



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-0715

LUHO HEARING DATE: October 24, 2022

CASE REVIEWER: Israel Monsanto

REQUEST: The applicant is requesting multiple variances to accommodate a proposed warehouse in Tampa. The variances are for the required off-street vehicular use area buffer, building setbacks and building height. The parcel is zoned SPI-AP-4 (Special Interest-Airport). The site consists of two parcels (folios 27993.0558 to the west and 27993.0552 to the east) and is a total of 6.5 acres in size. The easternmost parcel is a corner lot, therefore, it has two front yards and two side yards. The other parcel is an interior lot.

VARIANCE(S):

Landscape Buffer abutting Right-of-Ways

In accordance with LDC Section 6.06.04.C, on any parcel of land providing an off-street vehicular use area, where such area is not entirely screened from an abutting right-of-way by an intervening building or other structure, a landscaped buffer a minimum of 8 feet in width shall be provided between the off-street vehicular use area and the right-of-way.

- The applicant requests a 1.8-foot reduction to the required buffer width along the north property line adjacent to Hangar Court to allow a buffer width of 6.2 feet. The applicant is not requesting a variance to the required landscaping within the buffer area.

Required Yards

In accordance with LDC Section 6.01.01, the minimum required rear yard setback in the SPI-AP-4 zoning district is 20 feet, except under certain circumstances which do not apply to this case.

- The applicant requests a 10-foot reduction to the required rear yard setback to allow a rear setback of 10 feet from the south property line for parcel folio 27993.0558 (interior lot).

In accordance with LDC Section 6.01.01, the minimum required side yard setback in the SPI-AP-4 zoning district is 10 feet, except under certain circumstances which do not apply to this case.

- The applicant requests a 10-foot reduction to the required side yard setback to allow a setback of 0 feet from the east property line of parcel folio 27993.0558 (interior lot).
- The applicant requests a 10-foot reduction to the required side yard setback to allow a setback of 0 feet from the west property line of parcel folio 27993.0552 (corner lot).

Building Height

In accordance with LDC Section 6.01.01, the maximum building height in the SPI-AP-4 zoning district is 35 feet. The applicant requests a 7-foot increase to the permitted building height to allow a maximum height of 42 feet.

FINDINGS:

The site consists of Lots 1 and 2 the of Airport Service Center – Replat (Portion of Block B) subdivision. The proposed warehouse project will be a unified site and the warehouse building will be placed on both lots, crossing the parcel line between the lots.

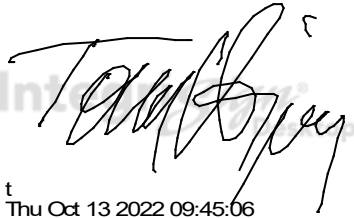
The Aviation Authority reviewed the request and provided comments objecting to the height variance. In their comments, staff noted that any structure including construction equipment that exceeds 30 feet Above Mean Sea Level requires an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director. Subsequently, the applicant applied for a zoning permit and on August 26, 2022, the Hillsborough Airport Authority granted the Height Zoning Permit allowing for a maximum of 71 feet above mean sea level, ASML (including all appurtenances or attachments to said structure). The approved 71-foot ASML height covers the 42 feet building height being requested as part of this Variance.

Hoover Blvd. requires a 7-foot preservation area for additional right-of-way per the Hillsborough County Corridor Preservation Plan. The applicant has acknowledged that the site will be subject to LDC Part 5.11.00 Transportation Corridor Management. As such, a note has been added to the site plan stating: The site shall be in accordance with LDC Section 5.11.09. - Interim Use of Reserved Land of the Transportation Corridor Management provision.

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.

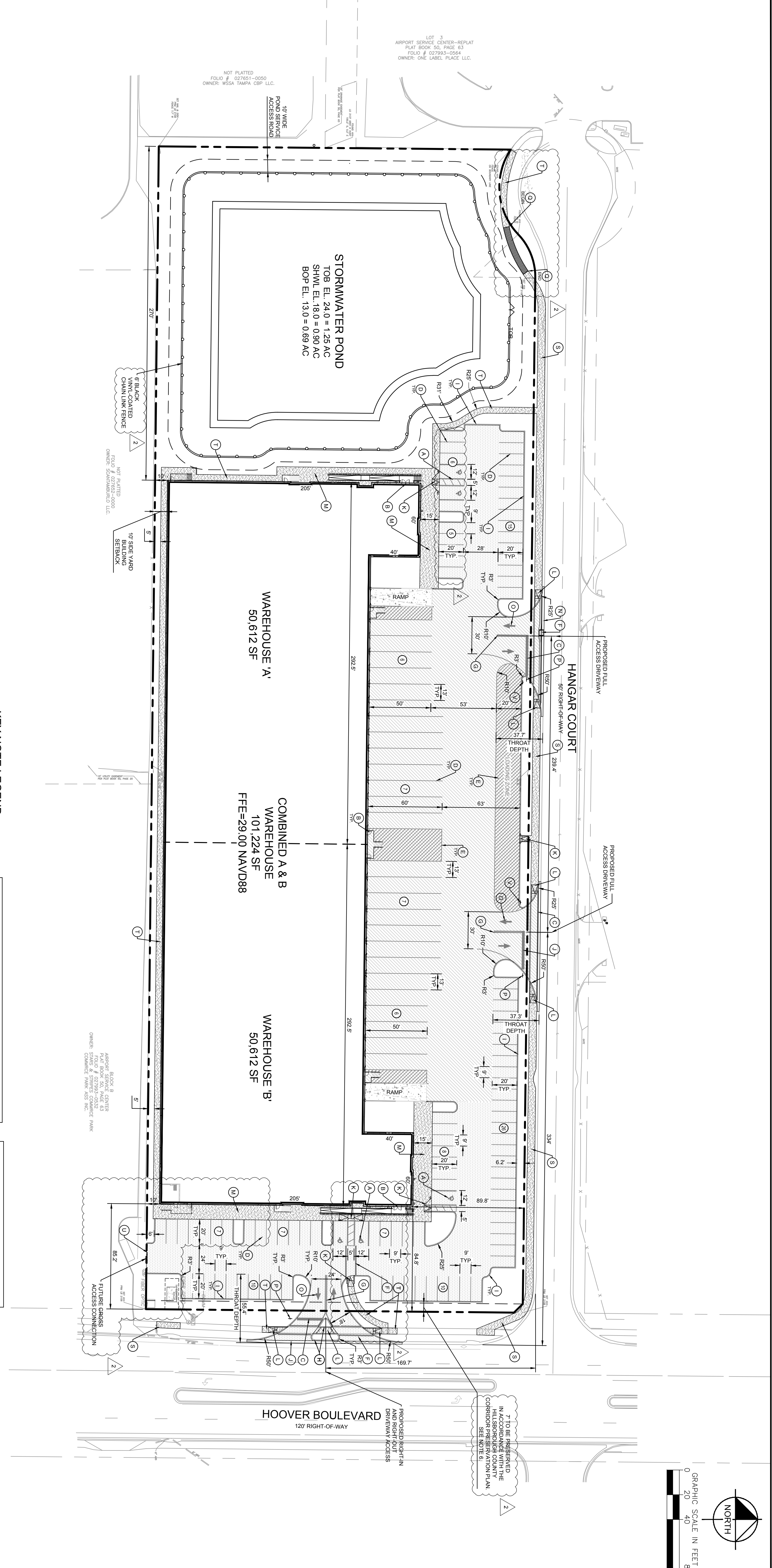
ADMINISTRATOR'S SIGN-OFF



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



- ### KEY NOTE LEGEND
- (A) ADA ACCESSIBLE STAIR, ASLE, AND SIGN. MAX. SLOPE 2% (SEE DETAILS ON SHEET C700)
 - (B) BUILDING ACCESS RAMPS/STAIRS TO BE COORDINATED WITH ARCHITECTURAL
 - (C) 24" WHITE LINE STOP BAR
 - (D) 6" WHITE LINE (PARKING AND LOADING SPACES)
 - (E) 45' - 6" WHITE LINE @ 24" O.C.
 - (F) DOUBLE 12" WHITE LINE (6" CLEAR APART)
 - (G) DOUBLE 6" YELLOW LINE (6" CLEAR APART)
 - (H) FOOT TYPE I TRAFFIC SEPARATOR
 - (I) TYPE D CURB
 - (J) DROFF CURB
 - (K) ADA RAMP SEE DETAIL SHEETS
 - (L) FOOT CURB CUT RAMP
 - (M) CONCRETE SIDEWALK TO BE COORDINATED WITH ARCHITECTURAL (TURN DOWN SIDEWALK)
 - (N) FOOT VALLEY CURB
 - (O) PAVEMENT MARKING ARROW
 - (P) 30x30 R-1 STOP SIGN
 - (Q) PEDESTRIAN WALKWAY PER HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL
 - (R) 5" WIDE CONCRETE SIDEWALK
 - (S) 5" WIDE CONCRETE SIDEWALK
 - (T) MUTED OH-1 STREET TERMINATION SIGNS
 - (U) MUTED R-1, NO PARKING ANY TIME SIGNS

SITE INFORMATION

OVERALL PROJECT NAME	HANGAR COURT
SITE ADDRESS	5402 AND 5424 HANGAR COURT, HILLS CO. SEC. 03/01/02
SITE AREA	8.84 AC (TOTAL DEVELOPMENT PROPERTY) 284,860 SF (TOTAL DEVELOPMENT PROPERTY)
GROSS FLOOR AREA	101,224 SF
FLOOR AREA RATIO (FAR)	0.36
IMPERVIOUS SURFACE AREA	181,293 SF
IMPERVIOUS SURFACE RATIO (ISR)	0.636
JURISDICTION	HILLSBOROUGH COUNTY
STATE	FLORIDA
SECTION/TOWNSHIP/RANGE	SEC. 31, T1N. 28 S., R10E, 18 E
PARCEL NUMBER	U-31-28-18-17H-00000-00002.0
CURRENT ZONING	SP-1A-4
EXISTING LAND USE	LIGHT COMMERCIAL
FUTURE LAND USE	LIGHT INDUSTRIAL
FEMA FLOOD ZONE	ZONE X (AREA OF MINIMAL FLOOD HAZARD)

SITE ANALYSIS TABLE

WAREHOUSE A & B	WAREHOUSE B
PARKING AND LOADING	1 SPACE PER 1,000 SF GFA
PARKING REQUIRED PER HILLS CO. SEC. 03/01/02	96 SPACES (9,237)
PARKING PROVIDED	5 HANDICAP (12,007)
LOADING SPACES	5 LOADING SPACES
REQUIRED PER HILLS CO. SEC. 03/01/02	14 (13 x 80) SPACES PROVIDED
BUILDING DATA AND SETBACKS	
PROPOSED BUILDING HEIGHT (MAX)	7/1 FT
REQUIRED BUILDING SETBACK PER HILLS CO. SEC. 03/01/02	30' FRONT (NORTH & EAST) 10' SIDE (SOUTH & WEST)
PROVIDED BUILDING SETBACK	88' FRONT (NORTH) 10' SIDE (SOUTH) 270.0' SIDE (WEST)
REQUIRED LANDSCAPE BUFFERS PER HILLS CO. SEC. 03/01/02	8' (WEST) 8' (NORTH & EAST)
PROVIDED LANDSCAPE BUFFER	6.2' (NORTH) 8.5' (EAST) 215.7' (WEST)

- ### LEGEND
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - BLACK VINYL COATED CHAIN LINK FENCE
 - PROPOSED BUILDING
 - PROPOSED PARKING SPACES
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - CONCRETE SIDEWALK

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS SITE. CONTRACTORS SHOULD CONSULT WITH THE HILLSBOROUGH COUNTY ENGINEERING DEPARTMENT FOR PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DISCHARGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SITE PLAN

DESIGN ENGINEER: SCOTT W. GILNER, P.E.
 FL LICENSE NUMBER: 63945
 SCALE: AS NOTED
 DESIGNED BY: SWG
 DRAWN BY: KM
 CHECKED BY: NP

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
 PHONE: 813-620-1460
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE
	HILLSBOROUGH COUNTY COMMENTS	06/15/2022

Know what's below.
 Call before you dig.

DATE: 08/04/2022
 PROJECT NO.: 145315000
 SHEET NUMBER: C300



**Hillsborough
County Florida**

Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Date Stamp Here

Application Number: VAR 22-0715 Applicant's Name: Nick Provenzo

Reviewing Planner's Name: Israel Monsanto Date: 10/10/2022

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): 10/24/2022

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.

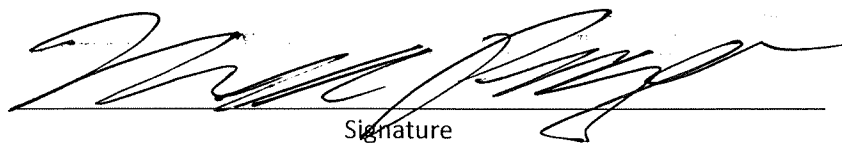
Submittal Via:

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.


Signature

10/10/22
Date

FOR OFFICE USE ONLY

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

In-Take Completed by: _____



Project: Hangar Court

To: Hillsborough County
Development Services
601 East Kennedy Boulevard, 22nd Floor
Tampa, FL 33602

Date: 10/10/2022

RE: Variance Request – Cover Letter and Project Narrative

SL6 Hangar Court LP (Applicant) is proposing development of the property on the southern side of Hangar Court in Unincorporated Hillsborough County. The Future Land Use for the site is Light Industrial with approximately 101,000 SF of warehouse space to be constructed on site. Please see Appendix A for a copy of the proposed site plan. The site will be served by two access driveways on the north side of the property from Hangar Court and one access driveway on the east side of the property from Hoover Boulevard.

This re-submittal incorporates the initial variance request comments from Hillsborough County and Hillsborough County Aviation Authority. The corresponding Site Plan now only shows the northern landscape buffer variance, where our previous submittal included a southern building setback variance as well. Based on the comments, a building setback variance is not warranted due to the adjacent southern property being off consistent zoning as the proposed Hangar Court. The narrative below illustrates our variance request.

The purpose of this letter is to formally request a variance to the required landscape buffer and building height requirements per the Hillsborough County Land Development Code Section 6. The requested variances and justification are listed below:

- The northern landscape buffer is proposed to be 6 feet in lieu of the required 8 feet. Semi-trailer trucks (WB-50, WB-67) will be the predominant vehicle entering and exiting the site and these reductions in criteria are necessary to maximize vehicle mobility through the truck court. This variance in the landscape buffer also contributes to maximizing space for the required stormwater pond storage.
- The rear yard setback is proposed to be 10 feet in lieu of the required 20 feet from the south property line for the Parcel folio 27993.0558 (interior lot).
- The side yard setback of 0 feet from the east property line in lieu of the required 10 feet from the east property line of Parcel folio 27993.0558 (interior lot).
- The side yard setback of 0 feet from the west property line in lieu of the required 10 feet from the west property line of Parcel folio 27993.0558 (corner lot).
- The building height is proposed to be 42 feet AGL in lieu of the required 35 feet AGL, per the SPI-AP-4 zoning district requirements. This building height is consistent with the industry standard for industrial warehouse space of this nature and similar height variances have been approved on adjacent properties.

In addition, the corresponding Site Plan now includes a note regarding the Hillsborough County Corridor Preservation Plan. The note reads the following:

- SHOULD HOOVER BOULEVARD BE IMPROVED IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN, PARKING AND SITE LAYOUT WILL BE ADJUSTED ACCORDINGLY. THE SITE SHALL BE IN ACCORDANCE WITH LDC SEC. 5.11.09. - INTERIM USE OF RESERVED LAND OF THE TRANSPORTATION CORRIDOR MANAGEMENT PROVISION.



Please contact me at (813) 620-1460 or scott.gilner@kimley-horn.com or Nick Provenzo at (813) 556-6672 or nick.provenzo@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Provenzo".

KIMLEY-HORN AND ASSOCIATES, INC.
Nick Provenzo, P.E. Project Manager



**Hillsborough
County Florida**

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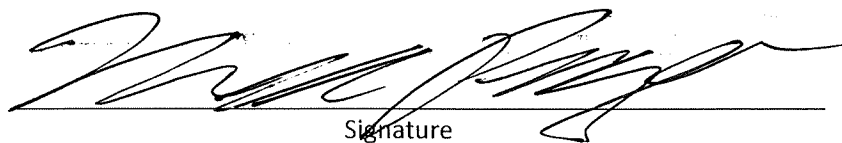
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KIMLEY-HORN AND ASSOCIATES, INC.
Nick Provenzo, P.E. Project Manager

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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

The proposed project includes warehouse space, which is an approved use within the SPI-AP-4 zoning district; however, in order to construct a building and truck court to industry standard, including standard truck docks and emergency exits, it is necessary to encroach on the northern landscape buffer established by code. This site is uniquely constrained by its north-south dimension, which necessitates this variance.

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 literal interpretation of the LDC, in reference to the site's landscape buffers would prevent the applicant from obtaining enough buildable space on-site to construct an industry standard building, such as those developed adjacent to the property. All of these developments fall within the same zoning district and Future Land Use area as the subject property and the unique constraining factor on this site is its north-south dimension.

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.

Granting of this variance will not infringe upon any other properties. All variations are internal to the site and improve circulation within the site, which further prevents impact to the surrounding properties.

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).

This variance is necessary to allow development of an industry standard industrial warehouse development. Per the Hillsborough County LDC, Industrial development is an allowed use in the SPI-AP-4 zoning district and the proposed project is consistent with the character of the surrounding developments. Additionally, per the Hillsborough County Comprehensive Plan, the future land use of the site is Light Industrial, which is consistent with the proposed development.

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.

This variance is specifically requested to improve safety on-site by maximizing space for truck maneuvering in the truck court. The variance is not a result of the actions of the applicant and is a function of the dimensions of the site.

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.

Granting of this variance will allow reasonable use of the land consistent with the LDC and the Comprehensive Plan. Failure to grant this variance will prevent an opportunity for economic development consistent with the surrounding properties.

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The proposed project includes warehouse space, which is an approved use within the SPI-AP-4 zoning district; however, in order to construct a building to industry standard, it is necessary to encroach on the maximum building height established by code. Additionally, both the FAA and HCAA have approved the building height, and an HCAA permit has been issued.

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.

All of the adjacent developments fall within the same zoning district and Future Land Use area as the subject property and the unique constraining factor on this site is its north-south dimension. Additionally, both the FAA and HCAA have approved the building height, and an HCAA permit has been issued.

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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.

This variance is specifically requested to allow the applicant to have reasonable use of the site by increasing the height of the building to create enough gross floor area for a profitable development. The variance is not a result of the actions of the applicant and is a function of the dimensions of the site.

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.

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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 literal interpretation of the LDC, in reference to the site's setbacks would prevent the applicant from obtaining enough buildable space on-site to construct an industry standard building, such as those developed adjacent to the property. All of these developments fall within the same zoning district and Future Land Use area as the subject property and the unique constraining factor on this site is the dimensions of each of the two parcels.

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.

Granting of this variance will not infringe upon any other properties. All variations are internal to the site and improve circulation within the site, which further prevents impact to the surrounding properties.

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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.

This variance is specifically requested to improve safety on-site by maximizing space for truck maneuvering in the truck court, as well as allowing the applicant to have reasonable use of the site by increasing the overall dimension of the building to create enough gross floor area for a profitable development. The variance is not a result of the actions of the applicant and is a function of the dimensions of the site.

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.

Granting of this variance will allow reasonable use of the land consistent with the LDC and the Comprehensive Plan. Failure to grant this variance will prevent an opportunity for economic development consistent with the surrounding properties.

FOLIOS: 27993.0558/27993.0552

Instrument Prepared By:
Donald S. Rosenberg, Esq
Peckar & Abramson
One S.E. Third Avenue, Suite 2000
Miami, FL 33131

Account Nos: A0279930552
and A0279930558

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 16th day of November, 2021, between MER Tampa, LLC, a Florida limited liability company, whose address is One S.E. Third Avenue, Suite 2000, Miami, Florida 33131, hereinafter called "Grantor," to SL6 Hangar Court, LP, a Texas limited partnership, whose address is 200 Park Place, 4200 Westheimer, Suite 900, Houston, Texas 77027, hereinafter called "Grantee";

(Wherever used herein the terms "Grantor(s)" and "Grantee(s)" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

THAT, the Grantor, for good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors, legal representatives and assigns forever, all of Grantor's interest in and to that certain property situated in Hillsborough County, Florida ("Property"), described as follows:

An undivided twenty-five (25%) percent interest in and to:

Lots One (1) and Two (2) of AIRPORT SERVICE CENTER-REPLAT, according to the Plat thereof, recorded in Plat Book 50, at Page 63 in the Public Records of Hillsborough County, Florida, less and excepting therefrom that part of said Lot 1 of said AIRPORT SERVICE CENTER-REPLAT, more particularly described as follows: Commencing on the NE corner of said Lot 1, thence run South along the East boundary of said Lot 1, 7.07 feet to a point; thence run North 44°22'21" West 10.1 feet to a point on the North boundary of said Lot 1; and thence run East along said North boundary of said Lot 1, 7.07 feet to said NE corner of said Lot 1.

Subject to (i) real estate taxes, levies and assessments for the year 2022 and subsequent years, and (ii) those matters set forth on Exhibit "A" attached hereto and by this reference made a part hereof, which may now affect the above property, without hereby re-imposing any of the foregoing which may have expired or be no longer enforceable as a matter of law; and applicable zoning ordinances.

Together with any and all rights, titles, powers, easements, privileges, licenses, servitudes, reversionary interests, appurtenances and other rights of every kind, nature and description thereunto 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 transfer and convey said land; that the Grantor specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever arising by, through or under the Grantor; and that said land is free of all encumbrances except taxes for the year 2022 and subsequent years as aforesaid.

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

Witnesses:

Estrella Bateman
Print Name: Estrella Bateman

Tonia Gonzalez
Print Name: Tonia Gonzalez

MER TAMPA, LLC
A Florida limited liability company

By: Donald S. Rosenberg
Print Name: DONALD S. ROSENBERG
Office Held: Manager

AS TO GRANTOR

STATE OF FLORIDA]
]: SS.:
COUNTY OF MIAMI-DADE]

16th The foregoing instrument was acknowledged before me by means of physical presence this day of November, 2021 by Donald S. Rosenberg, who is personally known to me and who signed the foregoing Special Warranty Deed as Manager of MER Tampa, LLC.

Estrella Bateman
Signature of Notary – State of Florida

Estrella Bateman
Printed Name

AFFIX OFFICIAL
SEAL OR STAMP



EXHIBIT "A"

Permitted Exceptions

1. All matters contained on the Plat of AIRPORT SERVICE CENTER-REPLAT, as recorded in Plat Book 50, Page 63, Public Records of Hillsborough County, Florida.
2. Rights of Parties to use utility easements now in use under the expired Declaration of Covenants, Restrictions, and Encumbrances recorded in O.R. Book 3513, Page 675, together with O.R. Book 3768, Page 1641, Public Records of Hillsborough County, Florida.

Instrument Prepared By
Donald S Rosenberg, Esq.
Peckar & Abramson
One S.E. Third Avenue, Suite 2000
Miami, FL 33131

Account Nos: A0279930552
and A0279930558

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 16th day of November, 2021, between DSR Tampa, LLC, a Florida limited liability company, whose address is One S.E. Third Avenue, Suite 2000, Miami, Florida 33131, hereinafter called "Grantor," to SL6 Hangar Court, LP, a Texas limited partnership, whose address is 200 Park Place, 4200 Westheimer, Suite 900, Houston, Texas 77027, hereinafter called "Grantee";

(Wherever used herein the terms "Grantor(s)" and "Grantee(s)" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

THAT, the Grantor, for good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors, legal representatives and assigns forever, all Grantor's interest in and to that certain property situate in Hillsborough County, Florida ("Property"), described as follows:

An undivided seventy-five (75%) percent interest in and to:

Lots One (1) and Two (2) of AIRPORT SERVICE CENTER-REPLAT, according to the Plat thereof, recorded in Plat Book 50, at Page 63 in the Public Records of Hillsborough County, Florida, less and excepting therefrom that part of said Lot 1 of said AIRPORT SERVICE CENTER-REPLAT, more particularly described as follows: Commencing on the NE corner of said Lot 1, thence run South along the East boundary of said Lot 1, 7.07 feet to a point; thence run North 44°22'21" West 10.1 feet to a point on the North boundary of said Lot 1; and thence run East along said North boundary of said Lot 1, 7.07 feet to said NE corner of said Lot 1.

Subject to (i) real estate taxes, levies and assessments for the year 2022 and subsequent years, and (ii) those matters set forth on Exhibit "A" attached hereto and by this reference made a part hereof, which may now affect the above property, without hereby re-imposing any of the foregoing which may have expired or be no longer enforceable as a matter of law; and applicable zoning ordinances.

Together with any and all rights, titles, powers, easements, privileges, licenses, servitudes, reversionary interests, appurtenances and other rights of every kind, nature and description thereunto 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 transfer and convey said land; that the Grantor specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever arising by, through or under the Grantor; and that said land is free of all encumbrances except taxes for the year 2022 and subsequent years as aforesaid.

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

Witnesses:

Estrella Bateman
Print Name: Estrella Bateman

A Miller
Print Name: Tania Gomez

DSR TAMPA, LLC
A Florida limited liability company

By: Donald S. Rosenberg
Print Name: DONALD S. ROSENBERG
Office Held: Manager

AS TO GRANTOR

STATE OF FLORIDA]
] SS.:
COUNTY OF MIAMI-DADE]

th16, The foregoing instrument was acknowledged before me by means of physical presence this 16 day of November, 2021 by Donald S. Rosenberg, who is personally known to me and who signed the foregoing Special Warranty Deed as Manager of DSR Tampa, LLC.

Estrella Bateman
Signature of Notary – State of Florida

Estrella Bateman
Printed Name

AFFIX OFFICIAL
SEAL OR STAMP

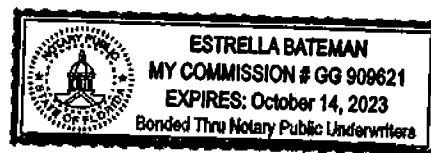


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Received
03/25/2022
Development Services

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 5402 & 5424 Hangar Court City/State/Zip: Tampa, FL 33634 TWN-RN-SEC: Sec 31, Twn 28 S Rng 18 E
Folio(s): 27993.0552 / 27993.0558 Zoning: SPI-AP-4 Future Land Use: Light Industrial Property Size: 6.54 acres

Property Owner Information

Name: SL6 Hangar Court, LP Daytime Phone: (281) 953-6202
Address: 200 Park Place, 4200 Westheimer, Suite 900 City/State/Zip: Houston, Texas 77027
Email: wpeeples@stonelake.com FAX Number: _____

Applicant Information

Name: SL6 Hangar Court, LP Daytime Phone: (281) 953-6202
Address: 200 Park Place, 4200 Westheimer, Suite 900 City/State/Zip: Houston, Texas 77027
Email: wpeeples@stonelake.com FAX Number: _____

Applicant's Representative (if different than above)

Name: Nick Provenzo Daytime Phone: 813-556-6672
Address: 655 N Franklin Street, Suite 150 City / State/Zip: Tampa, FL 33602
Email: nick.provenzo@kimley-horn.com FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.


Signature of Applicant

WILLIAM PEEPLES
Type or Print Name

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


Signature of Property Owner

WILLIAM PEEPLES
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 03/25/22
Case Number: 22-0715 Public Hearing Date: 05/23/2022
Receipt Number: 144004



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Special Public Interest
Zoning	SPI-AP-4
Description	Special Public Interest - Airport
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0331H
FIRM Panel	12057C0331H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120331C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Census Data	Tract: 011605 Block: 3078
Census Data	Tract: 011605 Block: 3077
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	30' AMSL
Aviation Authority Height Restrictions	50' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	ID: 317
Redevelopment Area	North Airport Redevelopment Area



Folio: 27993.0552
PIN: U-31-28-18-17H-000000-00001.0
SL6 HANGAR COURT LP
Mailing Address:
200 PARK PL 4200 WESTHEIMER STE 900
HOUSTON, TX 77027
Site Address:
5402 HANGAR CT
TAMPA, FL 33634
SEC-TWN-RNG: 31-28-18
Acreege: 3.07904005
Market Value: \$573,001.00
Landuse Code: 4000 VACANT INDUS.

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:

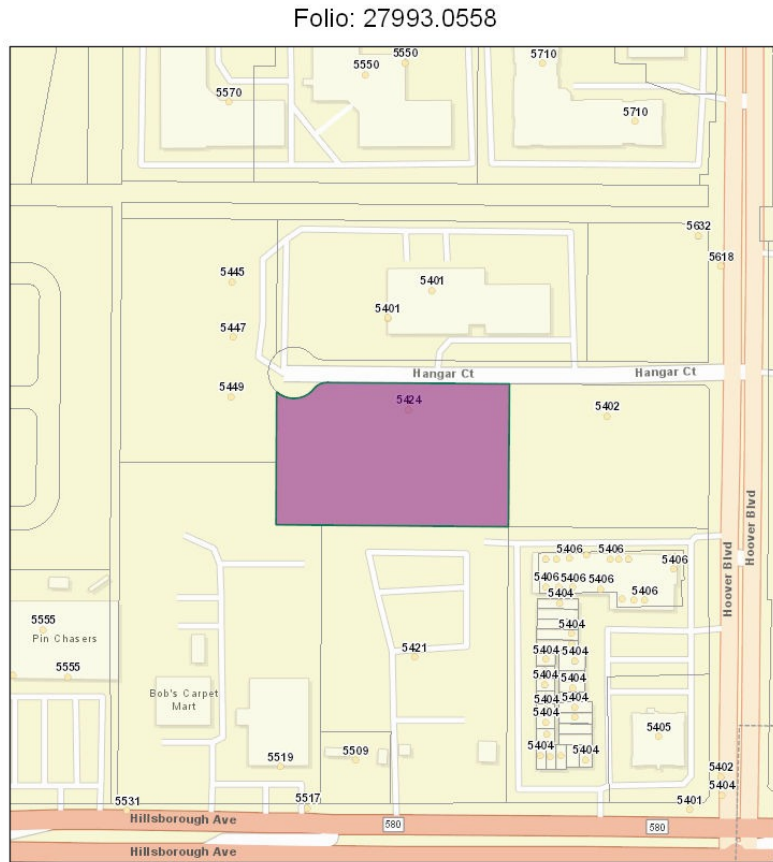
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0715

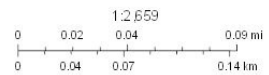


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Special Public Interest
Zoning	SPI-AP-4
Description	Special Public Interest - Airport
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0331H
FIRM Panel	12057C0331H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120331C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Census Data	Tract: 011605 Block: 3077
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	30' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	ID: 317
Redevelopment Area	North Airport Redevelopment Area



March 25, 2022



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 27993.0558
PIN: U-31-28-18-17H-000000-00002.0
SL6 HANGAR COURT LP
Mailing Address:
 200 PARK PL 4200 WESTHEIMER STE 900
 HOUSTON, TX 77027
Site Address:
 5424 HANGAR CT
 TAMPA, FL 33634
SEC-TWN-RNG: 31-28-18
Acreage: 3.51862001
Market Value: \$633,847.00
Landuse Code: 4000 VACANT INDUS.

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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.

22-0715

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