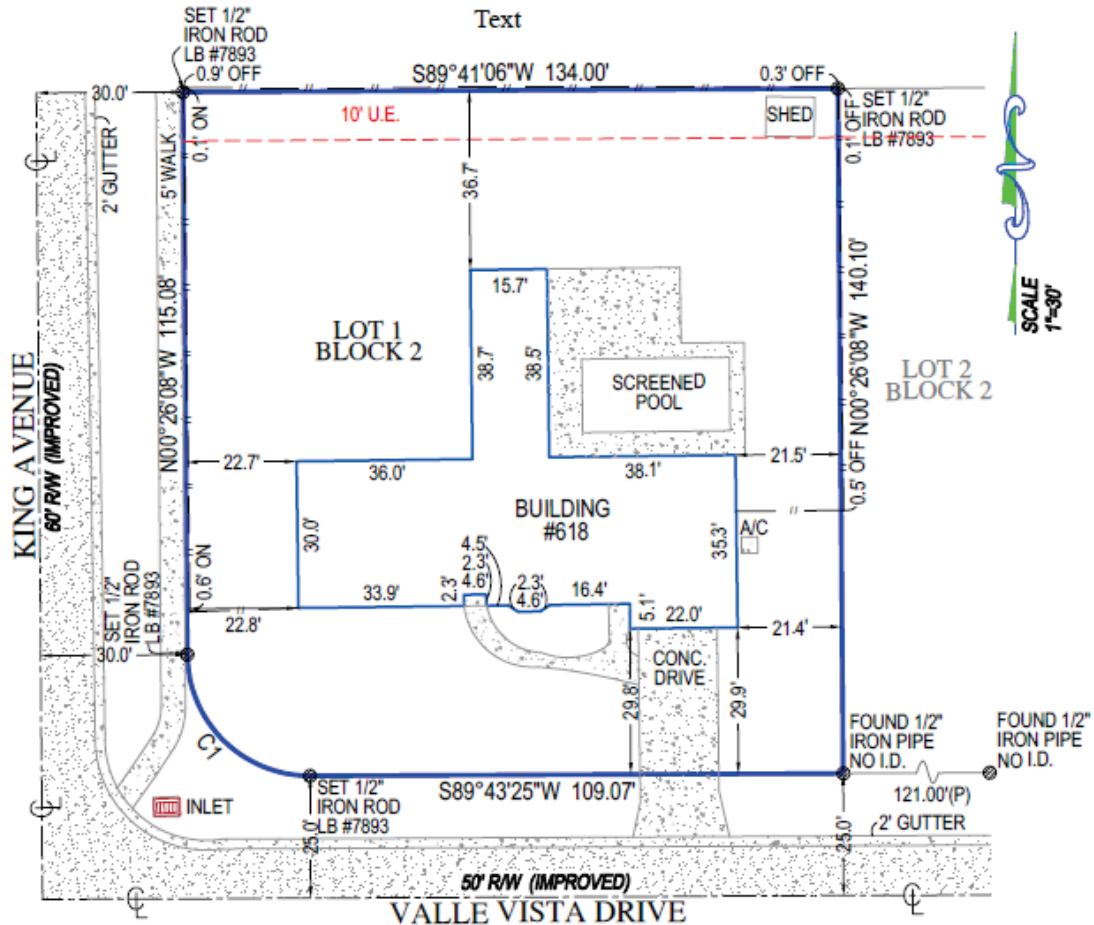


SURVEY/SITE PLAN

Received on 08/06/2024 Development Services

BOUNDARY SURVEY



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 10' U.E. AT REAR OF PROPERTY.

SHED LOCATED IN THE 10' U.E. AT REAR OF LOT.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.20'	25.00'	89°50'27"

Folio # 74661.0000
.43 acres, mol (added by todd pressman, agent)

PAGE 2 OF 2 PAGES
PROJ. CONTROL NUMBER: 041212
DRAWING NUMBER: 041212

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



Additional / Revised Information Sheet

Office Use Only		
Application Number: 24-1157	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: 24-1157 Applicant's Name: Pressman

Reviewing Planner's Name: montalbano Date: 9.10.24

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 10/21/24

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

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.

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

9.10.24

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 24-1157

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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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
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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

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6 **Property Information Sheet****

7 **Legal Description of the Subject Site****

8 **Close Proximity Property Owners List****

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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):

tweak to the application and narrative about 1 2nd further away CRH. Thx

*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.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

618 Valle Vista Dr., Brandon/Project Narrative

This application seeks a variance for a Community Residential Home Type A to allow a 0' separation to another Community Residential Home Type, A.

There is a 2nd CRH located within the 1,000 radius, located at 1004 Pinegrove Dr. which is obviously much further away than the abutting home of which is the main subject of this 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.

The owners of the abutting property, folio # 74662, 616 Valle Vista Dr, currently have an Community Residential Home at 6 beds. This proposal proposed a 6 bed Community Residential Home in this subject home of which is abutting, so this is a variance of 0' to another Community Residential Home, Type A, where 1,000' separation is required. There is a 2nd CRH located within the 1,000 radius, located at 1004 Pinegrove Dr. which is obviously much further away than the abutting home of which is the main subject of this application.

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

6.11.28, A. A 1000' distance separation shall exist between Community Residential Homes type A. This variance application seeks a waiver of 0' separation to any other Community Residential Home, Type A.

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

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Reviewing Planner's Name: montalbano Date: 9.10.24

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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?

The County, State & Federal governments have directed and supported the inclusion of type A Community Residential Homes to be better located within the community - to be a true part fo the neighborhood. These uses have a very small 'footprint'; 6 persons maximum, very low trips, typically the residents do not have cars & are very quiet. So, while the community use is preferred the county code does not allow a neighboring home the same ability to provide this needed service.

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 residential character will remain the same. The neighborhood will remain the same. A family of many 3 or 4 children could move into the subject home and produce more noise and trips than what is proposed.

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 use proposed is quiet, very limited trips, the exterior will remain residential as it exists - no changes there. For all intents and purposes, the home and site will remain the same.

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 variance allows a 2nd Community Residential Home A in closer proximity to an existing Community Residential Home A and will look and act from the outside the same as it exists now in a quiet and peaceful manner. The direction of the governmental authorities is to include the lower bed county uses directly in the community and neighbrhoods

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 subject home is not occupied with this use at ths time.

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.

Again, the location of these homes has been desired, there will be no changes to the character of the home and an allowable use (a single family home with 3-4 children or teens) would cause more activity than what is proposed here.

Prepared by:
Hillsborough Title, Inc.
Jennifer Straus
1605 S. Alexander St. , #102
Plant City, FL 33563
File No.: PC24-125261
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this March 20, 2024. A.D. by Deborah Stanovick, individually and as Successor Trustee of the Coody Living Trust dated July 31, 1998, and Pamela Coody, and Lindsey E. Coody, and Brian J. Coody and Justin K. Targonski, whose address is: 4129 Foxhunter Ln. Mechanicsville, VA 23111 hereinafter called the grantor, to Tampa Bay properties I, LLC a Florida Limited Liability Company, whose post office address is: 12614 Castle Hill Dr., Tampa, FL 33624, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 1, Block 2, of THE PONDEROSA, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 54, of the Public Records of Hillsborough County, Florida.

Parcel ID No.: U-10-30-20-000002-00001.0

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said 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 members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

Prepared by:
Hillsborough Title, Inc.
Jennifer Straus
1605 S. Alexander St. , #102
Plant City, FL 33563
Incidental to the issuance of a title insurance policy
File No.: PC24-125261

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Leigh M. White
Witness Printed Name: Leigh M. White
Address: 12405 N. Oaks Dr.
Ashland, VA 23005

Coody Living Trust dated July 31, 1998

BY: Deborah Stanovick
Deborah Stanovick
Individually and Successor Trustee

Tracey Roots
Witness Printed Name: Tracey Roots
Address: 1345 Woodside Mews
Richmond, VA 23227

Address: DA
~~645 Timber Pond Dr.~~ 4129 Foxhunter Ln
~~Brandon, FL 33510~~ Mechanicsville VA 23111

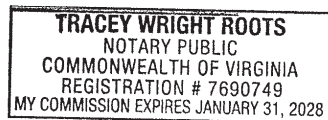
State of ~~Florida~~ Virginia JWC
County of ~~Hillsborough~~ Hanover JWC

The foregoing instrument was executed and acknowledged before me this 15th of March, 2024, by means of Physical Presence or Online Notarization, by Deborah Stanovick, Individually and as Successor Trustee of The Coody Living Trust dated July 31, 1998, who is/are personally known to me or who has produced a valid driver's license as identification.

Tracey Roots
Notary Public

My Commission Expires: 1/31/2028


(SEAL)




Prepared by:
Hillsborough Title, Inc.
Jennifer Straus
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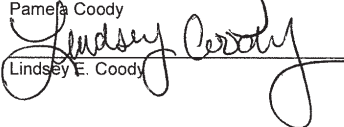
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

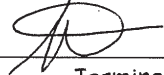


Witness Printed Name: **Le Ellen Jones**
Address: 352 E Bloomingdale Ave
Brandon FL 33511



Pamela Coody


Lindsey E. Coody

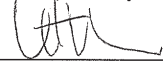


Witness Printed Name: **Jasmine Mangual**
Address: 352 E Bloomingdale Ave
Brandon FL 33511

Address:
615 Timber Pond Dr.
Brandon, FL 33510

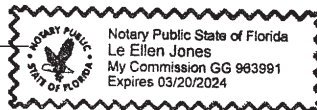
State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 12 of March, 2024, by means of Physical Presence or Online Notarization, by Pamela Coody and Lindsey E Coody , who is/are personally known to me or who has produced a valid driver's license as identification.



Notary Public

My Commission Expires: _____
(SEAL)



Prepared by:
Hillsborough Title, Inc.
Jennifer Straus
1605 S. Alexander St. , #102
Plant City, FL 33563
incidental to the issuance of a title insurance policy
File No.: PC24-125261

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Lisa M Martin *Brian J Coody*
Witness Printed Name: LISA M MARTIN Brian J Coody

Address: 104 GA HWY 112
Kelham GA 31757

[Signature]

Witness Printed Name: David Jefferson

Address:

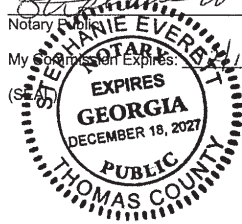
Address: 104 Stephen Dr
Thomasville, GA 31757

615 Timber Pond Dr.
Brandon, FL 33510

State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 18 of March, 2024, by means of ✓ Physical Presence or Online Notarization, by Brian J Coody , who is/are personally known to me or who has produced a valid driver's license as identification.

Stephan Everitt
Notary Public
My Commission Expires: 12/18/27



Prepared by:
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Jennifer Straus
1605 S. Alexander St. , #102
Plant City, FL 33563
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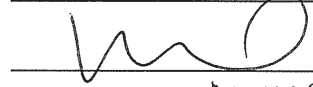
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:


Witness Printed Name: Kristy Winant


Justin K. Targonski

Address: 12000 N. Dale Mabry Hwy. Suite 140
Tampa, FL 33618


Witness Printed Name: Melissa Vancu

Address: 12000 N. Dale Mabry Hwy. Suite 140
Tampa, FL 33618

Address:
615 Timber Pond Dr.
Brandon, FL 33510

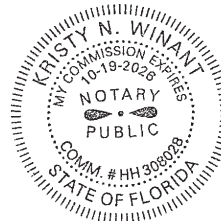
State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 19 of March, 2024, by means of Physical Presence or Online Notarization, by Justin K. Targonski, who is/are personally known to me or who has produced a valid driver's license as identification.


Notary Public Kristy Winant

My Commission Expires: _____

(SEAL)



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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 24-1157

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 **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):

tweak to the application and narrative about 1 2nd further away CRH. Thx

*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.

Variance Application Package



**Hillsborough
County Florida**
Development Services

Instructions to Applicants for Requests Requiring Public Hearing:

I. Prior to completing this application:

If you have any questions regarding your proposed project prior to submittal of this application, please email ZoningIntake-DSD@HCFLGov.net.

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting Sunbiz.org.
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at HCPAFL.org and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing gisdept@hcpafl.org. Include all folio numbers and the buffer area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property.

II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to ZoningIntake-DSD@HCFLGov.net. Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

IMPORTANT: Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Adjacent Property Owners List and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: todd pressman Phone: 727-804-1760

Representative's Email: todd@pressmaninc.com

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

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

Part A: Property Information & Owner Authorization Requirements

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

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 618 Valle Vista Dr. City/State/Zip: Brandon, FL 33511
 TWN-RN-SEC: 10/30/20 Folio(s): 74661.0000 Zoning: RSC-3 Future Land Use: R-4 Property Size: .43

Property Owner Information

Name: Tampa Bay Properties I, LLC Daytime Phone 813-909-5904
 Address: 12614 Castle Hill Dr. City/State/Zip: Tampa, FL
 Email: seggyyen@aol.com Fax Number _____

Applicant Information

Name: todd pressman, pressman & assoc., Inc. Daytime Phone 727-804-1760
 Address: 200 2ndf ave., south, #451 City/State/Zip: st. petersburg, FL 33701
 Email: todd@pressmaninc.com Fax Number _____

Applicant's Representative (if different than above)

Name: todd pressman, pressman & Assoc., Inc. Daytime Phone 727-804-1760
 Address: 200 2nd ave., south, #451 City/State/Zip: st. petersburg, FL 333701
 Email: todd@pressmaninc.com Fax Number _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

todd pressman, pressman & Assoc., Inc

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) – (All parties on the deed must sign)

todd pressman, pressman & Assoc. Inc.

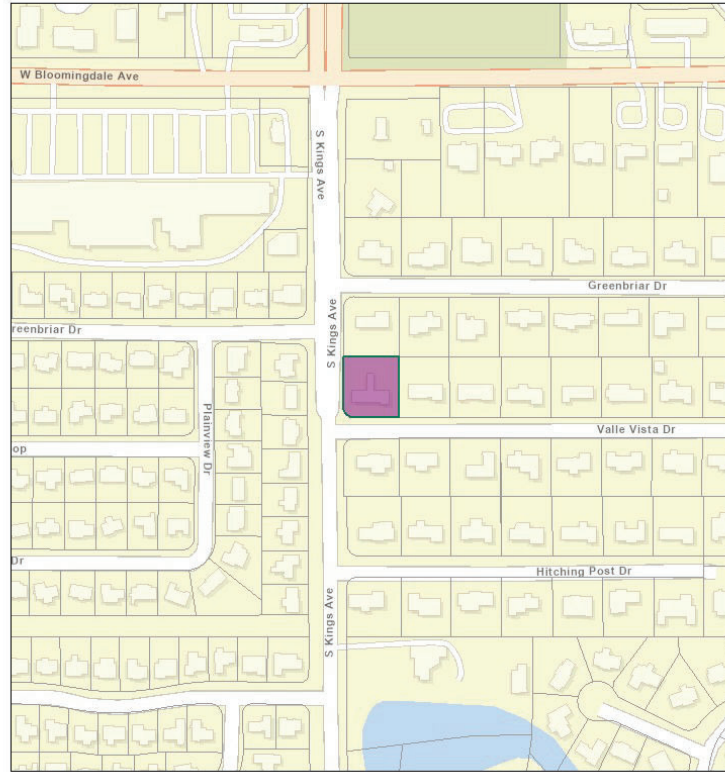
Type or print name



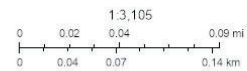
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0393H
FIRM Panel	12057C0393H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120393D
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013407 Block: 1002
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 74661.0000



August 6, 2024



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Hillsborough County Florida

Folio: 74661.0000
PIN: U-10-30-20-200-000002-00001.0
Tampa Bay Properties I Llc
Mailing Address:
 12614 Castle Hill Dr
 null
 Tampa, Fl 33624-4127
Site Address:
 618 Valle Vista Dr
 Brandon, Fl 33511
SEC-TWN-RNG: 10-30-20
Acreage: 0.43608201
Market Value: \$411,699.00
Landuse Code: 0100 Single Family

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