

Variance Application: 24-1361
LUHO Hearing Date: November 20, 2024
Case Reviewer: Wayne Doyon



**Hillsborough
 County Florida**

Development Services Department

Applicant: Brice Pinson **Zoning:** M
Location: Folio: 067888.0600, 067888.0100 and 0678888.0000

Request Summary:

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on 10-01-2024, is for encroachment for Wetlands A, B, and C, for drive aisles and parking areas within the 30-foot Wetland Conservation Area Setback.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback.	30-foot max encroachment in the wetland setback for after the fact building. Wetland A: 25.3’ Wetland B: 30’ Wetland C: 30’	Wetland A: 4.7’ setback Wetland B: 0’ setback Wetland C: 0’ setback

Findings:	<ol style="list-style-type: none"> The wetland setback compensation planting area will be reviewed and approved with the construction plans. A retaining wall will be provided at the wetland line. This will be reviewed with the subdivision construction plans.
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Zoning Administrator Sign Off:

Carla Shelton
Knight

Digitally signed by
Carla Shelton Knight
Date: 2024.10.29
12:22:48 -04'00'

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

SURVEY/SITE PLAN



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.

See attached document.

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

Section 4.01.07.B

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

Project Description

The variance request is associated with the development of a warehouse located at 103 N Falkenburg Rd and 10114 Woodberry Rd in Tampa, FL. A Formal Determination of wetlands was approved by the Southwest Florida Water Management District on October 20, 2021, as shown on the attached Formal Determination. Following the Formal Determination approval, EPC authorized wetland impact and mitigation approval on January 3, 2022. Although the wetland impacts have been approved through EPC, Hillsborough County still requires a 30-foot setback from the newly approved wetland line.

Specifically, the request is for a variance to the required county wetland setback resulting in a 30-foot wetland setback encroachment for Wetlands A, B, and C, for drive aisles and parking areas as shown on the site plan. The area within the first 30 feet of the new EPC wetland line was designed intentionally to limit the amount of wetland impact through many discussions with SWFWMD and EPC.

Variation 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?
 - a. The buildable area on the subject site is highly constrained with wetlands on the north, south, and northeast of the site. There is also a 20-foot drainage easement that runs along the northeast to the south of the site connecting the northern and southern wetland areas. The site is irregularly shaped on the west which further limits the drive aisle and building area. These features are unique and singular and substantially limit the available upland area for building the approved uses and associated parking.
2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.
 - a. Section 4.01.07.B.4. requires a min. 30-foot setback from wetland conservation areas even though EPC has approved the new wetland line and the construction of improvements adjacent. The implementation of a 30-foot setback from the new EPC wetland line conflicts with the design of the adjacent uplands in the EPC approval and would require additional wetland impacts.
3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
 - a. The variance to the wetland setback will not interfere with any rights of others. The site is designated Manufacturing (M) zoning district, and the proposed use is already permitted and compatible with the surrounding area. The request is to allow for the development of the property as already entitled by the Land Development Code. Retaining walls are proposed adjacent to Wetlands A and B to mitigate the wetlands



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 attached document.

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 attached document.

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 attached document.

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 attached document.

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 attached document.

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 attached document.

Project Description

The variance request is associated with the development of a warehouse located at 103 N Falkenburg Rd and 10114 Woodberry Rd in Tampa, FL. A Formal Determination of wetlands was approved by the Southwest Florida Water Management District on October 20, 2021, as shown on the attached Formal Determination. Following the Formal Determination approval, EPC authorized wetland impact and mitigation approval on January 3, 2022. Although the wetland impacts have been approved through EPC, Hillsborough County still requires a 30-foot setback from the newly approved wetland line.

Specifically, the request is for a variance to the required county wetland setback resulting in a 30-foot wetland setback encroachment for Wetlands A, B, and C, for drive aisles and parking areas as shown on the site plan. The area within the first 30 feet of the new EPC wetland line was designed intentionally to limit the amount of wetland impact through many discussions with SWFWMD and EPC.

Variation 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?
 - a. The buildable area on the subject site is highly constrained with wetlands on the north, south, and northeast of the site. There is also a 20-foot drainage easement that runs along the northeast to the south of the site connecting the northern and southern wetland areas. The site is irregularly shaped on the west which further limits the drive aisle and building area. These features are unique and singular and substantially limit the available upland area for building the approved uses and associated parking.
2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.
 - a. Section 4.01.07.B.4. requires a min. 30-foot setback from wetland conservation areas even though EPC has approved the new wetland line and the construction of improvements adjacent. The implementation of a 30-foot setback from the new EPC wetland line conflicts with the design of the adjacent uplands in the EPC approval and would require additional wetland impacts.
3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
 - a. The variance to the wetland setback will not interfere with any rights of others. The site is designated Manufacturing (M) zoning district, and the proposed use is already permitted and compatible with the surrounding area. The request is to allow for the development of the property as already entitled by the Land Development Code. Retaining walls are proposed adjacent to Wetlands A and B to mitigate the wetlands

from any further impacts, therefore mitigating any impacts to surrounding properties. A retaining wall is not proposed adjacent to Wetland C because the proposed regrading in that area will be done to match the existing grade, therefore negating the need for a wall to mitigate potential 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).
 - a. The subject site has a land use of UMU-20 which allows up to a max. FAR of 0.75. Due to the unique characteristics of the site described in Section 1, the proposed development is only seeking to develop at a max. of 0.18 FAR to minimize the wetland impacts to the maximum extent possible. Various site design measures and mitigation measures, such as proposed retaining walls, have been taken to ensure the delineated wetland areas are protected and that the proposed encroachment into these wetland setbacks will not have a negative impact.
5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.
 - a. The applicant worked with SWFWMD and EPC to delineate the new wetland lines and provide an approvable impact and mitigation plan. In order to minimize wetland impact, the building/improvements were shifted as close to the new wetland line as possible with a retaining wall constructed on the new wetland line in order to obtain EPC approval for the wetland impacts.
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.
 - a. The proposed uses are consistent in character with the surrounding area and Comprehensive Plan. Allowing this requested variance will permit the site to be developed as a use permitted by the Land Development Code and with new wetland lines approved by SWFWMD in October 2021 and EPC in January 2022. The applicant worked closely with EPC on the approval to impact the wetland area on site. Due to the wetlands and 20-foot-wide drainage easement on site, the constraints are unique and singular to this development and granting this variance will allow for the intended use of this property while mitigating for wetland impacts by using a retaining wall and other site design measures.

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THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Christopher W. Brewer, Esq.
Gardner Brewer Martinez-Monfort, P.A.
400 N. Ashley Drive
Suite 1100
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of May, 2024, by **MARY G. MIXON**, the un-remarried widow of James T. Mixon, whose address is 1965 Erinbrooke Drive, Valrico, 33594 (“Grantor”), in favor of **MIXONWOODS, L.L.C.**, a Florida limited liability company, whose address is 1409 Tech Blvd., Suite 1, Tampa, FL 33619 (“Grantee”).

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Hillsborough, State of Florida, as more particularly described on Exhibit A attached hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2024 and all subsequent years, and all easements, restrictions, and reservations of record, provided the foregoing shall not be deemed to reimpose the same

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the foregoing property in fee simple, and that Grantor hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

THIS PROPERTY IS NOT CURRENTLY AND HAS NOT AT ANY TIME BEEN THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

Darcy Gahagan
Print Name: Darcy Gahagan
Print Address: 400 N. Ashley Dr. Suite 1100
Tampa, FL 33602

Mary G. Mixon
MARY G. MIXON

Jennifer Davis
Print Name: Jennifer Davis
Print Address: 400 N. Ashley Dr. Suite 1100
Tampa, FL 33602

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of May, 2024, by **MARY G. MIXON**. She is personally known to me or has produced a valid driver's license as identification.

(Notary Seal)



Darcy Ann Gahagan
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

Legal Description of Property

The West 225 feet of the East 425 feet of the South 200 feet of Tract 42, Fisher's Farms, according to the map or plat thereof as recorded in Plat Book 26, Page 1 of the Public Records of Hillsborough County, Florida.

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Christopher W. Brewer, Esq.
Gardner Brewer Hudson, P.A.
400 N. Ashley Drive
Suite 1100
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st of November, 2023, by **ROCWELL WOODBERRY LLC**, a Florida limited liability company, whose address is 1918 West Cass Street, Tampa, FL 33606 (“Grantor”), in favor of **WOODBERRY YARD, L.L.C.**, a Florida limited liability company, whose address is 1409 Tech Blvd., Suite 1, Tampa, FL 33619 (“Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Hillsborough County, State of Florida, as more particularly described on Exhibit A attached hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2023 and all subsequent years, and all easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the property and that Grantor hereby specially warrants the title to said Property subject to the matters referred to above and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ROCWELL WOODBERRY LLC, a Florida limited liability company

Print Witness Name: Jillian Osborne

By: **ROCWELL DEVELOPMENT LLC**, a Florida limited liability company, as Manager

Print Witness Name: Ariel Diaz

By: Justin L. Basil
Justin L. Basil, Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of October, 2023, by Justin L. Basil, as Manager of ROCWELL DEVELOPMENT LLC, a Florida limited liability company, as Manager of **ROCWELL WOODBERRY LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a valid driver's license as identification.



MELISSA BOWLIN
Notary Public
State of Florida
Comm# HH403515
Expires 5/29/2027

Melissa Bowlin
Notary Public
Melissa Bowlin
(Print, Type or Stamp Name)
My Commission Expires: 5/29/2027

EXHIBIT A

Legal Description of Property

PARCEL A (Fee Estate):

PARCEL 1: A portion of Tracts 42 & 43 in Section 17, Township 29 South, Range 20 East, according to plat of FISHER'S FARMS, as recorded in Plat Book 26, Page 1, Public Records of Hillsborough County, Florida, described as follows: For a Point of Beginning, begin at the Southwest corner of said Tract 42; thence along the West boundary of said Tract 42, N. 00 deg. 16' 00" E., 200.00 feet to the North boundary of the South 200.00 feet of said Tract 42; thence along said North boundary, N. 90 deg. 00' 00" E., 288.16 feet to the West boundary of the East 575.00 feet of said Tract 42; thence along said West boundary, S. 00 deg. 14' 30" W., 200.00 feet to the South boundary of said Tract 42; thence along said South boundary N. 90 deg. 00' 00" W., 288.20 feet to the Point of Beginning.

PARCEL 3: A portion of Tracts 42 & 43 in Section 17, Township 29 South, Range 20 East, according to plat of FISHER'S FARMS, as recorded in Plat Book 26, Page 1, Public Records of Hillsborough County, Florida, described as follows: Begin at the Southwest corner of said Tract 42; thence N. 90 deg. 00' 00" E. along the South boundary of said Tract 42, 288.20 feet to a point on the West boundary of the East 575.00 feet of said Tract 42; thence along said West boundary, N. 00 deg. 14' 30" E., 200.00 feet to a Point of Beginning, said Point lying on the North boundary of the South 200.00 feet of said Tract 42; continue thence N. 00 deg. 14' 30" E., 208.03 feet to a point on a curve concave to the Northwest having a radius of 553.36 feet; thence along said curve Northeasterly, 12.27 feet through a central angle of 01 deg. 16' 13" to a tangent curve concave to the Southeast having a radius of 625.36 feet; thence along said curve Northeasterly 52.39 feet through a central angle of 04 deg. 47' 59"; thence along a radial line from said curve N. 14 deg. 09' 31" W., 179.49 feet to the North boundary of the South 1/2 of said Tract 43; thence along said North boundary, S. 89 deg. 59' 20" E., 532.98 feet to the West boundary of the East 460.00 feet of said Tract 43; thence along the West boundary of the East 460.00 feet of Tract 43 and the West boundary of the East 25.00 feet of Tract 42, S. 00 deg 14' 30" W., 400.85 feet to the North boundary of the South 200.00 feet of said Tract 42; thence along said North boundary, N. 90 deg. 00' 00" W., 550.00 feet to the Point of Beginning.

LESS those parcels of property conveyed by Deeds recorded in Official Records Book 5237, Page 1986; Official Records Book 5932, Page 1014 and Official Records Book 6669, Page 1173, of the Public Records of Hillsborough County, Florida.

PARCEL B (Fee Estate):

The West 150 feet of the East 575 feet of the South 200 feet of Lot 42 of FISHER'S FARMS, according to the map or plat thereof recorded in Plat Book 26, Page 1, of the Public Records of Hillsborough County, Florida.

LESS that portion for right-of-way conveyed by Deed recorded in Official Records Book 6622, Page 1722, of the Public Records of Hillsborough County, Florida.

PARCEL C (Easement Estate):

Easement estate created under that certain Ingress/Egress Easement Agreement by and between E. Ray Morris, single or joined by spouse, if any, and Rocwell Woodberry LLC, a Florida limited liability company, recorded December 28, 2021, in Official Records # 2021670923, as amended by Amendment to Easement Agreement recorded August 31, 2023 in Official Records Instrument No. 2023389641, Public Records of Hillsborough County, Florida, encumbering a portion of the following described lands:

A portion of Tracts 42 & 43 in Section 17, Township 29 South, Range 20 East, according to plat of FISHER'S FARMS, as recorded in Plat Book 26, Page 1, Public Records of Hillsborough County, Florida, described as follows:

Begin at the Southwest corner of said Tract 42; thence along the West boundary of said Tract 42, North 00 degrees 16 minutes 00 seconds East, 200.00 feet to the Point of Beginning; continue thence North 00 degrees 16 minutes 00 seconds East, along said West boundary, 207.00 feet to the beginning of a tangent curve concave to the Northeast having a radius of 25.00 feet; thence along said curve Southeasterly, 39.38 feet through a central angle of 90 degrees 15 minutes 20 seconds; thence tangent from said curve, South 89 degrees 59 minutes 20 seconds East, 94.84 feet to the beginning of a tangent curve concave to the Northwest having a radius of 553.36 feet; thence along said curve Northeasterly, 170.94 feet through a central angle of 17 degrees 41 minutes 57 seconds to a point on the West boundary of the East 575.00 feet of said Tract 42; thence along said West boundary, South 00 degrees 14 minutes 30 seconds West, 208.03 feet to the North boundary of the South 200.00 feet of said Tract 42; thence North 90 degrees 00 minutes 00 seconds West, along said North boundary, 288.16 feet to the Point of Beginning.

LESS AND EXCEPT property conveyed to Hillsborough County in Official Records Book 5932, Page 1021, Public Records of Hillsborough County, Florida.

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Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 24-1361 Intake Date: 09/30/2024
Hearing(s) and type: Date: 11/20/2024 Type: LUHO Receipt Number: 409719
Date: Type: Intake Staff Signature: Keshia Rivas

Property Information

Address: 103 N Falkenburg Rd, 10114 & 10118 Woodberry Rd City/State/Zip: Tampa, FL 33619
TWN-RN-SEC: 17-29-20 Folio(s): 67888.0600, 67888.0100, 67888.0000 Zoning: M Future Land Use: UMU-20 Property Size: 7.45 ac.

Property Owner Information

Name: Woodberry Yard LLC & Mixonwoods LLC Daytime Phone: 813.497.4903
Address: 1409 Tech Blvd Ste 1 City/State/Zip: Tampa, FL 33619
Email: bpinson@halff.com Fax Number:

Applicant Information

Name: Same as above. Daytime Phone:
Address: City/State/Zip:
Email: Fax Number:

Applicant's Representative (if different than above)

Name: Brice Pinson, Halff Associates Daytime Phone: 813.497.4903
Address: 1000 N Ashley Drive, Ste 900 City/State/Zip: Tampa, FL 33602
Email: bpinson@halff.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: Brice Pinson

Signature of the Applicant

Brice Pinson

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): Brice Pinson

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

Brice Pinson

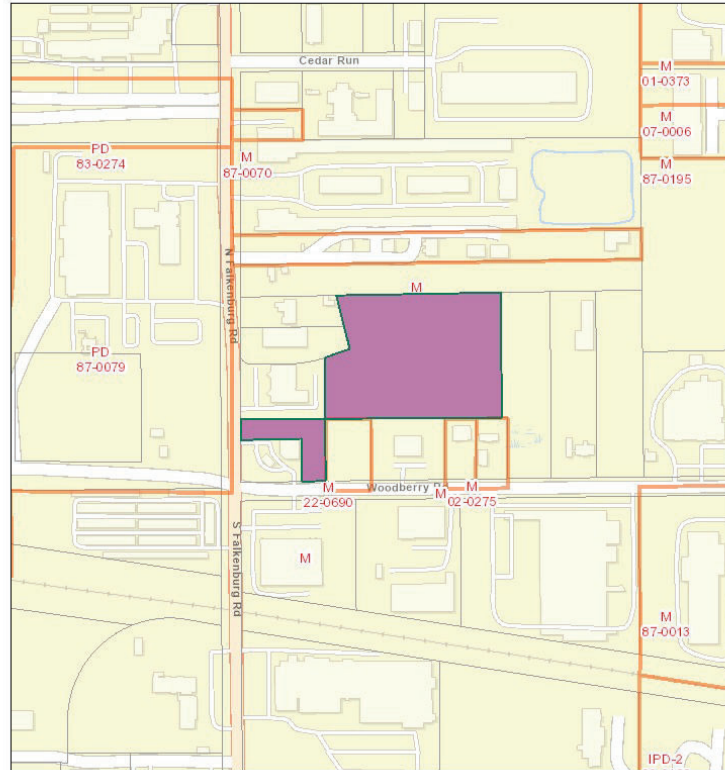
Type or print name



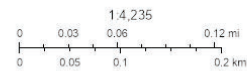
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	M
Description	Manufacturing
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012211 Block: 1000
Future Landuse	UMU-20
Urban Service Area	USA
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 67888.0600



September 30, 2024



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Hillsborough County Florida

Folio: 67888.0600
PIN: U-17-29-20-2D2-000000-00042.4
Woodberry Yard Llc
Mailing Address:
 1409 Tech Blvd Ste 1
 null
 Tampa, Fl 33619-7830
Site Address:
 103 N Falkenburg Rd
 Tampa, Fl 33619
SEC-TWN-RNG: 17-29-20
Acreage: 5.6740098
Market Value: \$728,245.00
Landuse Code: 4000 VACANT 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.



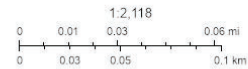
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	M
Description	Manufacturing
RZ	22-0690
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012211 Block: 1000
Future Landuse	UMU-20
Urban Service Area	USA
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 67888.0100



September 30, 2024



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 67888.0100
PIN: U-17-29-20-2D2-000000-00042.2
Woodberry Yard Llc
Mailing Address:
 1409 Tech Blvd Ste 1
 null
 Tampa, Fl 33619-7830
Site Address:
 10114 Woodberry Rd
 Tampa, Fl 33619
SEC-TWN-RNG: 17-29-20
Acreage: 0.67864102
Market Value: \$41,400.00
Landuse Code: 0000 VACANT RESIDENT

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.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	M
Description	Manufacturing
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012211 Block: 1000
Future Landuse	UMU-20
Urban Service Area	USA
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 67888.0000
PIN: U-17-29-20-2D2-000000-00042.1
Mixonwoods Llc
Mailing Address:
 1409 Tech Blvd Ste 1
 null
 Tampa, Fl 33619-7830
Site Address:
 10118 Woodberry Rd
 Tampa, Fl 33619
SEC-TWN-RNG: 17-29-20
Acreage: 1.10186994
Market Value: \$607,800.00
Landuse Code: 2502 COMM./OFFICE

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