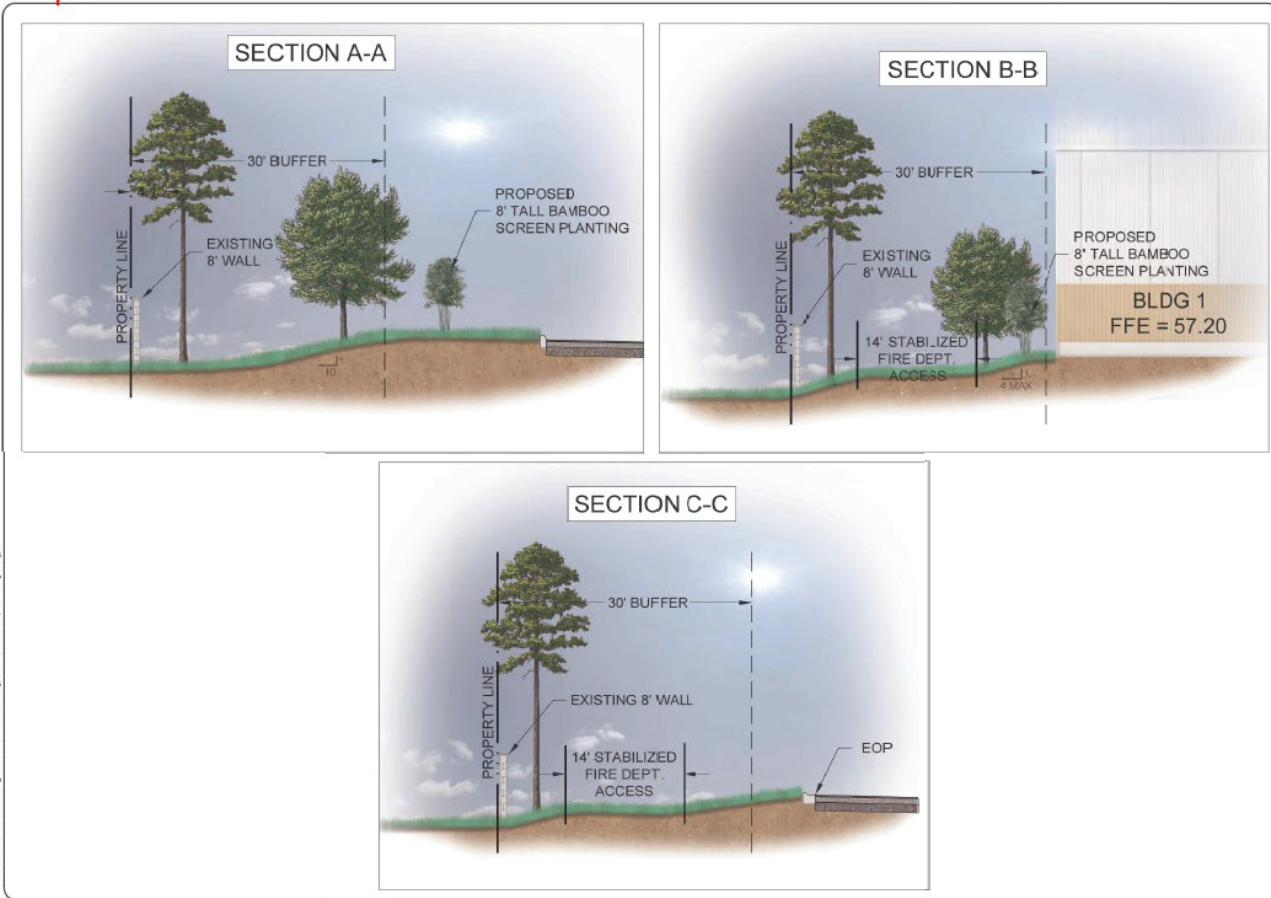


SURVEY/SITE PLAN



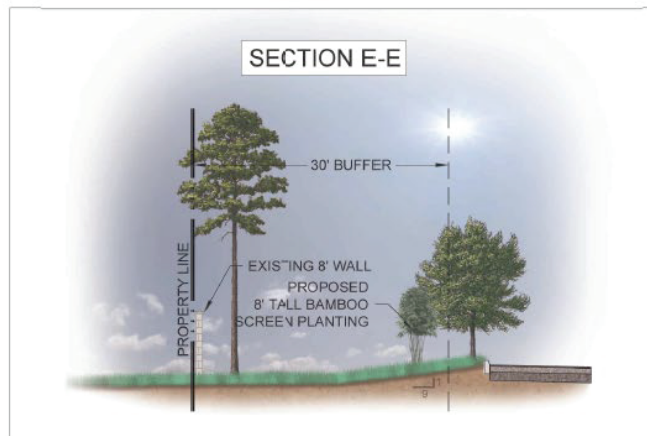
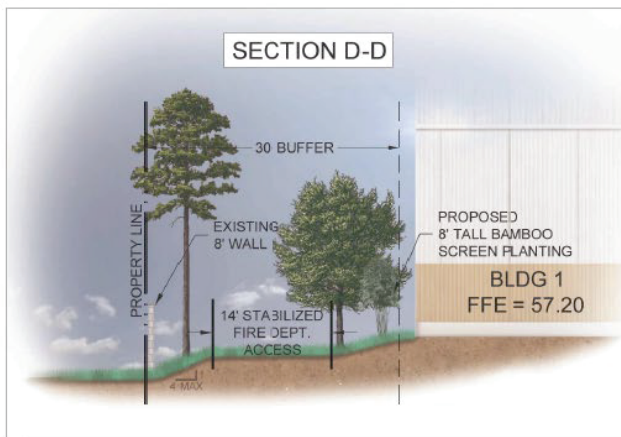
ADKINSON ENGINEERING
 6550 BT. AUDUBON ROAD, SUITE 203
 JACKSONVILLE, FL 32217
 PHONE (904) 871-4200
 LICENSE NUMBER 28822

BEARSS AVENUE INDUSTRIAL
 BEARSS LINCOLN PARTNERS LLC

VARIANCE SECTIONS EXHIBIT

JOB NO. JOB 2504
 DATE March 10, 2025
 SCALE AS SHOWN
 SHEET 1 OF 2

SURVEY/SITE PLAN



ADKINSON
ENGINEERING
6695 BT AUSTIN ROAD, SUITE 203
JACKSONVILLE, FL 32217
PHONE (904) 981-4200
LICENSE NUMBER 23862

BEARSS AVENUE INDUSTRIAL
BEARSS LINCOLN PARTNERS LLC

NO.	DATE	REVISION/DESCRIPTION

VARINANCE
SECTIONS
EXHIBIT

JOB NO. JOB 2504
DATE March 10, 2025
SCALE AS SHOWN
SHEET 2 OF 2

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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.

Variance to Standard Type "C" buffer requirements to eliminate the 6' masonry wall.

The new wall if installed will block proposed windows and glass that provide ambient light into the building and exterior views from the building.

To support this request the following facts are offered:

* An 8' masonry wall is already located on the south property line.

* All other aspects of the Standard Type "C" screening will be provided.

* Additional plantings could be provided if required.

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

Sec. 6.06.06. - Buffering And Screening Requirements

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? [X] 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 [X] Yes

If yes, please indicate the nature of the application and the case numbers assigned to the application (s):

3. Is this a request for a wetland setback variance? [X] 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:

[X] Public Water [X] 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?

[X] No [] Yes

If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water - Service Application Conditional Approval - Reservation of Capacity" prior to your public hearing



Bearss Avenue Industrial (HC-STRCON-25-0000049)

From tadkinson@adkinsoneng.com <tadkinson@adkinsoneng.com>

Date Wed 3/18/2026 5:02 PM

To Zoning Intake-DSD <ZoningIntake-DSD@hcfl.gov>

Cc 'Jordan Clarke' <jordan@starkepartners.com>; jportillo@adkinsoneng.com <jportillo@adkinsoneng.com>

9 attachments (7 MB)

Bearss Wall Variance 2026-03-18.pdf; Owner Designating Rep Adkinson Bearss.pdf; Sunbiz_ANGELOS FLORIDA PROPERTIES.pdf; Deed.pdf; Bearss Industrial Close Proximity Property Exhibit.pdf; Bearss Industrial Close Proximity Property Owners List.pdf; Legal Description.pdf; Bearss Industrial ZONING VARIANCE ALTERNATE LANDSCAPE EXHIBIT.pdf; Bearss Industrial Variance-Sections Colorized 03-18-2026.pdf;

External email: Use caution when clicking on links, opening attachments or replying to this email.

To Whom It May Concern,

The attached documents are submitted for the purpose of obtain a Variance from the Type "C" buffer requirements on the referenced project. Currently, an existing 8' wall is located on the south property line

It should be noted that plans for the project are currently in review. Due to the higher grades proposed for the project, an additional 6' wall is required for any areas with greater than 2' of fill based on coordination with Natural Resources comments.

The plans currently in review have been completed in compliance with the code. If the variance in successful, plans will be revised to remove the wall.

We look forward to addressing any questions you may have regarding this submittal.

Timothy L. Adkinson, P.E., LEED AP



6550 St. Augustine Road, Suite #203

Jacksonville, FL 32217

904-881-4206

tadkinson@adkinsoneng.com



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?

In this case, an existing 8' high masonry wall is already in place. Adding a second 6' wall near the building will block proposed windows and glass that provide ambient light into the building and exterior views from the building. Also, placement of the wall creates the need for gates blocking the access path for fire trucks, potentially delaying reaction time in an emergency.

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 need for additional screening between incompatible uses is understood. However, as explained above, an existing 8' high wall is already in place. Adding a second 6' wall near the building will block proposed windows that provide ambient light into the building and exterior views from the building.

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.

As stated above, an existing 8' high wall is already in place. The existing wall serves the buffer requirements for all areas with less than two feet of fill. The "truck court" area is already protected by the existing wall. The new 6' wall will cover the front portions of the building which has office or retail features. All other aspects of the Type "C" buffer will remain in the design.

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 need for additional screening between incompatible uses is understood. However, the existing 8' high wall meets the intent of the code. That along with the other planting provide adequate buffer to the neighboring properties.

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 request is being made in advance of construction. We intend to comply with the Code or if this variance request is found approved, provide a final development that is acceptable to the County.

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 this variance will not impact public health, safety, comfort and welfare of neighboring properties. However, failure to grant the variance adds unneeded costs to the proposed development.

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Prepared By & Return To:
Older Lundy Koch & Martino
Attn: Colin Rice, Esq.
1000 W. Cass Street
Tampa, FL 33606
(813) 254-8998

Consideration: \$4,728,000.00
Documentary Stamp Tax: \$33,096
Folio No.: 035196-0160

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of December, 2024 is between **Angelo E. Iafrate, as President of STONY POINTE DEVELOPMENT CORP.**, a Michigan for-profit corporation, whose mailing address is 855 28th Street S., St. Petersburg, Florida 33712, as **Grantor**, and **ANGELO'S FLORIDA PROPERTIES**, a Florida limited liability company, whose mailing address is 855 28th Street S., St. Petersburg, Florida 33712, as **Grantee**:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

See Attached Exhibit "A"

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit, and profit of the said grantee forever.

[Signature Page to Follow]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in our presence:

Grantor:

Angelo E. Iafrate, as President of STONY
POINTE DEVELOPMENT CORP., a
Michigan for-profit corporation

Matthew L. Evans

Witness 1 Signature

[Signature]
Signature

Matthew L. Evans

Witness 1 Print Name

1000 W. Cass St., Tampa, FL 33606

Witness 1 Address

[Signature]

Witness 2 Signature

STEVE EDKINS

Witness 2 Print Name

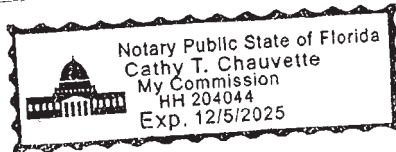
10611 ECHO LAKE DR ODESSA, FL 33556

Witness 2 Address

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of December, 2024 by Angelo E. Iafrate, who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public

Print Name: Cathy Chauvette

My Commission Expires: 12/5/2025

Exhibit "A"

Folio Identification Number: 035196-0160

Legal Description:**Parcel 1****(Parcel A-2)**

A parcel of land lying in the North 1/2 of the North 1/2 of Government Lot 3, Section 6, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

From the Northwest corner of Government Lot 3, Section 6, Township 28 South, Range 19 East, Hillsborough County, Florida, run thence S 89°39'00"E., 168.58 feet along the North boundary of said Government Lot 3 to the POINT OF BEGINNING; thence continue along said North boundary S 89°39'00" E., 439.57 feet to a point of intersection with the Westerly right of way line of BEARRS AVENUE/SKIPPER ROAD, as recorded in OR Book 4340, Page 845, Public Records of Hillsborough County, Florida; thence along said Westerly right of way line the following three (3) courses: 1) S 81° 24'59"E 96.75 feet; 2) S 22° 11'52"E 604.95 feet to a point of curvature; 3) Southeasterly 151.91 feet along the arc of a curve to the left having a radius of 1507.39 feet and a central angle of 05° 46'27" (chord bearing S 25° 51'36" E., 151.85 feet) to a point on the South boundary of the aforesaid North 1/2 of the North 1/2 of Government Lot 3; thence along said South boundary, N. 89° 40'44" W., 834.35 feet; thence N. 00° 21'00"E., 709.22 feet to the POINT OF BEGINNING.

(Parcel A-3)

A parcel of land lying in the to the POINT OF BEGINNING; and the North 1/2 of the North 1/2 of Government Lot 4, Section 6, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Government Lot 3, Section 6, Township 28 South, Range 19 East, Hillsborough County, Florida, also being the Northeast corner of Government Lot 4, run thence S 89°39'00"E., 168.58 feet along the North boundary of said Government Lot 3, thence S 00°21'00" W., 709.22 feet to a point on the South Boundary of the aforesaid North 1/2 of the North 1/2 of Government Lot 3, thence along said South boundary, N. 89°40'44" W., 149.80 feet to the southwest corner thereof, also being the southeast corner of the aforesaid North 1/2 of the North 1/2 of Government Lot 4; thence along the south boundary thereof N 89° 53'57"W, 501.36 feet; thence N 03° 33'18" W, 713.29 feet to a point on the North boundary of said Government Lot 4, thence along said North boundary S 89° 37'58" E, 531.16 feet to the POINT OF BEGINNING.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0704

Intake Date: 03/20/2026

Hearing(s) and type: Date: 06/15/2026

Type: LUHO

Receipt Number: 579064

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 1207-1219 148th Avenue City/State/Zip: Lutz, FL 33549

TWN-RN-SEC: T28 / R19 / S6 Folio(s): 035196-0160 Zoning: M Future Land Use: LI Property Size: 10.86 AC

Property Owner Information

Name: Angelos Florida Properties Daytime Phone 727-631-3598

Address: 855 28TH STREET SOUTH City/State/Zip: St. Petersburg, FL 33712

Email: Sedkins@AFLProp.com Fax Number _____

Applicant Information

Name: Angelos Florida Properties Daytime Phone 727-631-3598

Address: 855 28TH STREET SOUTH City/State/Zip: St. Petersburg, FL 33712

Email: Sedkins@AFLProp.com Fax Number _____

Applicant's Representative (if different than above)

Name: Adkinson Engineering, P.A. Daytime Phone 904-881-4206

Address: 6550 st. Augustine Road City/State/Zip: Jacksonville, FL 32217

Email: Tadkinson@AdkinsonEng.com 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

Steve Edkins

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)

Steve Edkins

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0704 Intake Date: 03/20/2026
 Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 579064
 Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Applicant/Representative: Timothy Adkinson Phone: 904-881-4206

Representative's Email: tadkinson@AdkinsonEng.com

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

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

Part A: Property Information & Owner Authorization Requirements

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

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

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

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

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

Part B: Project Information

Additional Submittal Requirements for a Variance

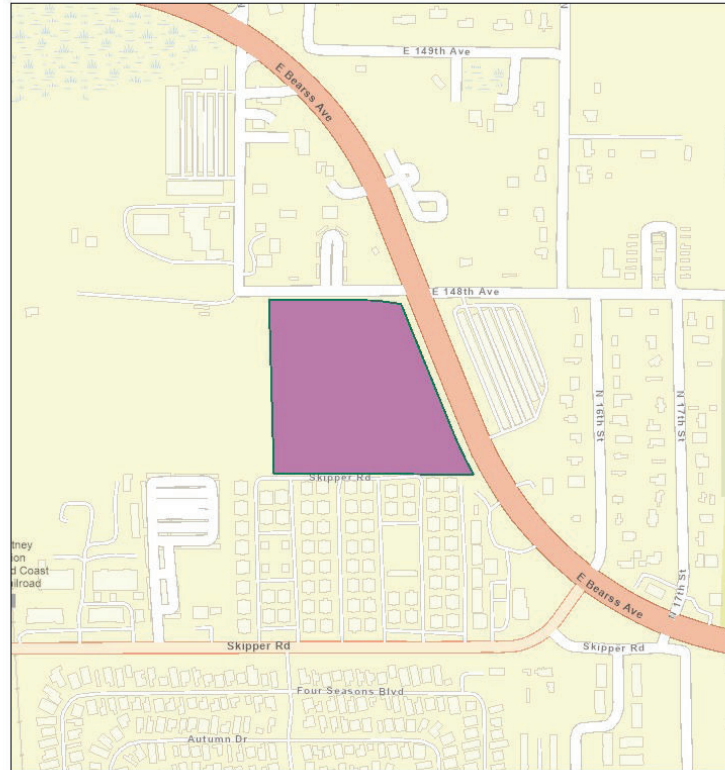
- 1 Project Description/Written Statement of the Variance Request
- 2 Variance Criteria Response
- 3 N/A Attachment A (if applicable)
- 4 Survey/Site Plan
- 5 Supplemental Information (optional/if applicable)



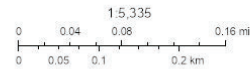
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	M
Description	Manufacturing
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0204H
FIRM Panel	12057C0204H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120204D
County Wide Planning Area	University Area Community
Census Data	Tract: 011003 Block: 2008
Census Data	Tract: 011003 Block: 2011
Census Data	Tract: 011003 Block: 2009
Census Data	Tract: 011003 Block: 2010
Future Landuse	LI
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	University Redevelopment Area

Folio: 35196.0160



March 20, 2026



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Hillsborough County Florida

Folio: 35196.0160
PIN: U-06-28-19-ZZZ-000001-27150.1
Angelos Florida Properties
Mailing Address:
 855 28th St S
 null
 St Petersburg, Fl 33712-1916
Site Address:
 0
 null, Fl null
SEC-TWN-RNG: 06-28-19
Acreage: 10.84
Market Value: \$992,964.00
Landuse Code: 1000 VACANT COMM.

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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.