

Variance Application: VAR 26-1004

LUHO Hearing Date: July 13, 2026

Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: David M. Smith – Stearns Weaver Miller

Zoning:

PD 19-1445

Address/Location: 9010 Causeway Boulevard, Brando (Folio #44650.0000)

Request Summary

The applicant is requesting a variance to increase the allowable building sign area on a new building constructed at the southwest corner of the Selmon Expressway and the S US Highway 301 intersection.

LDC Sections	LDC Requirements	Variances	Result
7.03.00(A)(2)	Maximum Building Sign Area: Each Premises, and in the case of multi-occupancy buildings, each unit, shall be permitted to display Building Signs, the Aggregate Sign Area of which shall not exceed 1¼ square feet per each linear foot of building frontage facing a public street or parking lot, but in no event more that 200 square feet of Aggregate Sign Area. For each unit not facing a public street or parking lot, the Aggregate Sign Area shall not exceed 1¼ square feet for each lineal foot of unit frontage for the elevation on which the building sign will be installed, but in no event more than 200 square feet of Aggregate Sign Area.	Increase the allowable building sign area on the northern elevation by 301 square feet.	A building sign with 501 square feet of aggregate sign area.

Findings	None
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Zoning Administrator Sign Off:	 Colleen Marshall Tue Jun 23 2026 11:43:06
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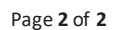
DISCLAIMER:

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.

~1000' OVERALL NORTH ELEVATION
~800' WAREHOUSE NORTH WALL

SIDELOAD CANOPY
CO2 STORAGE
DC WAREHOUSE - AREA A
METAL ROOF CANOPY
DC WAREHOUSE - AREA B
RECEIVING OFFICE

OVERALL ELEVATION VIEW - NORTH





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.

The variance request is for a building sign variance to allow a 501 sq. ft. building sign where a 200 sq. ft. building sign would be allowed pursuant to part 7.03.00.A.2. of the Land Development Code.

See Attachment 1 - Project Description/Variance Request/Written Statement

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

Part 7.03.00.A.2. of the Land Development Code related to the maximum size of building signage being capped at 200 sq. ft.

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

Attachment 1

PROJECT DESCRIPTION / VARIANCE REQUEST / WRITTEN STATEMENT

This request is for a 501 square foot building sign where a maximum sign of 200 square foot sign is permitted per Part 7.03.00, A, 2. of the Land Development Code.

The sign variance is for a building sign on the north facing facade of the recently completed 791,581 square foot Coca-Cola Beverages Florida distribution facility located at the southwest corner of the Selmon Expressway and US Highway 301. The distribution facility is part of a +/- 158-acre mixed use development located on the northwest corner of US Highway 301 and Causeway Blvd approved for 1,400,000 square feet of manufacturing, production, distribution and fleet uses and 470,000 square feet of retail, office and hotel uses.

The proposed sign is the only signage requested on the Coca-Cola Beverages Florida distribution facility facing the elevated portion of the Selmon Expressway and its east bound exit ramp to US 301. The larger building sign is requested due to unique site specific constraints which prevent a smaller Code compliant sign from being reasonably visible.

The following factors contribute to the sign's visibility issues:

1. **Elevated and Curved Roadway Geometry.** The Selmon Expressway proximate to the warehouse is elevated and curved when approaching the exit ramp for US Highway 301 making it difficult to see the building much less a 200 SF building sign.
2. **Existing Vegetation Obstructions.** Compounding the visibility issue is a stand of large cypress trees abutting the Selmon Expressway when approaching the exit ramp to US 301. Full visibility is not achieved until passing the trees and seeing the NE corner of the distribution building and proposed location of the larger sign some 900 +/- feet away.
3. **Extraordinary Setback Conditions.** The width of the Selmon ROW is quite wide along the subject site's frontage and this ROW width, existing wetlands and the large footprint of the distribution center building contribute to pushing the building away from the Selmon ROW from over 300 to 650 feet along the 900-foot width of the building's north facade.
4. **Scale of the Building and Sign Proportionality.** The scale of the facility with its 900-foot-wide façade makes the 200 SF building sign allowed by the Code feel disproportionately small which is exacerbated by the setback from the Selmon Expressway lanes and ROW.

The factors above result in a compliant sign of 200 square feet to be effectively obstructed from view and illegible for eastbound Selmon Expressway travelers. The requested variance provides for signage that can be more easily seen by travelers and vendors as they approach the US 301 Exit, which should improve wayfinding and support safer vehicular traffic conditions.



Variance Criteria Response

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

See Attachment 2.

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

See Attachment 2.

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

See Attachment 2.

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

See Attachment 2.

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

See Attachment 2.

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

See Attachment 2.

Attachment 2

VARINCE 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?*

The 791,581 square foot Coca-Cola Beverages Florida distribution building (sign location), 18,974 square foot office and 52,884 square foot maintenance facility are part of a large mixed-use development comprised of 1,400,000 square feet of manufacturing, production, distribution and fleet uses and 470,000 square feet of retail, office and hotel uses developed on a unique and singular 158+/- acre property. The property is unique and singular due to its location abutted on the north by the elevated Selmon Expressway, the east by US highway 301, the west by Delaney Creek and the south by the commercial portion of the mixed-use site at the intersection of US 301 and Causeway Boulevard. The site location characteristics, elevated Selmon Expressway and offsite wetland trees along Delaney Creek contribute to making the property unique and singular.

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 LDC provides for building signage for each premise or for a multi-tenant building each unit, based upon one and one quarter square feet of sign area for every foot of frontage not to exceed 200 square feet in aggregate. A 200 square foot sign is obstructed from view and not readily legible from the property's frontage along the Selmon due to the Selmon's elevation, its wide ROW, curved approach to the US 301 exit and tees. Numerous properties along the Selmon do not suffer the same visibility constraints as experienced by the subject development. Approval of the subject variance would allow a building sign of sufficient size to be visible/legible on the northern façade of the subject building. The sign will be the only sign on the buildings 900-foot-wide northern façade facing the Selmon Expressway.

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.*

The variance will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance. Given the location of the building and sign location proposed for the northeast corner of its façade no adjacent properties will be negatively impacted. The proposed sign is located at least 1000 feet from the nearest residential property, which is located northwest of the proposed sign and has its view obstructed by existing offsite vegetation. To the north is the elevated Selmon Expressway and commercial development on the north side of the Expressway, to the south is property that is part of the same mixed use project with no view of the sign location and to the east the sign can only be seen from the intersection of US 301 and the Selmon exit ramp which is northeast of the sign location.

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 proposed variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan. Section 1.02.03 of the LDC states that it is the intent of the county that the development process be equitable with respect to the “rights of property owners and consideration of the interests of the citizens of Hillsborough County.” Given the scale of the development and the physical constraints that limit visibility and legibility of the proposed Code-compliant sign, approval of the variance is in harmony with the owner’s property rights and interests of citizens of Hillsborough County. Additionally, the variance is consistent with the Section 7.00.02 Purpose and Intent of the Sign regulations which provides “The purpose of these Sign Regulations is to provide the minimum control of signs necessary to promote the health, safety, and general welfare of the citizens of Hillsborough County, Florida, by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental signs that would detract from the aesthetic appeal of the county and lead to economic decline and blight, by preventing signs from reaching such excessive size or numbers that they obscure one another to the detriment of the County, by ensuring good and attractive design that will strengthen the county's appearance and economic base, and by preserving the right of free speech and expression in the display of signs.” Reading the LDC general provisions together with the Purpose and Intent of the Sign regulations the proposed variance is in harmony with the LDC because the sign proposed in the context of its surroundings will not detract from the aesthetic appeal of the county, lead to economic blight, result in excessive size or numbers of signs obscuring one another to the detriment of the County while recognizing the rights of property owners and protecting the interests of the Citizens of the County.

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.*

The variance sought does not result from an illegal act or from actions of the applicant, resulting in a self-imposed hardship. The applicant did not create the very large ROW abutting the property, the elevated Selmon Expressway, the exit ramp location or the offsite wetland trees that collectively create the visibility issues.

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.*

Allowing the variance will result in substantial justice being done since the variance for the larger building sign provides clearer identification of the business on the subject property which enhances public safety, will not be detrimental to surrounding property owners and will not have detrimental impacts the Sign Code was adopted to protect.

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This Instrument Was Prepared By,
Record and Return To:

Claire Bailey Carraway, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 E. Jackson Street, Suite 2100
Tampa, FL 33602

Folio #044650.0000
Consideration: \$1.00

NOTE TO RECORDING CLERK: THIS QUIT CLAIM DEED IS EXEMPT FROM THE PAYMENT OF DOCUMENTARY STAMP TAX PURSUANT TO FLORIDA ADMINISTRATIVE CODE RULE 12B-4.014(2)(b) AND IS SUBJECT ONLY TO THE PAYMENT OF THE MINIMUM TAX.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 10th day of September, 2020, by and between **COLONNADE CROSSTOWN LLC**, a Delaware limited liability company, whose post office address is 10117 Princess Palm Avenue, Suite 100, Tampa, Florida 33610 (the “Grantor”) and **COLONNADE CROSSTOWN LLC**, a Delaware limited liability company, whose post office address is 10117 Princess Palm Avenue, Suite 100, Tampa, Florida 33610 (the “Grantee”). The terms “Grantor” and “Grantee” in this instrument include the respective successors and assigns of said parties.

W I T N E S S E T H:

WHEREAS, that the Grantor, for and in consideration of One Dollar paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, quit claim, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the property (the “Property”) lying and being in Hillsborough County, Florida, more particularly described as follows:

See **Exhibit “A”** attached hereto and incorporated herein

Commonly known as 1615 S 301 Highway, Tampa, Florida 33619

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

NOTE: The Certified Parcel Approval Letter dated May 15, 2020 approved by Hillsborough County Development Services Department is attached hereto as **Exhibit “B”**

NOTE: THIS DEED HAS BEEN PREPARED AND RECORDED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed in its name the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

COLONNADE CROSSTOWN LLC,
a Delaware limited liability company

Erie B. Ward
Print Name: Erie B. Ward
Nicole Stenhouse
Print Name: Nicole Stenhouse

By: *Thomas N. Benford*
Name: Thomas N. Benford
Title: Authorized Signatory

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2020, by Thomas N. Benford, as authorized signatory of **COLONNADE CROSSTOWN LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Julie Josephitis
Notary Public
Print Name: Julie Josephitis
My Commission Expires: Oct. 15, 2022

(NOTARY STAMP/SEAL)

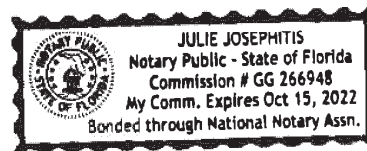


EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, AND SECTIONS 30 AND 31, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 14 AND 15, IN THE NORTHEAST 1/4 OF SAID SECTION 25, SOUTH TAMPA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE "SCRUGGS" PARCEL, TRACTS 3, 4, 9, 10, 15, PORTIONS OF TRACT 11 AND 14, PORTION OF THE PLATTED RIGHT-OF-WAY VACATED PER RESOLUTION NUMBER R88-0239, AS RECORDED IN OFFICIAL RECORDS BOOK 5601, PAGE 1276, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, PORTION OF THE PLATTED RIGHTS-OF-WAY VACATED PER RESOLUTION NUMBER R15-116, AS RECORDED IN OFFICIAL RECORDS BOOK 23461, PAGE 1924, OF SAID PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN THE SOUTHEAST 1/4 OF SAID SECTION 25, OF SAID SOUTH TAMPA, TOGETHER WITH A PORTION OF TRACT 15 IN THE NORTHEAST 1/4 OF SAID SECTION 36, OF SAID SOUTH TAMPA, TOGETHER WITH A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF STATE ROAD NO. 43 (U.S. HIGHWAY 301)(200' RIGHT-OF-WAY WIDTH PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1001-105) AND NORTH OF CAUSEWAY BOULEVARD (STATE ROAD NO. 676)(VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP W.P. ITEM/SEG.: 255599 1), ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N00°02'18"E, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 615.95 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF TRACT 16 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE S89°25'58"W, ALONG SAID EASTERLY EXTENSION AND SAID NORTHERLY LINE, A DISTANCE OF 665.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT 16; THENCE S00°00'37"W, ALONG THE WEST LINE OF SAID TRACT 16, A DISTANCE OF 637.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP W.P. ITEM/SEG.: 255599 1; THENCE N89°54'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.19 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST LINE OF SAID TRACT 15 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE N00°01'06"W, ALONG THE WEST LINE OF SAID TRACT 15 AND SAID TRACT 10, A DISTANCE OF 1,274.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10; THENCE S89°58'54"W, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER SAID TRACT 11; THENCE S00°01'06"E, ALONG THE EAST LINE OF SAID TRACT 11, A DISTANCE OF 570.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 75 FEET OF THE EAST 180 FEET OF SAID TRACT 11; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF THE EAST 180 FEET OF SAID TRACT 11, A DISTANCE OF 30.00 FEET; THENCE S00°01'06"E, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 75 FEET OF THE EAST 180 FEET OF SAID TRACT 11; THENCE N89°43'06"E, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11; THENCE S00°01'06"E, ALONG THE EAST LINE OF TRACT 14 IN SAID SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 192.89 FEET; THENCE N89°57'39"W, DEPARTING SAID EAST LINE, A DISTANCE OF 644.67 FEET TO THE WEST LINE OF SAID TRACT 14; THENCE N00°02'54"W, ALONG SAID WEST LINE OF TRACT 14, A DISTANCE OF 189.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT 14; THENCE N00°02'49"W, ALONG THE WEST LINE OF SAID TRACT 11 IN SAID SOUTHEAST 1/4 OF SECTION 25 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 659.27 FEET TO THE INTERSECTION OF SAID NORTHERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 1/2 OF THE PLATTED RIGHT-OF-WAY VACATED BY RESOLUTION NUMBER R88-0239,

AS RECORDED IN OFFICIAL RECORDS BOOK 5601, PAGE 1276 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N89°41'15"E, ALONG SAID NORTH LINE, A DISTANCE OF 645.11 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 6 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE N00°38'37"E, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 635.67 FEET TO THE SOUTHEAST CORNER OF TRACT 3 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE S89°51'45"W, ALONG THE SOUTH LINE OF TRACTS 3 AND 4 IN SAID SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 1,297.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE N00°03'29"W, ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 624.55 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4; THENCE S89°57'52"E, ALONG THE NORTH LINE OF SAID TRACTS 4 AND 3, A DISTANCE OF 1,304.97 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3; THENCE N00°18'52"E, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14 IN THE NORTHEAST 1/4 OF SECTION 25; THENCE N89°57'52"W, ALONG THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 182.44 FEET; THENCE N54°21'16"E, DEPARTING SAID SOUTH LINE, A DISTANCE OF 224.46 FEET TO THE EAST LINE OF SAID TRACT 14; THENCE S00°01'06"E, ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 37.27 FEET TO THE NORTH LINE OF SAID PLATTED RIGHTS-OF-WAY VACATED PER RESOLUTION NUMBER R15-116; THENCE N89°18'04"E, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID TRACT 15 IN THE NORTHEAST 1/4 OF SECTION 25; THENCE N00°01'06"W, ALONG SAID WEST LINE, A DISTANCE OF 122.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 211, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12478, PAGE 1859, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINES OF SAID PARCEL 211 FOR THE FOLLOWING THREE (3) COURSES: (1) N88°14'26"E, A DISTANCE OF 36.04 FEET; (2) N69°29'25"E, A DISTANCE OF 115.82 FEET; (3) N12°55'02"E, A DISTANCE OF 61.99 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 15; THENCE S89°40'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 40.80 FEET TO THE WEST LINE OF PARCEL 212, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12478, PAGE 1859, OF SAID PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID PARCEL 212 FOR THE FOLLOWING FIVE (5) COURSES: (1) S17°32'15"W, A DISTANCE OF 89.87 FEET; (2) S34°52'39"W, A DISTANCE OF 35.09 FEET; (3) S48°20'19"E, A DISTANCE OF 119.91 FEET; (4) N70°52'02"E, A DISTANCE OF 49.09 FEET; (5) N34°18'59"E, A DISTANCE OF 214.16 FEET TO SAID NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 15; THENCE S89°40'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 235.49 FEET TO NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 15; THENCE S00°00'19"W, ALONG THE EAST LINE OF SAID TRACT 15, A DISTANCE OF 320.52 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 15; THENCE S89°36'53"E, ALONG THE SOUTH LINE OF TRACT 16 IN SAID NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 644.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 16; THENCE N00°02'18"E, ALONG THE EAST LINE OF SAID TRACT 16, A DISTANCE OF 39.16 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTHWESTERLY LINE OF PARCEL 4-56, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3664, PAGE 148, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 4-56 FOR THE FOLLOWING FOUR (4) COURSES: (1) S62°25'53"E, A DISTANCE OF 210.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; (2) 188.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 207.29 FEET AND A CENTRAL ANGLE OF 52°00'43" (CHORD BEARING S36°25'32"E, A DISTANCE OF 181.78 FEET); (3) S10°25'10"E, A DISTANCE OF 626.92 FEET; (4) N81°52'16"E, A DISTANCE OF 58.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 43 (U.S. HIGHWAY 301); THENCE S08°07'44"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 501.67 FEET; THENCE S08°05'44"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,248.92 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF SAID CAUSEWAY BOULEVARD (STATE ROAD NO. 676); THENCE ALONG SAID NORTH RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES: (1) N89°27'08"W, A DISTANCE OF 195.14 FEET; (2) N89°54'45"W, A DISTANCE OF 170.72 FEET; (3) S00°05'15"W, A DISTANCE OF 3.00 FEET; (4)

N89°54'46"W, A DISTANCE OF 178.93 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT;
(5) 155.10 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,013.00 FEET AND A
CENTRAL ANGLE OF 01°06'32" (CHORD BEARING OF S89°31'59"W, A DISTANCE OF 155.09 FEET);
THENCE N00°14'22"E, DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID
SECTION 36, A DISTANCE OF 8.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,769,162 SQUARE FEET, 132.442 ACRES, MORE OR LESS.

EXHIBIT B



**Hillsborough
County**

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

May 15, 2020

Colonnade Crosstown LLC

10117 Princess Palm Ave

Tampa FL 33610

**SUBJECT: CERTIFIED PARCEL
SUBDIVISION**

COLONNADE CROSSTOWN LLC

FOLIO #44650, 44652, 44653, 44669, 44670 Project ID#5289

**BOARD OF COUNTY
COMMISSIONERS**

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Dear Colonnade Crosstown LLC,

The staff of the Development Services Department has completed its review of your request and it has been determined that the requirements have been met. The Certified Parcel Subdivision request complies with the Land Development Code as adopted by the Board of County Commissioners on April 1, 1997.

The approved two (1) lot indicated in Exhibit "A" and on the Certified Parcel Subdivision Survey submitted to the Development Services Department on April 17, 2020 have appropriate access. The property is located in Section 25, Township 28, Range 19.

The lots hereby described are part of a subdivision of a certified parcel as certified by the Administrator and may not be further subdivided under the provisions for subdividing a Certified Parcel.

Any further subdivision activity and/or creation of more than the lots described above shall require compliance with Section 10.01.05 and other applicable provisions of the Land Development Code.

Approval is granted with the following conditions:

1. Prior to the issuance of building permits, deeds shall be recorded for the new lots. (It is recommended that deeds be recorded within 30 days of this approval.)
2. Please be advised that this approval applies only to the development proposal as submitted, and in no way does it provide EPC approval to any other aspect of the EPC process. By this approval, EPC grants no reliance that wetlands may be developed within these parcels.
3. Where public water and/or wastewater service is supplied by Hillsborough County Water Resource Services, an application for service for each individual lot must be made to the Water Resources Department prior to the issuance of a building permit for construction. If served by private well and septic tank, each shall be located on the same parcel as the

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principal use per Section 2.02.04 (Accessory Uses) of the LDC.

4. Prior to construction of a driveway connection to a County roadway, a right-of-way use permit must be obtained from the Public Works Right-of Way Management Office.

When applying for permits for the approved lots, please submit a copy of this letter along with the application for a permit. Failure to do so may cause unnecessary delays in the permit review process.

In addition, a copy of this Certified Parcel Approval letter is required to be attached as an exhibit to your deed when recorded.

You may be required to apply for a permit from the Southwest Florida Water Management District (SWFWMD) prior to initiating any activity on site.

Please note that this approval does not release the developer from any requirements established by other ordinances nor does it imply exemption from obtaining all proper permits from other governmental agencies. It is the applicant's responsibility to comply with all applicable rules and regulations of Hillsborough County.

If you have any questions concerning this matter please e-mail Varlene Valle at Valley@hillsboroughcounty.org or call at (813) 276-8340.

Sincerely,



Lee Ann Kennedy

General Manager I

Site and Subdivision Intake

The Center for Development Services

Colonnade Crosstown LLC HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

CERTIFIED PARCEL

PROJECT NAME Colonnade Crosstown LLC
 FOLIO # 44650.0000, 44652.0000, 44653.0000, 44669.0000, 44670.0000 Project ID# 5289
 SUBMITTED 04/17/2020 DISTRIBUTED 04/17/2020 DUE 04/24/2020
 EOR NAME & PHONE John Carr #13-886-6080
 EOR EMAIL ADDRESS: ewb8eb@surveying.com
 OWNER NAME & PHONE: Colonnade Crosstown LLC 202-669-3700
 OWNER EMAIL ADDRESS: joe.a.carroll@gmail.com
 DRC DATE _____ SECTION/TOWNSHIP/RANGE 25-29-19

☒	APPROVED	GRAND OAKS
☐	APPROVED WITH CONDITIONS	ON SITE PIPING
☐	RESCUENTTTAL REQUIRED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
☐	INSUFFICIENT FOR REVIEW*	PROPORTIONATE FAIR SHARE
☐	NO REVIEW REQUIRED	LIGHTING PLANS

CONDITIONS/COMMENTS

SITE ACREAGE: 132.442

TOTAL LOTS: 1

APPROVAL IS TO COMBINE 5 PARCELS TO 1 PARCEL AS DESCRIBED IN EXHIBIT A FOUND IN THE PDF IDENTIFIED AS LEGAL DESCRIPTION IN SITE INTAKE FOLDER

PRELIMINARY APPROVED: _____

REVIEWED BY: DENNIS KLINE DATE: 4-20-20

	NATURAL RESOURCES	272-5600	FIRE	276-9433
	TRANSPORTATION	272-5600	PARKS	975-2160
	SITE ENGINEERING	272-5600	STREET & ADDRESSES	744-5862
	STORMWATER	272-5600	REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600	PUBLIC WORKS (TRAFFIC SVCS)	272-5912
☒	ZONING	272-5600	SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239		

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, AND SECTIONS 30 AND 31, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 14 AND 15, IN THE NORTHEAST 1/4 OF SAID SECTION 25, SOUTH TAMPA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE "SCRUGGS" PARCEL, TRACTS 3, 4, 9, 10, 15, PORTIONS OF TRACT 11 AND 14, PORTION OF THE PLATTED RIGHT-OF-WAY VACATED PER RESOLUTION NUMBER R88-0239, AS RECORDED IN OFFICIAL RECORDS BOOK 5601, PAGE 1276, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, PORTION OF THE PLATTED RIGHTS-OF-WAY VACATED PER RESOLUTION NUMBER R15-116, AS RECORDED IN OFFICIAL RECORDS BOOK 23461, PAGE 1924, OF SAID PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN THE SOUTHEAST 1/4 OF SAID SECTION 25, OF SAID SOUTH TAMPA, TOGETHER WITH A PORTION OF TRACT 15 IN THE NORTHEAST 1/4 OF SAID SECTION 36, OF SAID SOUTH TAMPA, TOGETHER WITH A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF STATE ROAD NO. 43 (U.S. HIGHWAY 301)(200' RIGHT-OF-WAY WIDTH PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1001-105) AND NORTH OF CAUSEWAY BOULEVARD (STATE ROAD NO. 676)(VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP W.P. ITEM/SEG.: 255599 1), ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N00°02'18"E, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 615.95 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF TRACT 16 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE S89°25'58"W, ALONG SAID EASTERLY EXTENSION AND SAID NORTHERLY LINE, A DISTANCE OF 665.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT 16; THENCE S00°00'37"W, ALONG THE WEST LINE OF SAID TRACT 16, A DISTANCE OF 637.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP W.P. ITEM/SEG.: 255599 1; THENCE N89°54'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.19 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST LINE OF SAID TRACT 15 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE N00°01'06"W, ALONG THE WEST LINE OF SAID TRACT 15 AND SAID TRACT 10, A DISTANCE OF 1,274.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10; THENCE S89°58'54"W, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER SAID TRACT 11; THENCE S00°01'06"E, ALONG THE EAST LINE OF SAID TRACT 11, A DISTANCE OF 570.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 75 FEET OF THE EAST 180 FEET OF SAID TRACT 11; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF THE EAST 180 FEET OF SAID TRACT 11, A DISTANCE OF 30.00 FEET; THENCE S00°01'06"E, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 75 FEET OF THE EAST 180 FEET OF SAID TRACT 11; THENCE N89°43'06"E, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11; THENCE S00°01'06"E, ALONG THE EAST LINE OF TRACT 14 IN SAID SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 192.89 FEET; THENCE N89°57'39"W, DEPARTING SAID EAST LINE, A DISTANCE OF 644.67 FEET TO THE WEST LINE OF SAID TRACT 14; THENCE N00°02'54"W, ALONG SAID WEST LINE OF TRACT 14, A DISTANCE OF 189.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT 14; THENCE N00°02'49"W, ALONG THE WEST LINE OF SAID TRACT 11 IN SAID SOUTHEAST 1/4 OF SECTION 25 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 659.27 FEET TO THE INTERSECTION OF SAID NORTHERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 1/2 OF THE PLATTED RIGHT-OF-WAY VACATED BY RESOLUTION NUMBER R88-0239, AS RECORDED IN OFFICIAL RECORDS BOOK 5601, PAGE 1276 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N89°41'15"E, ALONG SAID NORTH LINE, A DISTANCE OF 645.11 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 6 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE N00°38'37"E, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 635.67 FEET TO THE SOUTHEAST CORNER OF TRACT 3 IN SAID SOUTHEAST 1/4 OF SECTION 25; THENCE S89°51'45"W, ALONG THE SOUTH LINE OF TRACTS 3 AND 4 IN SAID SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 1,297.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE N00°03'29"W, ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 624.55 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4; THENCE S89°57'52"E, ALONG THE NORTH LINE OF SAID TRACTS 4 AND 3, A DISTANCE OF 1,304.97 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3; THENCE N00°18'52"E, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14 IN THE NORTHEAST 1/4 OF SECTION 25; THENCE N89°57'52"W, ALONG THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 182.44 FEET; THENCE N54°21'16"E, DEPARTING SAID SOUTH LINE, A DISTANCE OF 224.46 FEET TO THE EAST LINE OF SAID TRACT 14; THENCE S00°01'06"E, ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 37.27 FEET TO THE NORTH LINE OF SAID PLATTED RIGHTS-OF-WAY VACATED PER RESOLUTION NUMBER R15-116; THENCE N89°18'04"E, ALONG SAID

NORTH LINE, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID TRACT 15 IN THE NORTHEAST 1/4 OF SECTION 25; THENCE N00°01'06"W, ALONG SAID WEST LINE, A DISTANCE OF 122.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 211, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12478, PAGE 1859, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINES OF SAID PARCEL 211 FOR THE FOLLOWING THREE (3) COURSES: (1) N88°14'26"E, A DISTANCE OF 36.04 FEET; (2) N69°29'25"E, A DISTANCE OF 115.82 FEET; (3) N12°55'02"E, A DISTANCE OF 61.99 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 15; THENCE S89°40'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 40.80 FEET TO THE WEST LINE OF PARCEL 212, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12478, PAGE 1859, OF SAID PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID PARCEL 212 FOR THE FOLLOWING FIVE (5) COURSES: (1) S17°32'15"W, A DISTANCE OF 89.87 FEET; (2) S34°52'39"W, A DISTANCE OF 35.09 FEET; (3) S48°20'19"E, A DISTANCE OF 119.91 FEET; (4) N70°52'02"E, A DISTANCE OF 49.09 FEET; (5) N34°18'59"E, A DISTANCE OF 214.16 FEET TO SAID NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 15; THENCE S89°40'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 235.49 FEET TO NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 15; THENCE S00°00'19"W, ALONG THE EAST LINE OF SAID TRACT 15, A DISTANCE OF 320.52 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 15; THENCE S89°36'53"E, ALONG THE SOUTH LINE OF TRACT 16 IN SAID NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 644.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 16; THENCE N00°02'18"E, ALONG THE EAST LINE OF SAID TRACT 16, A DISTANCE OF 39.16 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTHWESTERLY LINE OF PARCEL 4-56, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3664, PAGE 148, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 4-56 FOR THE FOLLOWING FOUR (4) COURSES: (1) S62°25'53"E, A DISTANCE OF 210.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; (2) 188.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 207.29 FEET AND A CENTRAL ANGLE OF 52°00'43" (CHORD BEARING S36°25'32"E, A DISTANCE OF 181.78 FEET); (3) S10°25'10"E, A DISTANCE OF 626.92 FEET; (4) N81°52'16"E, A DISTANCE OF 58.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 43 (U.S. HIGHWAY 301); THENCE S08°07'44"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 501.67 FEET; THENCE S08°05'44"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,248.92 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF SAID CAUSEWAY BOULEVARD (STATE ROAD NO. 676); THENCE ALONG SAID NORTH RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES: (1) N89°27'08"W, A DISTANCE OF 195.14 FEET; (2) N89°54'45"W, A DISTANCE OF 170.72 FEET; (3) S00°05'15"W, A DISTANCE OF 3.00 FEET; (4) N89°54'46"W, A DISTANCE OF 178.93 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (5) 155.10 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,013.00 FEET AND A CENTRAL ANGLE OF 01°06'32" (CHORD BEARING OF S89°31'59"W, A DISTANCE OF 155.09 FEET); THENCE N00°14'22"E, DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 8.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,769,162 SQUARE FEET, 132.442 ACRES, MORE OR LESS.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-1004

Intake Date: 05/21/2026

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

Type: LUHO

Receipt Number: 596327

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 9010 Causeway Blvd City/State/Zip: Brandon, Florida 33619
TWN-RN-SEC: 29-19-25 Folio(s): 044650-0000 Zoning: PD Future Land Use: CMU-12, UMU-20, R-9 Property Size: 158 acres

Property Owner Information

Name: Colonnade Crosstown, LLC Daytime Phone: _____
Address: 10117 Princess Palm Ave City/State/Zip: Brandon, Florida 33610
Email: _____ Fax Number: _____

Applicant Information

Name: David M. Smith, Director of Development and Zoning Daytime Phone: (813) 222-5010
Address: 401 E Jackson St. Ste 2100 City/State/Zip: Tampa, Florida 33602
Email: dsmith@stearnsweaver.com (and mkacir@stearnsweaver.com) Fax Number: (813) 222-5089

Applicant's Representative (if different than above)

Name: David M. Smith, Director of Development and Zoning Daytime Phone: (813) 222-5010
Address: 401 East Jackson St. Suite 2100 City/State/Zip: Tampa, Florida 33602
Email: dsmith@stearnsweaver.com Fax Number: (813) 222-5089
(and mkacir@stearnsweaver.com)

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.

David M. Smith
Signature of the Applicant
David M. Smith, Director of Development and Zoning
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.

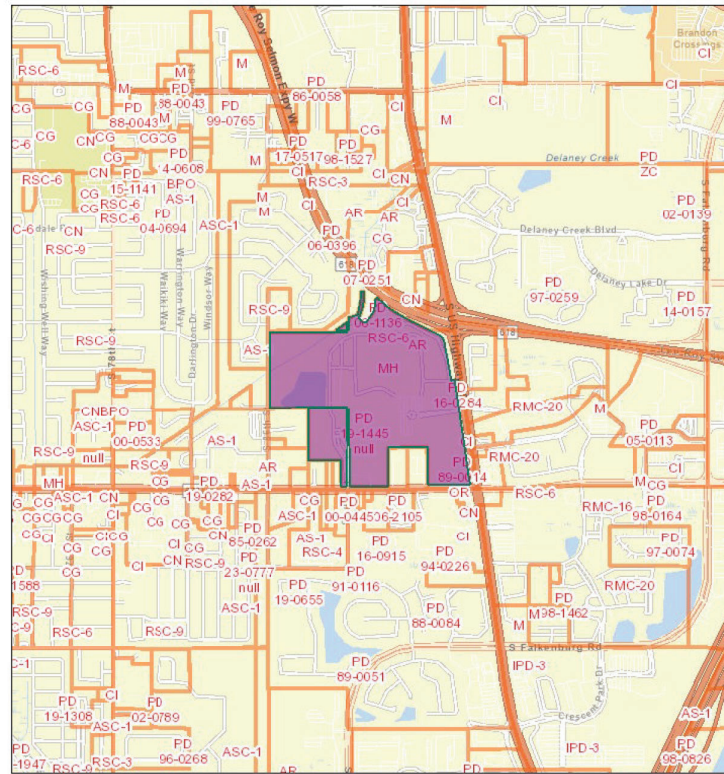
David M. Smith
Signature of the Owner(s) - (All parties on the deed must sign)
David M. Smith, Director of Development and Zoning
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
Overlay	null
RZ	19-1445
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Flood Zone:AE	BFE = 22.5 ft
Flood Zone:A	
Flood Zone:A	
Flood Zone:A	
Flood Zone:AE	
Flood Zone:AE	FLOODWAY
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
Flood Zone:A	
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 20.3 ft
Flood Zone:A	
Flood Zone:A	
Flood Zone:AE	
Flood Zone:A	
FIRM Panel	0386J
FIRM Panel	12057C0386J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE FW
Pre 2008 Firm Panel	1201120386E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Planned Development	PD
Re-zoning	19-1445
Note	15-0439
Minor Changes	null
Major Modifications	null
Personal Appearances	23-0502
Census Data	Tract: 013505 Block: 1008
Census Data	Tract: 013505 Block: 1011
Future Landuse	CMU-12
Future Landuse	UMU-20

Folio: 44650.0000



May 19, 2026

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

Hillsborough County Florida

Folio: 44650.0000
PIN: U-25-29-19-663-000001-54290.0
Colonnade Crosstown Llc
Mailing Address:
 10117 Princess Palm Ave Ste 100
 null
 Tampa, FL 33610-8303
Site Address:
 9010 Causeway Blvd
 null, FL null
SEC-TWN-RNG: 25-29-19
Acreage: 155.47
Market Value: \$99,007,300.00
Landuse Code: 4810 LIGHT INDUS.

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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

Future Landuse	R-9	
Future Landuse	CMU-12	
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	2	
Fire Impact Fee	Central	
Parks/Schools Impact Fee	CENTRAL	
ROW/Transportation Impact Fee	ZONE 8	
Wind Borne Debris Area	140 MPH Area	
Competitive Sites	NO	
Redevelopment Area	Palm River Redevelopment Area	

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