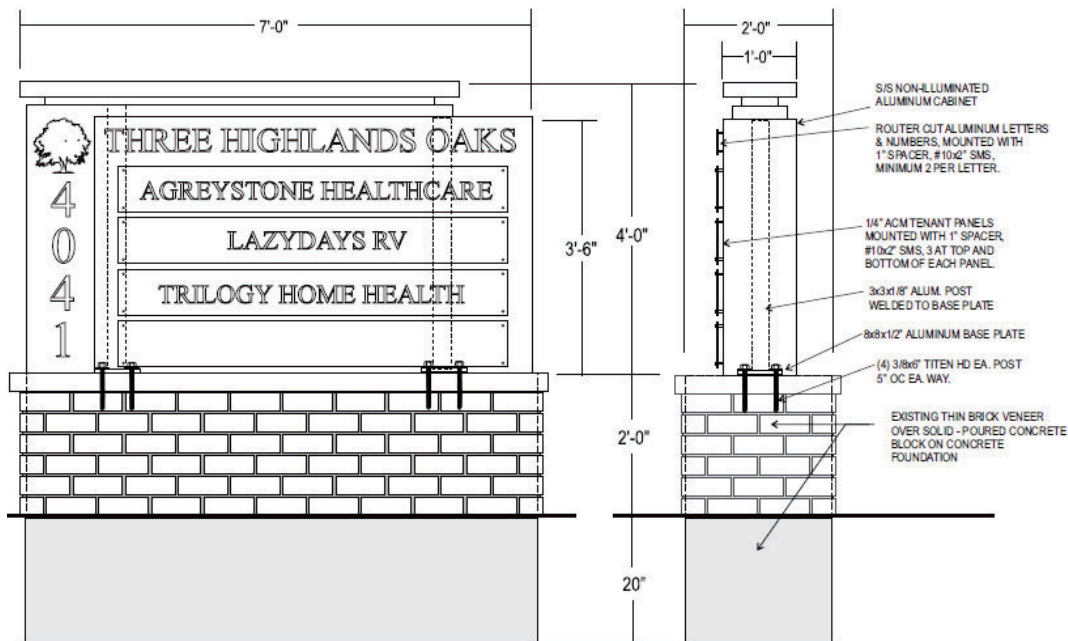


S/S NON ILLUMINATED GROUND SIGN

ALUMINUM MEMBERS ARE TO BE 6063 T6 ALLOY
OR BETTER.
4043 ALUMINUM WELD MATL.

NEW MONUMENT SIGN ON EXISTING SIGN REMOVED. STRUCTURE TO REMAIN

SCALE: 3/4"=1'

WAYNE A. BLOCK
LICENSE

S/S NON ILLUMINATED GROUND SIGN

NEW MONUMENT SIGN ON EXISTING SIGN REMOVED. STRUCTURE TO REMAIN

SCALE: 3/4"=1'

WAYNE A. BLOCK
LICENSE

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Additional / Revised Information Sheet

25-0901
RCVD
6/17/25

Office Use Only

Application Number: VAR 25-0901

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 25-0901 Applicant's Name: Addie Mentry
Reviewing Planner's Name: Michelle Montalbano Date: 06/16/2025

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): 07/28/2025

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

6/16/2025

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

VAR 25-0901



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: _____



Additional / Revised Information Sheet

25-0901
RCVD
6/17/25

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):

*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.



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.

We are requesting a variance to reduce the required separation distance between signs located on a single property within the Highland Oaks business complex. New signage is proposed for Buildings 3 and 4, which are situated on separate tracts divided by Park Oaks Boulevard. The proposed separation between these two signs is 109 feet. We are seeking a variance to reduce the required distance by approximately 41 feet for these signs.

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

PART 7.03.00.C.2.c

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): HC-BLD-25-0071355, HC-BLD-25-007137
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?

See attached sheet for narrative.

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

See attached sheet for narrative.

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

See attached sheet for narrative.

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

See attached sheet for narrative.

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

See attached sheet for narrative.

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

See attached sheet for narrative.

Variance Criteria

- 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?
 - a. The hardships and practical difficulties presented by this signage request are unique to the subject property due to the layout and configuration of the Highland Oaks business complex. Specifically, Buildings 3 and 4 are situated on separate tracts divided by Park Oaks Boulevard, a public right-of-way that limits signage placement options and inherently reduces the available linear frontage for sign separation. This condition is not typical of other properties similarly located, where multiple buildings are generally located on a single contiguous tract or within a unified development boundary. Furthermore, the proposed signage locations have been carefully selected to enhance intuitive wayfinding and visibility at each building's primary driveway entrance. This is particularly important given the separation created by the boulevard, which may otherwise lead to confusion for vehicular traffic seeking specific tenants. The variance is necessary to ensure that drivers can clearly identify and access the correct building without making unsafe last-minute maneuvers or causing traffic disruptions. The combination of a divided site, the need for clear directional cues, and limited flexibility in sign placement due to existing infrastructure makes these difficulties unique to the subject property and not common to surrounding developments.
- 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.
 - a. The literal enforcement of the LDC with respect to sign separation requirements would deprive the subject property of rights commonly enjoyed by other congruent properties. Specifically, the rigid application of sign separation standards fails to account for the unique configuration of the Highland Oaks business complex, in which Buildings 3 and 4 are located on separate tracts divided by Park Oaks Boulevard. This public right-of-way creates a physical and visual barrier that limits visibility and practical signage placement for each building. Unlike more typical developments, where buildings are located on a single unified tract, the separation of Buildings 3 and 4 by a roadway introduces a hardship that is not shared by similarly situated properties. If required to comply literally with the separation standards, the resulting signage locations would be unintuitive and lack adequate visibility from key vehicular access points. This would undermine clear and safe wayfinding, potentially resulting in driver confusion, missed turns, and avoidable traffic disruptions within and around the site.
- 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.
 - a. Approval of the requested variance will not substantially interfere with or injure the rights of others whose property may be affected. The proposed signage locations are designed solely to enhance vehicular wayfinding within the Highland Oaks business complex. These signs serve to guide visitors efficiently and safely to the appropriate tenant locations without creating visual clutter or encroaching upon adjacent properties. The variance pertains strictly to the distance between signs on the same development site and does not increase the overall number, size, or intensity of signage allowed under the Land Development Code. Importantly, the signs are not oriented toward neighboring properties in a manner that would cause visual intrusion, obstruction, or confusion. Rather, they are inward-facing and strategically placed to aid

Variance Criteria

navigation for those entering the complex. Moreover, the variance request maintains compatibility with the character of the area and supports orderly development by improving traffic flow and reducing the likelihood of unsafe maneuvers caused by unclear signage.

- 4.) Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan.
 - a. The requested signage variance is fully in harmony with the general intent and purpose of the LDC and the Comprehensive Plan. The LDC is designed to promote orderly development, protect public health and safety, ensure equitable treatment of property owners, and support efficient and effective planning standards. The proposed variance satisfies these objectives by enhancing vehicular wayfinding within the Highland Oaks business complex in a manner that improves traffic safety, ensures navigational clarity, and supports the cohesive development of a uniquely configured property. The subject property presents a distinct condition not typical of other commercial developments. Literal enforcement of the sign separation requirement would place signage in less visible, non-intuitive locations, undermining safe navigation and potentially leading to avoidable traffic issues such as abrupt stops or turns. Furthermore, the variance request is modest in scope and does not increase signage quantity or intensity beyond what is permitted under the Code. It simply allows a reduction in required separation to accommodate the functional needs of this specific site. This approach respects the rights of the property owner to use signage for effective tenant identification and navigation, while simultaneously protecting the public interest by promoting a logical, legible site layout.
- 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.
 - a. The need for the requested variance does not stem from any illegal act or self-imposed hardship by the applicant. Rather, it arises from the inherent and pre-existing conditions of the subject property. The separate tracts were established as part of the original development layout and is not a result of any recent subdivision or design decision by the applicant. Due to this configuration, compliance with the Land Development Code's standard signage separation requirements would necessitate placing signs in locations that are not functional or visible for drivers navigating to either building. It is not an attempt to circumvent the Code for convenience or to gain undue advantage, but rather a necessity to ensure safe, intuitive, and efficient navigation within the property. Therefore, the hardship is not self-imposed but rather stems from factors beyond the applicant's control and warrants relief through a variance under the equitable intent of the 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.
 - a. Denial of the variance in this case would force signage for Buildings 3 and 4 to be placed in locations that are unintuitive and potentially ineffective for vehicular wayfinding. By contrast, approving the variance allows signage to be placed at the actual driveway entrances of each building, where it will serve its intended function: to clearly direct tenants, visitors, and emergency services to the appropriate locations without delay or confusion. This supports the efficient use of public infrastructure and promotes orderly development, both of which are

Variance Criteria

central to the purpose of the Comprehensive Plan. Furthermore, granting the variance ensures equitable treatment of the property owner. Other developments in the same district that are not bisected by a public road are able to meet Code standards without compromising functionality. Denying this variance would impose a unique and disproportionate hardship on the applicant due solely to the physical layout of the site—something outside the applicant’s control. In sum, allowing the variance aligns with the intent of the LDC to safeguard the public interest, while also ensuring that this property can be used effectively and safely. It represents a fair and balanced outcome that delivers both public benefit and individual justice.

**PREPARED BY AND
RECORDING REQUESTED BY:**

Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, Illinois 60661
Attention: Emily Thomas

**WHEN RECORDED, MAIL THIS DEED AND
ALL TAX STATEMENTS TO:**

Mayer Brown LLP
71 S. Wacker Drive
Chicago, Illinois 60606
Attention: Anthen T. Perry

(Space Above for Recorder's Use)

Parcel I.D. Numbers: A0652080252
A0652080254
A0652080256
A0652080258
A0652080310

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of September 2, 2015, by and between **BRE/COH FL LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Equity Office, Two North Riverside Plaza, Suite 2100, Chicago, Illinois 60606, and **PRII HIGHLAND OAKS, LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Prudential Real Estate Investors, 7 Giralda Farms, Madison, New Jersey 07940.

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN and SELL, to Grantee, and Grantee's heirs, successors and assigns, the tract or parcel of land in the County of Pinellas, State of Florida, as more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference, together with all any and all structures and improvements located thereon, and all of Grantor's right, title, and interest in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances to the extent belonging or appertaining to the land or such structures or improvements (such land and interests are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to the Permitted Exceptions applicable to the Property, as Permitted Exceptions as defined in that certain Purchase Agreement, dated

August 12, 2015 (as amended or supplemented) by and between Grantor and Prudential Real Estate Investors, a business unit of Prudential Investment Management, Inc., a New Jersey corporation (as predecessor-in-interest to Grantee), with its liability limited to its assets.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized officer or representative as of the date first above written.

Witnesses:

Name: TJ Kelly

Name: Nicole DiAntonio

GRANTOR:

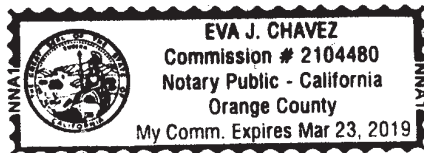
BRE/COH FL LLC, a Delaware limited liability company

By: Danny Kuo
Name Printed: Danny Kuo
Title: Vice President – Investment & Portfolio Management

STATE OF California)
COUNTY OF Orange) ss:
)

The foregoing instrument was acknowledged before me this 15th day of September, 2015 by Danny Kuo, as Vice President – Investment & Portfolio Management of BRE/COH FL LLC, a Delaware limited liability company, on behalf of said limited liability company. He is personally known to me or produced California Identification as identification.

[NOTARIAL SEAL]



Notary: Eva J. Chavez
Print Name: Eva J. Chavez
Notary Public, State of California
My Commission Expires: March 23, 2019

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Hillsborough, State of Florida, and is described as follows:

TRACT 1:

PARCEL I:

LOTS 1 AND 2, BLOCK 2, HIGHLAND OAKS SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 97 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL II:

DRAINAGE EASEMENT AS CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT RECORDED IN BOOK 8397, PAGE 938, AS AFFECTED BY BOOK 8664, PAGE 541; BOOK 8783, PAGE 924; BOOK 8785, PAGE 899; AND BOOK 9866, PAGE 870.

TRACT 2:

PARCEL I:

LOT 1 BLOCK 1, HIGHLAND OAKS PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 97, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL II:

DRAINAGE EASEMENT AS CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT RECORDED IN BOOK 8397, PAGE 938, AS AFFECTED BY BOOK 8664, PAGE 541; BOOK 8783, PAGE 924; BOOK 8785, PAGE 899; AND BOOK 9866, PAGE 870.

TRACT 3:

PARCEL I:

LOT 2 BLOCK 1 HIGHLAND OAKS SUBDIVISION PHASE I ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 97, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOT 3 BLOCK 1 HIGHLAND OAKS SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LESS AND EXCEPTING FROM SAID LOT 3 BLOCK 1 THE LANDS CONVEYED TO HILLSBOROUGH COUNTY BY WARRANTY DEED IN BOOK 10720, PAGE 556 AND AS CORRECTED BY BOOK 10887,

PAGE 1167, ALL OF SAID LANDS LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

TRACT 4:

PARCEL I:

LOT 9, BLOCK 1, HIGHLAND OAKS SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 97 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

PARCEL II:

DRAINAGE EASEMENT AS CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT RECORDED IN BOOK 8397, PAGE 938, AS AFFECTED BY BOOK 8664, PAGE 541; BOOK 8783, PAGE 924; BOOK 8785, PAGE 899; AND BOOK 9866, PAGE 870.

TRACT 5:

PARCEL I:

A PARCEL OF LAND A PORTION OF LOTS 7 AND 8, BLOCK 1, HIGHLAND OAKS SUBDIVISION, PHASE II, AS RECORDED IN PLAT BOOK 86, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERN MOST CORNER OF LOT 8, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND MANOR DRIVE; THENCE NORTH 30°34'19" EAST, 188.22 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND MANOR DRIVE TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE 173.82 FEET ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 530.00 FEET, CENTRAL ANGLE IS 18°47'28" AND HAS CHORD BEARING AND DISTANCE OF NORTH 21°10'25 EAST, 173.04 FEET TO A POINT OF THENCE 97.02 FEET ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 200.00 FEET, CENTRAL ANGLE IS 27°47'44" AND HAS A CHORD BEARING AND DISTANCE OF NORTH 25°40'43" EAST, 96.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE 5.16 FEET ALONG THE ARC OF SAID CURVE WHOSE RADIUS IS 60.00 FEET, CENTRAL ANGLE OF 4°55'31" AND HAS A CHORD BEARING AND DISTANCE OF NORTH 37°06'50 EAST, 5.16 FEET:

THENCE SOUTH 73°39'29" EAST, 366.88 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 7 AND BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1,020.92 FEET: THENCE 280.22 FEET ALONG THE ARC OF SAID CURVE WHOSE CENTRAL ANGLE IS 15°43'35" AND HAS A CHORD BEARING AND DISTANCE OF SOUTH 26°21'53" WEST, 279.34 FEET; THENCE SOUTH 30°34'20" WEST, 270.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE CONTINUE SOUTH 30°34'20" WEST, 157.31 FEET; THENCE NORTH 57°18'26" WEST, 389.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND MANOR DRIVE; THENCE NORTH 64°42'32" EAST, ALONG THE SOUTHERLY RIGHT

OF WAY LINE OF HIGHLAND MANOR DRIVE 16.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET.; THENCE 137.03 FEET ALONG THE ARC OF SAID CURVE WHOSE CENTRAL ANGLE IS 34°08'13" AND HAS A CHORD BEARING AND DISTANCE OF NORTH 47°38'25 EAST, 135.02 FEET TO THE POINT OR BEGINNING.

PARCEL II:

DRAINAGE EASEMENT AS CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT RECORDED IN BOOK 8397, PAGE 938, AS AFFECTED BY BOOK 8664, PAGE 541; BOOK 8783, PAGE 924; BOOK 8785, PAGE 899; AND BOOK 9866, PAGE 870.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 25-0901

Intake Date: 06/02/2025

Hearing(s) and type: Date: 07/28/2025

Type: LUHO

Receipt Number: 486255

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 10150 HIGHLAND MANOR DR

City/State/Zip: TAMPA, FL 33610

TWN-RN-SEC: 05-29-20 Folio(s): 065208-0252

Zoning: PD

Future Land Use: UMU-20

Property Size: 35.6

35.6 (1,550)

Property Owner Information

Name: PRII HIGHLAND OAKS LLC

Daytime Phone _____

Address: 7 GIRALDA FARMS

City/State/Zip: MADISON, NJ 07940

Email: _____

Fax Number _____

Applicant Information

Name: Addie Mentry

Daytime Phone 727.614.1680

Address: PO Box 332

City/State/Zip: Odessa, FL 33556

Email: amentry@amluconsulting.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

Addie Mentry

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)

Ben J. Steinert As Agent for PRII HIGHLAND Oaks LLC

Type or print name

Folio: 65208.0252

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

1.8,439

Hillsborough County Florida

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:

25-0901