

Variance Application: VAR 26-0905**LUHO Hearing Date:** 07/13/26**Case Reviewer:** Cierra James**Hillsborough
County Florida****Development Services Department****Applicant:** Talet E. Musa**Zoning:**

CN

Address/Location: 5129 674 Hwy., Wimauma, FL 33598: Folio 78911.0100**Request Summary:**

The applicant is requesting a variance to several requirements site development standards in the Wimauma Downtown Overlay District and the CN zoning district.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A maximum impervious surface percentage of 60 percent is permitted in the CN zoning district.	10 percent	70 percent impervious surface
3.23.06.C.1.a	Parking in Retail/Office Lot Types, Civic Lot Types and Mixed-Use Lot Types shall occur to the rear and/or side of the primary building. Parking between the primary building and front setback shall not be permitted.	Location of the parking spaces on the northern side of the property.	Allow for parking spaces between the principal building adjacent to State Road 674 along the northern property line.
3.23.07.B	Main Street Building Setbacks for 4th Street and State Road 674 Notwithstanding Table 5-1, the maximum front yard setback shall be 20 feet.	80 feet	A maximum setback of 100 feet.
3.23.07.D	A building's primary orientation and façade shall be toward State Road 674, Main Street (4th Street), or other Downtown Center streets rather than the parking areas. The primary building pedestrian entrance(s) shall be visible and directly connected with the sidewalk or multi-purpose pathway within the street on which building is fronting via a minimum 5-foot-wide direct sidewalk connection. Entrance(s) shall be a distinctive and prominent element of the architectural design. Buildings shall incorporate lighting and changes in mass, surface or finish material, or balcony, porch or awning to emphasize the entrance(s).	Eliminate this requirement.	Allow building orientation and façade to face the parking area.
3.23.07.H	New parking shall occur within parking garages or within surface lots that are located behind the line of the building façade.	Eliminate this requirement.	Allow for parking spaces between the principal building adjacent to State Road 674 along the northern property line.

Findings:

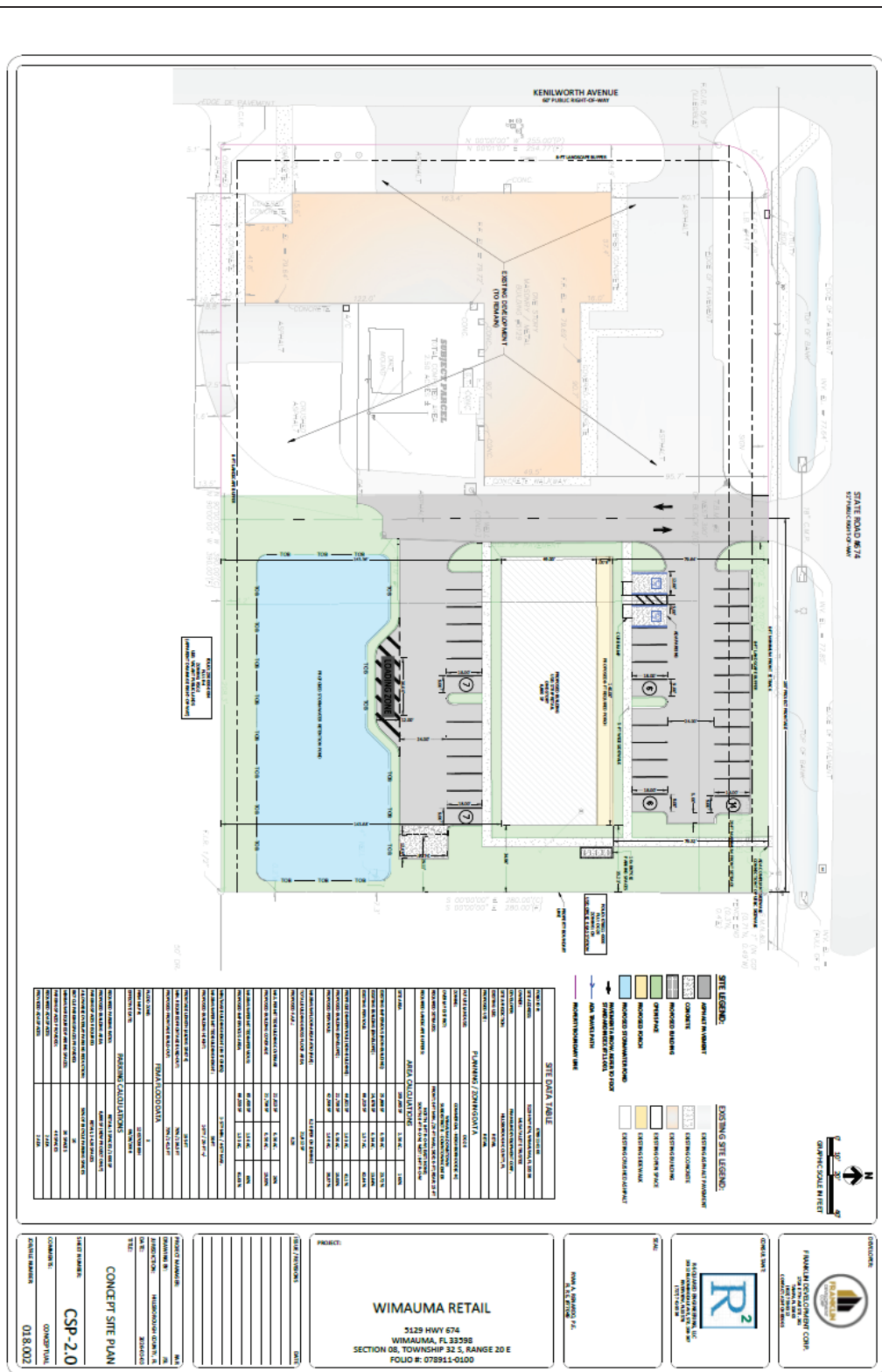
None.

Zoning Administrator Sign Off:

Colleen Marshall
Wed Jul 1 2026 08:51:07**DISCLAIMER:**

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

SURVEY/SITE PLAN



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Additional / Revised Information Sheet

Office Use Only

Application Number:

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 26-0905 Applicant's Name: Talet E Musa, Trustee

Reviewing Planner's Name: Cierra James Date: 06/22/2026

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): 07/13/2026

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@hcf.gov

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@hcf.gov.

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

06/22/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application VAR 26-0905

☐ 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:  06/22/2026
(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 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☒	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



10312 Bloomingdale Ave
Ste. 108-367
Riverview, FL 33578
(727) 741-3536

PROJECT NARRATIVE

Wimauma Retail
Application for Variance
April 23rd, 2026
REV1: June 22nd, 2026

1.0 PROJECT INTRODUCTION

The subject property consists of one tract of land under Folio No. 078911-0100 and is located within unincorporated Hillsborough County, Florida. The property area is approximately 2.5 gross acres and has a Future Land Use designation of Office Commercial-20 (OC-20) with an underlying zoning district of Commercial Neighborhood (CN).

The property is a corner parcel fronting State Road 674 to the north and Kenilworth Avenue to the west. SR 674 is an FDOT right-of-way approximately 90 feet in width with a posted speed limit of 45 MPH, while Kenilworth Avenue is a Hillsborough County right-of-way approximately 60 feet in width with a posted speed limit of 30 MPH.

The site is located within the Wimauma Downtown (WD) Subdistrict B – Downtown Center Overlay. The intent of this overlay is to promote reinvestment and redevelopment within Wimauma's downtown core through a mixed-use, walkable, and pedestrian-oriented development pattern. In general, the overlay encourages buildings to be located close to the street with parking, stormwater, and other support functions located to the rear of the building.

The property is currently developed with an existing retail strip center and parking lot located on the western portion of the site. According to the Property Appraiser records, the existing building was constructed in 1976 which predates the current Land Development Code and the WD Overlay. The applicant acquired the property in 1991 with a long-term vision of expanding the site with a second building located generally in line with the existing structure and served by a cohesive shared parking and access layout, as generally depicted on the Conceptual Site Plan. Following adoption of the WD Overlay on October 12, 2021, implementation of that development concept is no longer feasible without the variances requested herein due to building placement requirements, frontage buildout standards, and the interaction of the overlay standards with the underlying zoning regulations.

The WD Overlay defers to the underlying zoning district for maximum impervious surface limitations. Under CN zoning, the maximum impervious area is 60 percent. At the same time, the overlay standards in Section 3.23.06, Table 5-2 contemplate building coverage up to 80 percent, which creates conflict between the development form encouraged by the overlay and the intensity limits established by the underlying zoning district. This conflict is further highlighted by surrounding commercial properties, many of which are zoned Commercial General (CG), where a maximum impervious surface ratio of 70 percent is permitted. The variance requested would increase the subject property to the same impervious area standards applicable to the surrounding CG zoning standards.



The requested variances to building placement and maximum impervious area would allow a more functional site layout while better supporting the intent of the overlay district. Accordingly, this application requests variances related to building placement and impervious area in order to allow reasonable redevelopment of a constrained site with an existing legal structure, while supporting a development pattern generally consistent with the intent of the Wimauma Downtown Overlay.

2.0 VARIANCE REQUEST

The following Variances are requested to implement the proposed conceptual site plan:

1. Sec. 3.23.06(C)(1)(a) – Garage and Parking Locations
 - a. Variance to allow parking between the primary building and the front yard setback.
2. Sec. 3.23.07(B) – Main Street Building Setbacks for 4th Street and State Road 674
 - a. Variance to increase maximum front yard setback from 20-ft to 100-ft.
3. Sec. 3.23.07(D) – Building Orientation
 - a. Variance to allow building orientation and façade to be toward the parking area.
4. Sec. 3.23.07(H) – New Parking Location
 - a. Variance to allow surface parking lot in front of the line of the building facade.
5. Sec. 6.01.01 – Maximum Amount of Impervious Area
 - o Variance to increase the maximum impervious surface from 60% to 70%.

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☐ Includes sensitive and/or protected information.

Type of information included and location _____

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3.0 VARIANCE CRITERIA RESPONSE

3.1 Variance Request #'s 1, 2, 3, and 4: These variances are all related to the building placement as shown on the Conceptual Site Plan.

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?

Response: This hardship is unique to this property because of the existing building location, which was lawfully constructed decades before adoption of the current Land Development Code and overlay standards. The existing building location creates constraints on how new development can be laid out while maintaining functional parking, access, and circulation. The hardship is also tied to the way the overlay standards apply to a site with an existing development pattern. While the overlay encourages buildings to be located closer to the street, strict application of those standards on this site creates practical difficulties because of the relationship between the existing building, proposed building, and vehicle use areas. These conditions are specific to this property and are not common to vacant or fully conforming sites.

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.

Response: Strict application of the overlay building placement standards would limit the property owner's ability to reasonably expand and develop the property in a functional manner. Requiring the proposed building to be located at or near the right-of-way would create challenges with site layout, circulation, and the relationship between the new and existing buildings. The requested variances allow the property to be developed in a way that is consistent with the surrounding commercial development pattern and allows reasonable use and expansion of the site.

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

Response: Approval of the requested variances will not substantially interfere with or injure the rights of adjacent property owners. The proposed development will maintain appropriate access, internal circulation, and compatibility with surrounding uses. There will be no adverse impacts related to traffic flow, drainage, or building scale. The proposed building placement is consistent with the surrounding area and will not introduce any incompatible site conditions. Additionally, the proposed site plan maintains visibility and access for both the existing building on the subject property and the gas station immediately east of the subject property, supporting continued economic activity without creating negative external impacts.



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).

Response: While the overlay district encourages street-oriented development patterns, the requested variances represent a reasonable and balanced approach that considers both the intent of the regulations and the practical limitations of the site. The proposed site plan allows for the continued use of an existing legal, non-conforming structure, while facilitating additional development in a manner that is functional and compatible with the surrounding area. Requiring strict compliance would necessitate a site layout that is less efficient given the existing conditions and could hinder the viability of the property. The requested variances therefore achieve a balance between advancing redevelopment and respecting the constraints of existing legal, non-conforming development, which is consistent with the broader intent of the Land Development Code and Comprehensive Plan to promote orderly and reasonable land use.

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.

Response: The hardship is not self-created. The existing building was legally constructed approximately 50 years ago, prior to the adoption of current Land Development Code and overlay standards. The constraints affecting the site are a direct result of changes in regulatory requirements over time, not actions taken by the current property owner. The need for the variance arises from the requirement to integrate new development with an existing legal non-conforming structure, not from any action or decision by the owner that created the 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.

Response: Approval of the requested variances would result in substantial justice by allowing reasonable expansion of an existing business while maintaining a functional and compatible site layout. The request supports continued investment in the property and allows development to move forward without creating impacts to surrounding properties. Denial of the variances would impose an unnecessary hardship by forcing a site layout that is less practical given the existing conditions on the property.

**3.2 Variance Request # 5: This variance is related to the maximum impervious area.**

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?

Response: This hardship is unique to this property because of the combination of the existing building on site and the way the Wimauma Downtown Overlay standards interact with the underlying CN zoning district standards. The overlay encourages a more urban development pattern allowing a maximum building coverage of 80%. Whereas the underlying CN zoning limits the maximum impervious area to 60%. If the building coverage were built out to the allowable 80%, that would exceed the maximum impervious area of the underlying CN zoning district. Other surrounding commercial properties in this area are all zoned CG which has higher limits for maximum impervious area of 70%. This is further complicated by the fact that there is an existing legal building on the site that occupies part of the developable area and limits flexibility for site design, circulation, and parking. These combined factors create a hardship that is specific to this property.

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

Response: Strict application of the underlying CN zoning maximum impervious limits would make it difficult to develop this property in a manner consistent with other commercial properties in the area and in a way that satisfies the intent of the overlay district. The requested variances would allow a development intensity that is consistent with nearby commercially zoned properties. Without the variances, the property is constrained in a way that limits reasonable expansion and use of the site.

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

Response: Approval of the requested variance will not substantially interfere with or injure the rights of adjacent property owners. The proposed increases in impervious surface will not result in adverse impacts related to traffic, drainage, compatibility, or building scale.

The development will be designed to meet all applicable engineering and site design standards, including stormwater management requirements, ensuring that no negative off-site impacts occur. The resulting development intensity is consistent with nearby commercial properties and will not introduce any incompatible conditions.



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).

Response: The requested variance is in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. While the underlying CN zoning district establishes baseline intensity limits, the Wimauma Downtown Overlay encourages a more compact and urban development form, including increased building coverage. The requested adjustment to impervious surface are necessary to reconcile these standards and enable development that better fulfills the intent of the overlay.

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.

Response: This is not a self-imposed hardship. The hardship results from the presence of an existing legal building on the property and the application of current regulations that were adopted long after the site was originally developed. The applicant did not create these constraints, but is seeking reasonable relief to allow new development to work within them.

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.

Response: Approval of the requested variances would result in substantial justice by allowing reasonable development of the property while still maintaining consistency with the broader intent of the LDC and Comprehensive Plan. The request supports redevelopment and expansion of an existing business without creating impacts to surrounding properties, while denial of the variances would impose an unnecessary hardship by limiting the property's ability to develop in a practical and functional manner.

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This Instrument Prepared by:
After Recording Return to:

Michael L. Peterson, Esq.
Michael L. Peterson, P.A.
218 Apollo Beach Boulevard
Apollo Beach, FL 33572

Property Appraisers Parcel I.D. (Folio) Number(s):
078911-0100
File No.: 20245894A

QUITCLAIM DEED

This Indenture, Made this 8/23/24 day of August, 2024, by and between **HUSNIEH E. MUSA, YAZAN M. MUSA, MOHAMMAD M. MUSA, FATEMAH M. MUSA, and SIREEN MUSA AHMAD**, whose post office address is: **P.O. Box 880, Wimauma, FL 33598**, hereinafter called the "Grantor", and **TALET E. MUSA**, as Trustee of the **TALAT E. MUSA Trust, dated February 10, 2020**, whose post office address is: **P.O. Box 880, Wimauma, FL 33598**, hereinafter called the "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Hillsborough** County, Florida, to wit:

The West 390.0 feet of Block 2 of Glendarry Green Subdivision, according to the map or plat thereof as recorded in Plat Book 39, Page 77, of the Public Records of Hillsborough County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

THIS DOCUMENT WAS PREPARED AT THE DIRECTION OF THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH AND EXAMINATION.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature] Husnieh Musa
Witness 1 Signature HUSNIEH E. MUSA

Witness 1 Printed Name and Post Office Address:

Charles Interrante
10312 Bloomingdale Ave STE 108
River view FL 33578

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

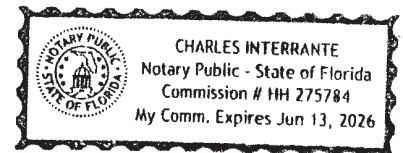
Joshua B. Cruz
10312 E Bloomingdale Ave

State of FL
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2024 by HUSNIEH E. MUSA. He/She/They is/are ☐ Personally Known OR ☒ Produced FL License as Identification.

[Signature] (SEAL)
Notary Public Signature
Printed Name: Charles Interrante
My Commission Expires: 06/13/2026

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



IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Charles Interrante
Witness 1 Signature

Yazan M. Musa
YAZAN M. MUSA

Witness 1 Printed Name and Post Office Address:

Charles Interrante
10312 Bloomingdale Ave STE 108
River View FL 33578

[Signature]

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Isaac Belmar 2 10312 E
Bloomingdale Ave

State of FL
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2024 by YAZAN M. MUSA. He/She/They is/are ☐ Personally Known OR ☒ Produced FL License as Identification.

Charles Interrante

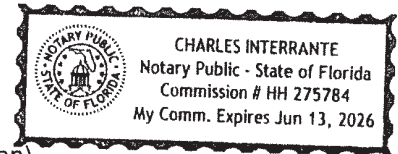
Notary Public Signature

(SEAL)

Printed Name: Charles Interrante

My Commission Expires: 06/13/2026

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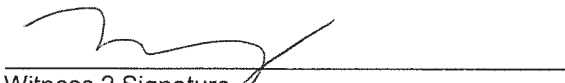
Witness 1 Signature



MOHAMMAD M. MUSA

Witness 1 Printed Name and Post Office Address:

Mohammad Ahmael
462 E Slisk Ave
Tampa FL 33604



Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

8870 N Himes Ave Tampa, FL 33614
Valentin Gomez

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of August, 2024 by MOHAMMAD M. MUSA. He/She/They is/are ☐ Personally Known OR ☒ Produced Florida Driver License as Identification.



Notary Public Signature

(SEAL)

Printed Name: MARIA I. BOVE
My Commission Expires: June 12, 2026



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

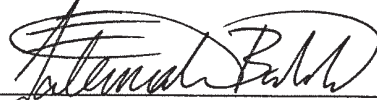
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



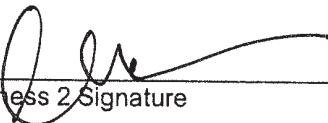
Witness 1 Signature



FATEMAH M. MUSA

Witness 1 Printed Name and Post Office Address:

BASEL BAHHOUR
20215 PASEO LORENZO
YORBA LINDA, CA 92886



Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

MARYAM GUL
5180 Via Margarita
Yorba Linda, CA 92886

State of California
County of Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of August, 2024 by FATEMAH M. MUSA. He/She/They is/are ☐ Personally Known OR ☐ Produced _____ as Identification.

Notary Public Signature

(SEAL)

Printed Name: _____

My Commission Expires: _____

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

SEE
ATTACHED

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

OrangeOn September 5th 2024 before me, Orrin Darrell Hill II

Date

Here Insert Name and Title of the Officer

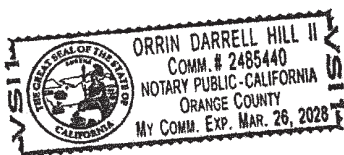
personally appeared Fatemah Mounther Bahhour

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Quitclaim DeedDocument Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Fatemah Mounther Bahhour

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Trustee ☐ Guardian or Conservator☐ Other: _____☐ Other: _____Signer is Representing: CADL

Signer is Representing: _____

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature]
Witness 1 Signature

[Signature]
SIREEN MUSA AHMAD

Witness 1 Printed Name and Post Office Address:

Charles Interrante
10312 Bloomingdale Ave Ste 108
Riverview FL 33578

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Joshua Bernier
10312 E Bloomingdale Ave

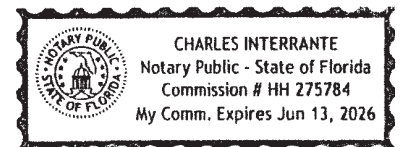
State of FL
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2024 by SIREEN MUSA AHMAD. He/She/They is/are ☐ Personally Known OR ☒ Produced FL License as Identification.

[Signature]
Notary Public Signature (SEAL)

Printed Name: Charles Interrante
My Commission Expires: 06/13/2026

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



TRUSTEE'S DEED

THIS INDENTURE Made this 1st day of October, 1990, between EDITH H. SIMMONS AS TO AN UNDIVIDED 1/2 INTEREST; AND EDITH H. SIMMONS AND NCNB NATIONAL BANK, AS CO-TRUSTEES OF THE DOYLE I. SIMMONS FAMILY TRUST ESTABLISHED UNDER THE DOYLE I. SIMMONS REVOCABLE TRUST AS TO AN UNDIVIDED 1/2 INTEREST, the Trustee, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, GRANTOR, and

TALAT E. MUSA AND MOUNIER E. MUSA
(SSN) (SSN)
GRANTEE,

Whose post office address is: P. O. Box 880, Wimauma, Florida 33598

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to wit:

The West 390.0 feet of Block 2 of GLENGARRY GREEN SUBDIVISION, according to map or plat thereof recorded in Plat Book 39, Page 77, Public Records of Hillsborough County, Florida. TAX PARCEL NO. _____

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd. \$ 1980.00
Intangible Tax Pd. \$.00
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

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 the said Grantor either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

THIS DEED is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the Trust agreement above mentioned. This deed is made subject to the covenants, conditions, restrictions, and easements of record.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal this day and year first above written.

SIGNED, SEALED & DELIVERED:

Julie A. Keys
Dee R. [Signature]

Edith H. Simmons
EDITH H. SIMMONS, individually and as Co-Trustee of the
Doyle I. Simmons Revocable Trust

STATE OF FLORIDA
COUNTY OF Hillsborough

NCNB NATIONAL BANK
By: [Signature]
JOHN W. SAUER, Vice President and Trust Officer, Co-Trustee
of the Doyle I. Simmons Revocable Trust

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments personally appeared EDITH H. SIMMONS, individually and as Co-Trustee AND John W. Sauer, Vice President and Trust Officer, Co-Trustee of the Doyle I. Simmons Revocable Trust

well known to me to be the person named as Grantor in the foregoing deed and the Grantor acknowledged executing the same in the presence of two subscribing witnesses and they voluntarily under authority duly vested in them, As co-Trustee.

WITNESS my hand and seal in the county and state aforesaid this 1st day of October, 1990.

[Signature]
Notary Public, State of Florida
My commission expires: _____
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 6, 1991
DONOR: [Signature] PUBLIC UNDERWRITER.

Grantor's Home Title
10444 Shakany Street
Port Richey, FL
34608

1990 OCT -5 AM 9:19

98213098



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0905

Intake Date: 04/29/2026

Hearing(s) and type: Date: 07/13/2026

Type: LUHO

Receipt Number: Charles Phillips

Date: _____

Type: _____

Intake Staff Signature: 590424

Property Information

Address: 5129 Hwy 674

City/State/Zip: Wimauma, FL 33598

TWN-RN-SEC: 08-32S-20E Folio(s): 078911-0100 Zoning: CN Future Land Use: OC-20 Property Size: 2.5 ac.

Property Owner Information

Name: Talet E Musa, Trustee

Daytime Phone (813) 843-5186

Address: PO Box 880

City/State/Zip: Wimauma, FL 33598

Email: mahermusa33@yahoo.com

Fax Number N/A

Applicant Information

Name: Talet E Musa, Trustee

Daytime Phone (813) 843-5186

Address: PO Box 880

City/State/Zip: Wimauma, FL 33598

Email: mahermusa33@yahoo.com

Fax Number N/A

Applicant's Representative (if different than above)

Name: R-Squared Engineering, LLC (Contact: Ryan A. Renardo)

Daytime Phone (727) 741-3536

Address: 10312 Bloomingdale Ave, Ste. 108-367

City/State/Zip: Riverview, FL 33578

Email: Ryan@RSquaredeng.com

Fax Number N/A

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.

Talet E. Musa
Signature of the Applicant

TALAT E. MUSA
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.

Talet E. Musa
Signature of the Owner(s) - (All parties on the deed must sign)

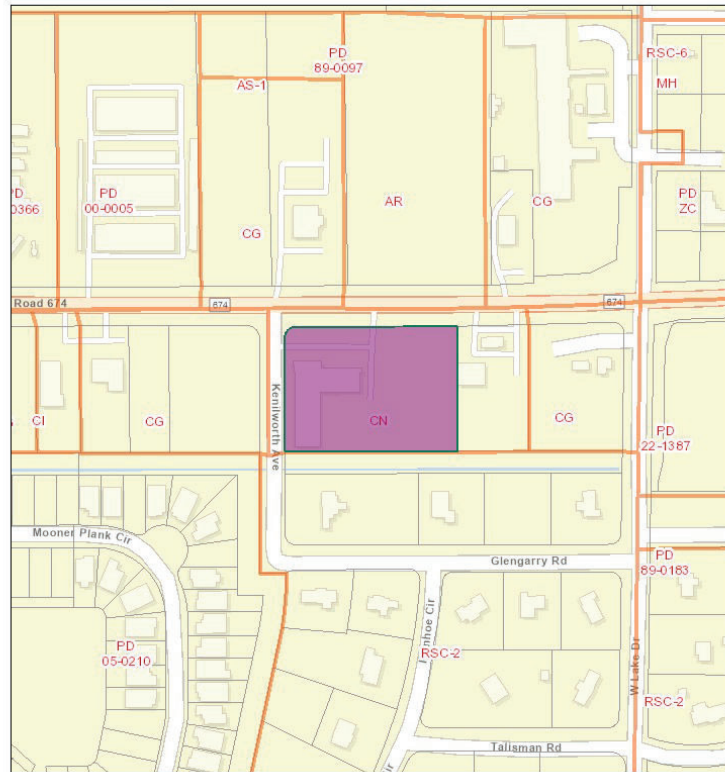
Talat Musa
Type or print name



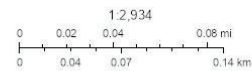
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013914 Block: 2012
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Wimauma Downtown Subdistrict B – Downtown Center
Competitive Sites	NO
Redevelopment Area	NO

Folio: 78911.0100



April 29, 2026



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Hillsborough County Florida

Folio: 78911.0100
PIN: U-08-32-20-2XB-000002-00000.1
Talet E Musa /Trustee
Mailing Address:
 Po Box 880
 null
 Wimauma, FL 33598-0880
Site Address:
 5129 674 Hwy
 Wimauma, FL 33598
SEC-TWN-RNG: 08-32-20
Acreage: 2.5
Market Value: \$950,600.00
Landuse Code: 1630 STORE/SHP CENTE

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.