

**Variance Application:** VAR 26-0856

**LUHO Hearing Date:** June 15, 2026

**Case Reviewer:** Sam Ball



**Hillsborough County Florida**

Development Services Department

**Applicant:** Addie Mentry

**Zoning:**

PD 90-0119 (PRS 98-0968)

**Address/Location:** 15403 N Dale Mabry Highway, Tampa (Folio #16391.0000)

**Request Summary**

The applicant is requesting variances to reduce the front setback requirements, increase the number of allowable signs, and reduce the spacing requirements between 2 signs to install one new monument sign on a redevelopment site located at the southeast corner of the N Dale Mabry Highway and Hoedt Road intersection.

**REQUESTED VARIANCE: REDUCED MONUMENT SIGN SETBACK FACING N DALE MABRY HIGHWAY**

LDC Sections	LDC Requirements	Variations	Result
7.03.00(C)(1)(c)	Monument Sign Setback Requirements: monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.	Reduce the 19-foot required front setback by 10.5 feet.	An 8-foot-tall monument sign with an 8.5-foot front setback.

**REQUESTED VARIANCE: INCREASE IN THE NUMBER OF SIGNS FACING N DALE MABRY HIGHWAY**

LDC Sections	LDC Requirements	Variations	Result
7.03.00(C)(2)(a)(ii)	Ground Sign Maximum Quantity: each premises with street frontage of 300 feet or more shall be permitted to have one ground sign for each additional 300 feet of street frontage.	Increase the number of allowable ground signs by 1.	3 ground signs facing where 2 are allowed.

**REQUESTED VARIANCE: DECREASE GROUND SIGN SPACING REQUIREMENTS FACING N DALE MABRY HIGHWAY**

LDC Sections	LDC Requirements	Variations	Result
7.03.00(C)(2)(a)(ii)	Ground Sign Maximum Spacing: Ground signs shall be placed no closer than 150 feet apart on the same premises.	Decrease spacing requirements by 60 feet.	2 ground signs spaced 90 feet apart.

Findings	Variance 08-0660 allowed a spacing reduction between the two most northern signs (identified as signs B and C on variance 08-0660 site plan) of 50 feet to allow for the signs to be placed 100 feet apart. The proposed monument sign would replace sign C that was approved as a pole sign under variance 08-0660 with a 90-foot separation from sign B to the north. Variance 08-0660 approved the property to have four signs along N Dale Mabry Highway where the maximum number was 2. However, sign C was specifically designated as a pole sign in the variance instead of a ground sign or monument sign. Therefore, this variance application includes a request to allow for an additional sign because the proposed sign is a monument sign. Additionally, sign E of variance 08-0660 is no longer within the property boundaries due to the property due to a public right-of-way eminent domain expansion. Based on the survey provided by the applicant, this taking also reduced the front setback of sign D as designated in variance 08-0660 to zero feet; the applicant's survey shows western edge of this sign encroaching into the public right-of-way. The applicant chose not to request a reduced setback for sign D after being notified of the nonconformity.
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**Zoning Administrator Sign Off:**



Colleen Marshall  
Mon Jun 1 2026 14:25:40

**DISCLAIMER:**

The variances listed above are based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

**8.0 SURVEY/SITE PLAN**

(see following pages)



EROSION CONTROL KEYNOTES	
CODE	DESCRIPTION DEF #/ SHEET #
(1)	TEMPORARY CONSTRUCTION BARRIER 1/CL1
(2)	SILT FENCE 3/CL1
(3)	SILT PROTECTION 4/CL1
(4)	TIERS PROTECTION 10-H/CL1

LEGEND	
(Symbol)	SILT FENCE
(Symbol)	TIERS PROTECTION
(Symbol)	CONSTRUCTION BARRIER

**NOTES**

- SEE SHEET C2A A-C1 FOR EROSION CONTROL NOTES.



**HEREFORD - DOOLEY**  
ARCHITECTS  
205 17TH AVE NORTH, SUITE 203  
NASHVILLE, TENNESSEE 37203  
P - 615 - 244 - 7999  
F - 615 - 244 - 7999  
WWW.HDRARCHITECTS.COM

**PROJECT**  
# 222024.00  
NORTH TAMPA FSER  
15499 NORTH DALE MABRY HWY, TAMPA, FL 33618

**CONSTRUCTION DOCUMENTS**



07/31/2024  
DATES OF ISSUANCE

**EROSION CONTROL PLAN**  
**C3.0**



**CREATIVE SIGN DESIGNS**  
12801 COMMODITY PLACE  
TAMPA, FL 33626  
PHONE: 813.818.7100  
FAX: 813.749.2311  
CREATIVESIGNDESIGNS.COM

**PROJECT**  
HCA NORTH TAMPA  
FSER-TURNKEY

**SITE ADDRESS**  
15499 NORTH DALE MABRY HIGHWAY  
TAMPA, FL 33618

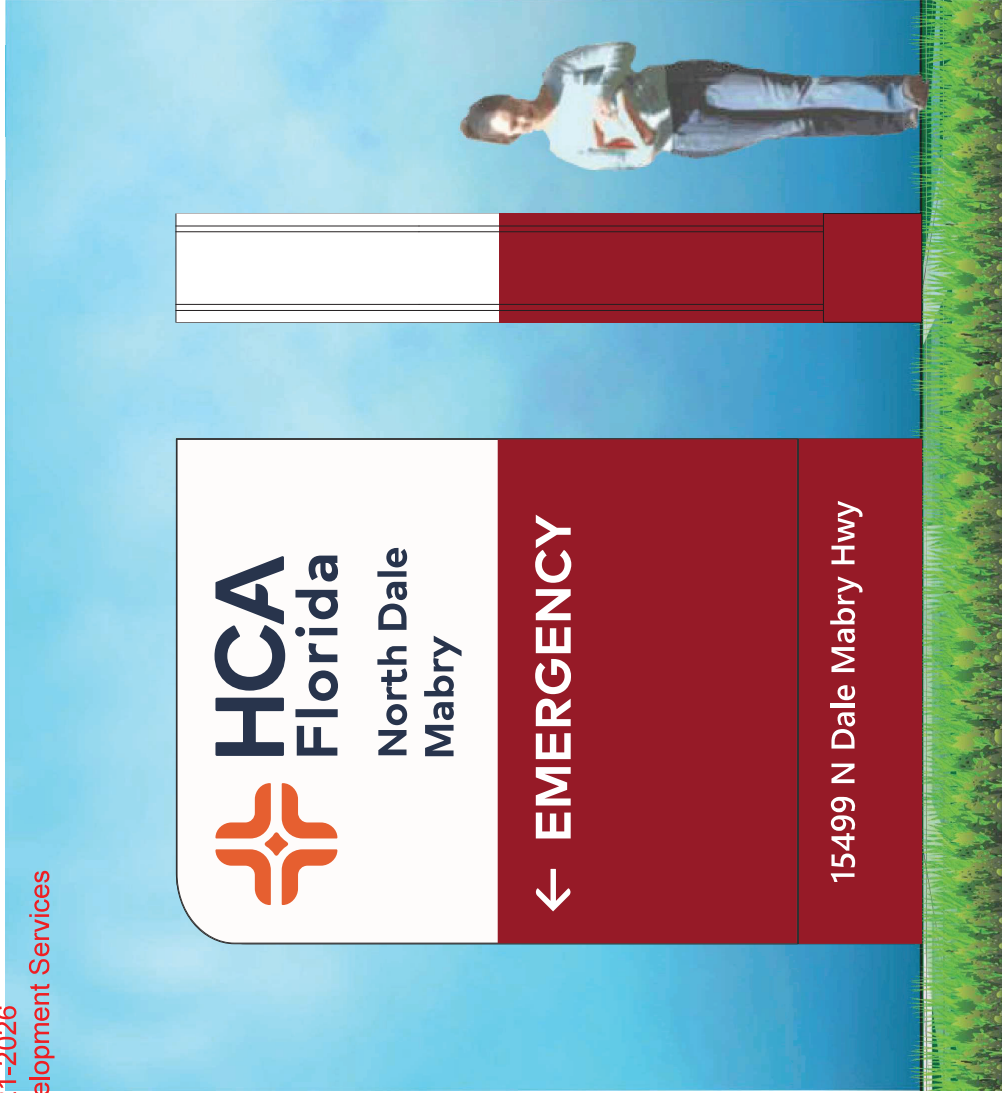
**DESIGNER:** DRB  
**DATE:** 12-08-25  
**REVISIONS:** red line updates

**SD DD FAB ENG**  
CUSTOMER APPROVAL

**DATE:** 11-25-2025  
**SIGN / SHEET TYPE**

**QUOTE #** 511  
**SHEET #** 8 **OF** 7

Received  
04-21-2026  
Development Services



**D/F ILLUMINATED PYLON SIGN ( FSR.PY.96.1 )**

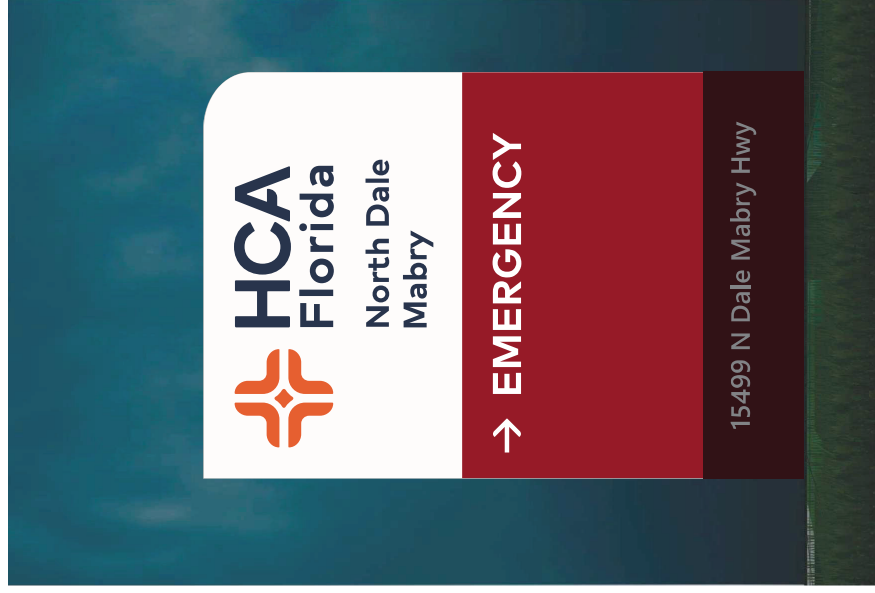
BOXED SIGNAGE: 43.3 SQ.FT.

**Color Reference Chart**

- ◆ MP 80154 CRIMSON RED with Silver Finish
- ◆ MP 1437 WHITE with Silver Finish
- ◆ 3M 350A-124 HCA ORANGE Translucent Vinyl with Diffuser
- ◆ 3M 3630-8695 HCA NAVY Translucent Vinyl
- ◆ 3M 3630-124 HCA ORANGE WITH DIFFUSER - 3M 3630-8695 HCA NAVY TRANSLUCENT FILM. ILLUMINATION IS ACCOMPLISHED BY HIGH OUTPUT WHITE LED LIGHTING.
- ◆ 3M 1845A WHITE ADDRESS Reflection Film
- ◆ 3M PANAGRAPHICS-III White Fabric Backing

Scale: 3/4"=1'-0"

FABRICATED ALUMINUM ANGLE INNER FRAME WITH SHEET ALUMINUM FILLER AND SIGNCOMP #2104 RETAINERS AND SIGNCOMP #2104 FULL BLEED RETRO FIT EXTRUSION. SIGN FACE TO BE 3M PANAGRAPHICS-III WHITE FABRIC WITH 1ST SURFACE 3M 3630-2127 CRIMSON RED - 3M 3630-124 HCA ORANGE WITH DIFFUSER - 3M 3630-8695 HCA NAVY TRANSLUCENT FILM. ILLUMINATION IS ACCOMPLISHED BY HIGH OUTPUT WHITE LED LIGHTING.



Night Conditions



**CREATIVE  
SIGN DESIGNS**

12801 COMMODITY PLACE  
TAMPA, FL 33626

PHONE: 813.818.7100  
FAX: 813.749.2311  
CREATIVESIGNDESIGNS.COM

**PROJECT**  
**HCA NORTH TAMPA  
FSER-TURNKEY**

**SITE ADDRESS**  
15499 NORTH DALE MABRY HIGHWAY  
TAMPA, FL 33618

**AW:** C. MORRESEY  
**PM:** J. ROGERS

**DESIGNER:** DRB

**REVISIONS**

#	DATE	DESCRIPTION
1	12-08-25	red line updates
2		
3		
4		
5		
6		
7		
8		
9		
10		

**SD DD FAB ENG**  
**CUSTOMER APPROVAL**



This item has been digitally signed and sealed by Top Kharavela - PE on the date indicated to the seal.

Printed copies of this document are not valid. Only the electronic copy with the signature must be verified on any electronic copies.

This Drawing and all reproductions thereof are the property of Creative Sign Designs. No part of this drawing may be reproduced, published, changed or used in any way without written consent.

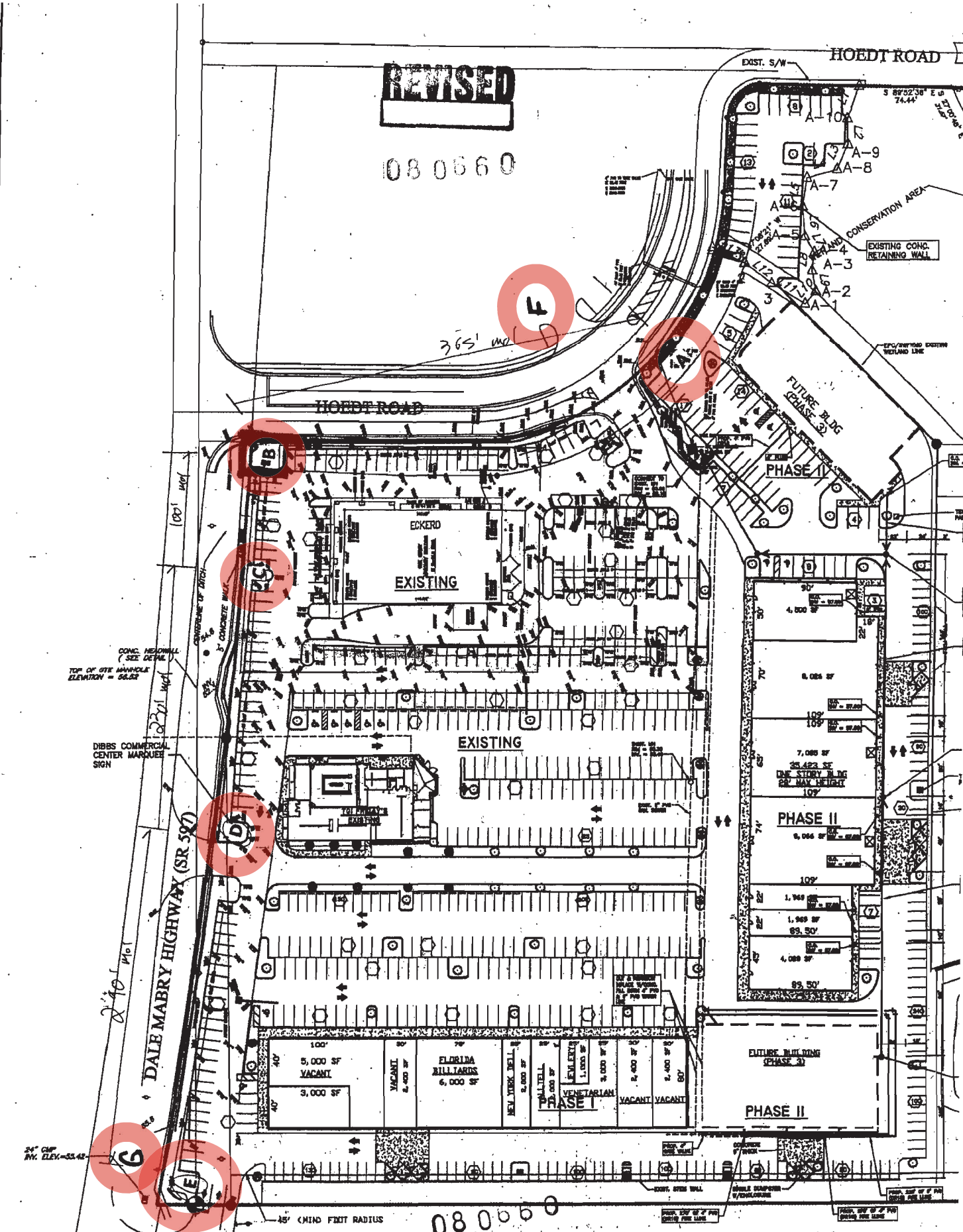
**DATE:** 11-25-2025  
**SIGN / SHEET TYPE**

**MON**  
**QUOTE #**

**511**  
**SHEET #**

**4** **OF** **7**

**REVISED**  
080660



DES. H.T.M.	NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX	DATE	REVISION	BY	CLIENT
DRAWN D.M.N.					
APP'D H.T.M.					
10-0-03	ISSUED FOR PERMIT APPROVAL				NTM

**NORTH DALE DEVELOPMENT, LTD.**  
5277 EHRlich ROAD  
TAMPA, FLORIDA 33624



# Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 26-0856	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 26-0856 Applicant's Name: Addie Mentry

Reviewing Planner's Name: Sam Ball Date: 05/26/2026

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): 06/15/2026

### 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](mailto: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](mailto: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

5/26/26  
Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?**     Yes     No

**VAR 26-0856**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: \_\_\_\_\_

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- |    |                                     |   |
|----|-------------------------------------|---|
| 1  | <input type="checkbox"/>            | <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included |
| 2  | <input checked="" type="checkbox"/> | <b>Revised Application Form**</b>   |
| 3  | <input type="checkbox"/>            | <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added                                    |
| 4  | <input type="checkbox"/>            | <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added            |
| 5  | <input type="checkbox"/>            | <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added                             |
| 6  | <input type="checkbox"/>            | <b>Property Information Sheet**</b>   |
| 7  | <input type="checkbox"/>            | <b>Legal Description of the Subject Site**</b>  |
| 8  | <input type="checkbox"/>            | <b>Close Proximity Property Owners List**</b>   |
| 9  | <input type="checkbox"/>            | <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.                     |
| 10 | <input type="checkbox"/>            | <b>Survey</b>   |
| 11 | <input type="checkbox"/>            | <b>Wet Zone Survey</b>  |
| 12 | <input type="checkbox"/>            | <b>General Development Plan</b>   |
| 13 | <input checked="" type="checkbox"/> | <b>Project Description/Written Statement</b>  |
| 14 | <input type="checkbox"/>            | <b>Design Exception and Administrative Variance requests/approvals</b>  |
| 15 | <input checked="" type="checkbox"/> | <b>Variance Criteria Response</b>   |
| 16 | <input type="checkbox"/>            | <b>Copy of Code Enforcement or Building Violation</b>   |
| 17 | <input type="checkbox"/>            | <b>Transportation Analysis</b>  |
| 18 | <input type="checkbox"/>            | <b>Sign-off form</b>  |
| 19 | <input type="checkbox"/>            | <b>Other Documents</b> (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.

Requesting a reduction in ground sign setback from 19' to 8.6'.  
 Requesting an additional number of signs to increase by 1 and increase of total ground sign Sf by 43.3 square feet.  
 Requesting a reduction in separation of signage on the same parcel by 60'. Reduction between two existing signage would be 90'

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

7.03.00.(C)1.c., 7.03.00(C)2.a.ii., 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): \_\_\_\_\_
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

**HCA North Tampa Free Standing Emergency Department  
Ground Sign Variance Request**

**Project Address:** 15403 N DALE MABRY HWY, Tampa, FL

**Applicant:** Addie Mentry

**Jurisdiction:** Hillsborough County, Florida

**Project Narrative**

This application requests approval of three variances associated with signage for the redevelopment of an existing commercial parcel into a freestanding emergency room (FSER) facility for HCA Florida located at 15499 N. Dale Mabry Highway.

The first request is a variance to reduce the minimum required setback for a monument (ground) sign. The Land Development Code requires a 19-foot setback; however, due to the physical constraints created by the approved site layout, the proposed monument sign can only achieve an approximate setback of 8 feet 6 inches. The redevelopment of the former CVS site incorporates required parking fields along the Dale Mabry frontage, emergency access circulation, internal vehicular movement, and operational requirements associated with emergency medical services, which eliminate the ability to place the sign at the required setback while maintaining compliance with the overall site design.

The second request is to permit an additional monument sign with approximately 43.3 square feet of sign area to provide dedicated identification for the freestanding emergency room use. The subject parcel is tied to a larger parent parcel that currently utilizes an existing multi-tenant monument/pylon sign for sign allocation purposes. While that sign serves the overall development, it does not provide adequate identification for this independent emergency medical use. The proposed monument sign is intended to provide direct and recognizable wayfinding specifically for patients, emergency responders, patient families, and visitors seeking emergency services.

The third request is a variance to the minimum required separation between signs located on the same parcel. Hillsborough County requires a minimum separation distance of 150 feet between signs on the same parcel; however, the proposed monument sign will be located approximately 90 feet from the existing northern sign serving the overall development. This sign location is not creating a new sign concentration along the corridor but instead is replacing a sign previously approved through a variance at substantially the same location. The requested separation reduction recognizes the existing development pattern and allows continued use of an established sign location while improving identification for the redeveloped emergency room facility.

These requests are necessary to accommodate the unique conditions of the property and support safe and efficient operation of an emergency healthcare facility located along Dale Mabry Highway, an arterial roadway carrying approximately 58,000 vehicles per day. The variances represent the minimum relief necessary to provide functional site identification while remaining compatible with surrounding development.

### 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 associated with this request are unique and singular to the subject property due to the combination of existing site conditions, prior approvals, redevelopment constraints, and the operational needs of a freestanding emergency room facility. The parcel was originally developed for retail use and contains an existing parking and circulation framework that remains necessary to support redevelopment. As shown in the approved site plan, frontage along Dale Mabry is occupied by required parking and circulation infrastructure, limiting opportunities for compliant monument sign placement. Additionally, the property forms part of a larger multi-tenant parcel that already contains an existing development identification sign, creating limitations related to sign area allocation and sign separation standards. The proposed sign location also replaces an existing sign location that previously required and received variance approval, demonstrating that this area of the site has historically presented practical limitations for strict compliance. These combined conditions are not generally shared by similarly situated properties.
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. Strict application of the Land Development Code would deprive the subject property of rights commonly enjoyed by other properties in the same district by preventing the emergency facility from maintaining visible and functional identification signage. Without the requested setback relief, the site cannot install a monument sign in a location visible to approaching traffic. Without the requested additional sign allocation, the facility would be required to rely solely on signage intended for a larger multi-tenant development rather than direct emergency identification. Finally, strict enforcement of the 150-foot sign separation requirement would eliminate the ability to utilize an established sign location despite historical approval and operational necessity. Together, these restrictions would limit the property's ability to provide the level of visibility and wayfinding commonly afforded to similarly situated emergency medical and healthcare facilities.
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 variances will not substantially interfere with or injure the rights of neighboring properties or surrounding users. The proposed monument sign remains appropriately scaled and compatible with existing

development patterns along the corridor. The reduced separation distance of approximately 90 feet does not result in visual clutter or sign overconcentration because one sign serves overall development identification while the proposed sign provides use-specific emergency identification. Further, the proposed sign replaces an existing approved sign location rather than introducing an entirely new sign condition. The requests improve site navigation and public safety while maintaining orderly development and protecting 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).
  - a. The requested variances are in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan, which seek to promote public safety, orderly development, and effective site design. While the Code establishes setback and sign allocation standards, it also recognizes the need for flexibility in cases where strict application would hinder safe and functional site operation. In this case, the proposed sign directly supports the intent of the Code by enhancing wayfinding, improving site identification, and supporting emergency medical services. The location and design of the sign are consistent with the character of the Dale Mabry corridor and contribute to an organized and functional site layout without compromising the goals of 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.
  - a. The circumstances creating the need for the requested variances are not self-created and do not result from an illegal act or actions intended to circumvent Code requirements. The constraints arise from existing parcel conditions, inherited development patterns, required parking and circulation design, the parcel's relationship to the larger development, and operational requirements associated with emergency healthcare use. Additionally, the requested sign separation variance reflects continuation of an existing condition through replacement of a previously approved variance location rather than creation of a new hardship.
  
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.
  - a. Granting the requested variances will result in substantial justice by balancing the intent of the Land Development Code with the practical needs of the property and the broader public benefit. The proposed sign provides critical wayfinding for an emergency medical facility, where visibility and rapid

identification can directly impact response times and patient outcomes. Denying the variance would impose an undue hardship on the property by limiting its ability to function effectively while providing minimal public benefit in return. Conversely, approval of the variance supports public health and safety, enhances navigability for a high-traffic corridor, and allows the site to operate as intended without creating negative impacts.

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5C

424

Prepared by ✓  
and  
Return to:  
JULIE C. VIESON  
P.O. BOX 1438  
TAMPA, FL 33601

Documentary Tax Pd - F.S. 201.02 \$ 3746.40  
Documentary Tax Pd - F.S. 201.06 \$ 4  
Intangible Tax Pd - F.S. 199 \$ 4  
Richard Ake, Clerk Hillsborough County  
By: [Signature] Deputy Clerk

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made the 23 day of October, 1997, by STEPHEN J. DIBBS, a single man, ("Grantor"), to NORTH DALE DEVELOPMENT, LTD., a Florida limited partnership, ("Grantee"), whose post office address is 5812 N. 22nd Street, Tampa, Florida 33610.

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee and Grantee's heirs, successors and assigns, a 99% undivided interest in the following described land in Hillsborough County, Florida:

See Exhibit A attached hereto and incorporated herein by reference for the description of the land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to those matters described on Exhibit B attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year.

And the Grantor does hereby covenant with the Grantee that, except as noted above, title to the premises is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

10.10 8:49

1997 NOV -3 AM 11:28

0097290278

DEF 8777 P 0294

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above-written.

Signed, sealed and delivered in the presence of:

Julie C. Vieson  
Print Name: Julie C. Vieson  
Delia M. Hancock  
Print Name: Delia M. Hancock

Stephen J. Dibbs  
STEPHEN J. DIBBS  
5912 N. 22nd Street  
Tampa, Florida 33610

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23rd day of October, 1997, by STEPHEN J. DIBBS, who is personally known to me or has produced Travel Agent ID as identification.

Delia M. Hancock  
Print Name: \_\_\_\_\_  
(Notary Public)  
My Commission Expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

g:\jcv\doc\504



OFF 8777 6295

H 97090678 Q

## LEGAL DESCRIPTION EXHIBIT

## PARCEL 1:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 27 South, Range 18 East, Hillsborough County, Florida, LESS that part deeded to the State of Florida for right of way in Deed Book 1941, Page 225, of the Public Records of Hillsborough County, Florida, and also less any portion lying within Zambito Road.

## PARCEL 2:

DESCRIPTION: A parcel of land lying and being in the Northwest 1/4 of Section 34, Township 27 South, Range 18 East, Hillsborough County, Florida, said parcel being more particularly described as follows: Commence at the West 1/4 corner of said Section 34, run thence along the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 34, S.89°39'44"E. for a distance of 30.00 feet, to a point on the Easterly right-of-way line of Zambito Road, as it presently exists; thence N.00°46'23"W. along said Easterly right-of-way line for a distance of 399.88 feet, to the intersection with the Easterly right-of-way line of Dale Mabry Highway (State Road 597), a 200' Right-of-Way, said right-of-way line lying 68.00 feet easterly of the centerline of the northbound lanes; thence along said Easterly right-of-way line of Dale Mabry Highway, Northerly for a distance of 259.13 feet, along the arc of a curve concave to the westerly, having a radius of 5797.58 feet, a central angle of 02°33'39", and a chord bearing of N.04°29'17"E. for a distance of 259.11 feet, to the Point of Beginning of the parcel herein described; thence along the North boundary of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 34, S.89°37'20"E. for a distance of 627.62 feet; thence along the East boundary of the West 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 34, N.00°36'23"W. for a distance of 309.72 feet; thence along a line lying 19.0 feet south of and parallel with the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 34, N.89°37'38"W. for a distance of 182.83 feet, to a point of curvature; thence along the Easterly and Southerly right-of-way line of Hoedl Road, as shown on the Sketch of Description for Hoedl Road prepared by the County of Hillsborough Survey and Mapping Department, Project No. 87-15-R, dated 2/8/90, for the following five (5) courses: (1) Southwesterly for a distance of 44.61 feet, along the arc of a curve concave to the southeast, having a radius of 30.00 feet, a central angle of 85°11'28", and a chord bearing of S.44°29'47"W. for a distance of 40.61 feet, to a point of tangency; (2) S.02°00'25"W. for a distance of 63.08 feet, to a point of curvature; (3) Southwesterly for a distance of 315.92 feet, along the arc of a curve concave to the northwest, having a radius of 225.00 feet, a central angle of 80°26'52", and a chord bearing of S.42°13'53"W. for a distance of 290.60 feet, to a point on a line lying 1.00 feet north of and parallel with the aforesaid North boundary of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 34; (4) N.89°37'20"W. along said parallel line for a distance of 83.81 feet, to a point; (5) N.87°00'32"W. for a distance of 131.50 feet, to a point on the aforesaid Easterly right-of-way line of Dale Mabry Highway; thence along said Easterly right-of-way line Southerly for a distance of 7.00 feet, along the arc of a curve concave to the west, having a radius of 5797.58, a central angle of 00°04'09", and a chord bearing of S.03°14'14"W. for a distance of 7.00 feet, to the Point of Beginning.

Together with that certain Reciprocal Easement recorded in Official Records Book 5315, Page 1441, and as re-recorded in OR Book 5363, Page 1999, both of the Public Records of Hillsborough County, Florida.

Exhibit A

OFF  
REC 8777 60296

**EXHIBIT B**

1. Approval and Mitigation Agreement, as described in O.R. Book 7796, Page 217, of the Public Records of Hillsborough County, Florida as amended by that Amended Approval and Mitigation Agreement recorded of even date herewith. (As to Parcel 1).
2. Interlocal Agreement recorded in O.R. Book 8360, Page 1291, of the Public Records of Hillsborough County, Florida (As to all Parcels).
3. Conservation Easement, as described in O.R. Book 8387, Page 108, of the Public Records of Hillsborough County, Florida (As to all Parcels).
4. Reciprocal Easement Agreement in O.R. Book 5315, Page 1441 and as re-recorded in O.R. Book 5363, Page 1999, both of the Public Records of Hillsborough County, Florida (As to Parcel 2).

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REC 8777  
6 0297



**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0856 Intake Date: 04/21/2026  
Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 587561  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Julie Boatright

### Property Information

Address: 15403 N DALE MABRY HWY, City/State/Zip: Tampa, FL 33618  
TWN-RN-SEC: 27-18-34 Folio(s): 016391-0000 Zoning: PD Future Land Use: OC-20 Property Size: 8.77 ac.

### Property Owner Information

Name: NORTH DALE DEVELOPMENT LTD Daytime Phone (813) 908-9754  
Address: 5277 EHRLICH RD City/State/Zip: TAMPA, FL 33624-2042  
Email: stephendibbs@northdaledevelopment.com 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.

Addie Mentry  
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.

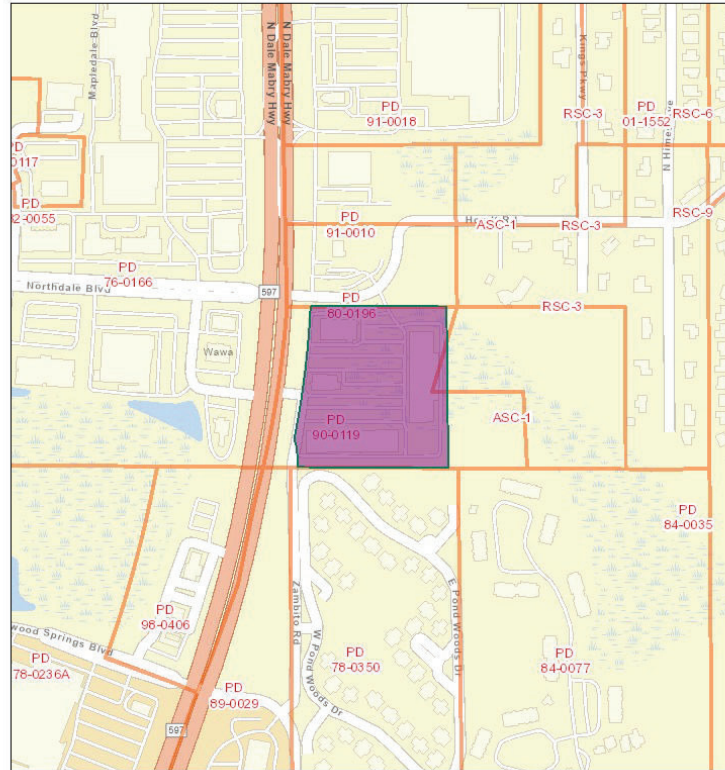
Steven D. Dibbs  
Signature of the Owner(s) – (All parties on the deed must sign)  
Steven Dibbs  
Type or print name



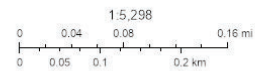
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	90-0119
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	98-0968,92-0401
Census Data	Tract: 011107 Block: 3009
Future Landuse	OC-20
Urban Service Area	USA
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	NO

Folio: 16391.0000



April 20, 2026



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

Hillsborough County Florida

**Folio: 16391.0000**  
**PIN: U-34-27-18-ZZZ-000000-72600.0**  
**North Dale Development Ltd**  
**Mailing Address:**  
 5277 Ehrlich Rd  
 null  
 Tampa, FL 33624-2042  
**Site Address:**  
 15403 N Dale Mabry Hwy  
 Tampa, FL 33618  
**SEC-TWN-RNG: 34-27-18**  
**Acreage: 8.77**  
**Market Value: \$17,075,900.00**  
**Landuse Code: 1630 STORE/SHP CENTE**

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