

#### LAND USE HEARING OFFICER VARIANCE REPORT

	APPLICATION NUMBER: VAR 23-0037		
ı	LUHO HEARING DATE: March 27, 2023	CASE REVIEWER: Colleen Marshall, AICP, CFM	

**REQUEST:** The applicant is requesting variances to accommodate a proposed three-lot subdivision of property zoned RSC-4.

#### **VARIANCE(S):**

- 1) Per LDC Section 6.01.06.4, a minimum lot size of one acre of upland is required for the use of a septic system within Water Resource Protection Areas as shown on the Hillsborough County Resource Protection Map. The subject property is located within a Wellhead Resource Protection Zone 1. The applicant requests:
  - a. A 0.378-acre reduction to the required upland area for proposed Lot 1 to allow 0.622 acre of upland; and,
  - b. A 0.137-acre reduction to the required upland area for proposed Lot 2 to allow 0.863 acre of upland; and,
  - c. A 0.185-acre reduction to the required upland area for proposed Lot 3 to allow 0.815 acre of upland for proposed Lot 3.
- 2) Per LDC Section 6.01.03.N, privately owned access easements may be included in lot width calculations but shall not be included in calculating compliance with the minimum lot area for individual lots. The applicant requests a variance to allow the proposed 30-foot-wide access easement with approximately 8,127.9 square feet of area to be included in the minimum lot size calculations for proposed Lot 2.

#### **FINDINGS:**

• None.

#### **DISCLAIMER:**

The variance 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.

ADMINISTRATOR'S SIGN-OFF

**Attachments: Application** 

Site Plan

**Petitioner's Written Statement** 

**Current Deed** 

# AURALEE ACRES

MINOR SUBDIVISION

SECTION 3, TOWNSHIP 28 SOUTH, RANGE 22 EAST HILLSBOROUGH COUNTY, FLORIDA

# PRELIMINARY SUBDIVISION PLAN

A parcel of land lying within the Southeast 1/4 of Section 3, Township 27 South, Rang tollows, Hillsborough County, Florida, being more particularly described as follows: Hillsborough County, Florida, being more particularly For a FOINT OF REFERSION COMMENCE of the Southeast corner of said Section 3; thence NO07201Ts, along the East boundary thereof, a distance of 706.89 feet; thence NO07201Ts, along the South Month Party of the South 60 feet of the North 1/2 of the Southeast 1/2 of the Southeast 1/4 of the North Decided Florida Section 3, a distance of 2500 feet in West 1/2 the Southeast 1/4 of the Southeast 1

ignature	risti	
ure	risti Mackey - Owner	
	1	17
	Owner	
Kristi Mackey		

Witness 2 Signature

Witness 1 Signature

ACKNOWLEDGMENT

State of Florida

The forgoing dedication was acknowledged before me by means of physical presence or online notarization this day of dentification and who did take an oath.

Print Name

Commission Number

Commission Expires:

### NOTES:

- 1. Bearings shown hereon are based the Florida State Plane Coordinate System, 17-feet Projection, with the Sast boundary of Section 3, 75 Formainja 27 South, Range 16 East, Hillsborough County, Florida heving a grid bearing of MOROGOTE, that by no means represent a determination on whether proportion by the public of fooding the Bearington of the Shall bearing the Projection of the substitution reperting Florida has information regarding Florida and Editertion on Development Per Division has information regarding Florida place described here the most properties of the substitution on Development and Park 19-feet on NOTICE: This plat, as recorded in the graphic form, is the difficial depiction of the substitution and in the fooding and Section 19-feet on Notice Theorem of the plat. There may be additional restrictions that are not recorded on this plat that may be found in Public Records of Hillsborough County.

  4. Coordinates shown hereon are based on the Florida State Plane Coordinates system, Fl-Feet Projection, North American Datum of 1988 (Adjustment of 2011), and referenced to XXXX.

  5. A 4-54 Concrete Monument with Bress disk inscribed "FRM IB 4514" has been set at all plat Concrete and XXXXXXXXX.

  6. An Iron Rod with cap inscribed with 'Do JORNSON IE 4514" has been set at all plat Concrete arequired by Chapter 177 of the Florida Statutes within the substitution as required by Chapter 177 of the Florida Statutes

WETLAND CONSERVATION AREA NOTE:

The undersigned, as Owner(s) of the lands platted herein do hereby dedicate this plat of AURALEE ACRES for record.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

It is the intent of the undersigned former(s) that a private ingress, egress & utilities essentiated shown increase as TNGRESS/TGRESS EASEMENT's being 6,000 to 10 to 10

CLERK OF THE CIRCUIT COURT - COUNTY OF HILLSBOROUGH, STATE OF FLORIDA I hereby certify that this Platted Subdivision has been filed for the record this day of 20 in Plat Book Page

The undersigned also hereby confirms the limits of the public right of way as shown hereon.

Witness 1 Name

## PLAT APPROVAL:

Clerk File Number

\_ day of

20

Deputy Clerk

This Plet has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter Conformity, The geometric data has not been verified.

Florida Professional Surveyor and Mapper, Lionnes #\_ Survey Setion, Geospatial & Land Acquisition Services Department, Hillsborough County Reviewed By: \_

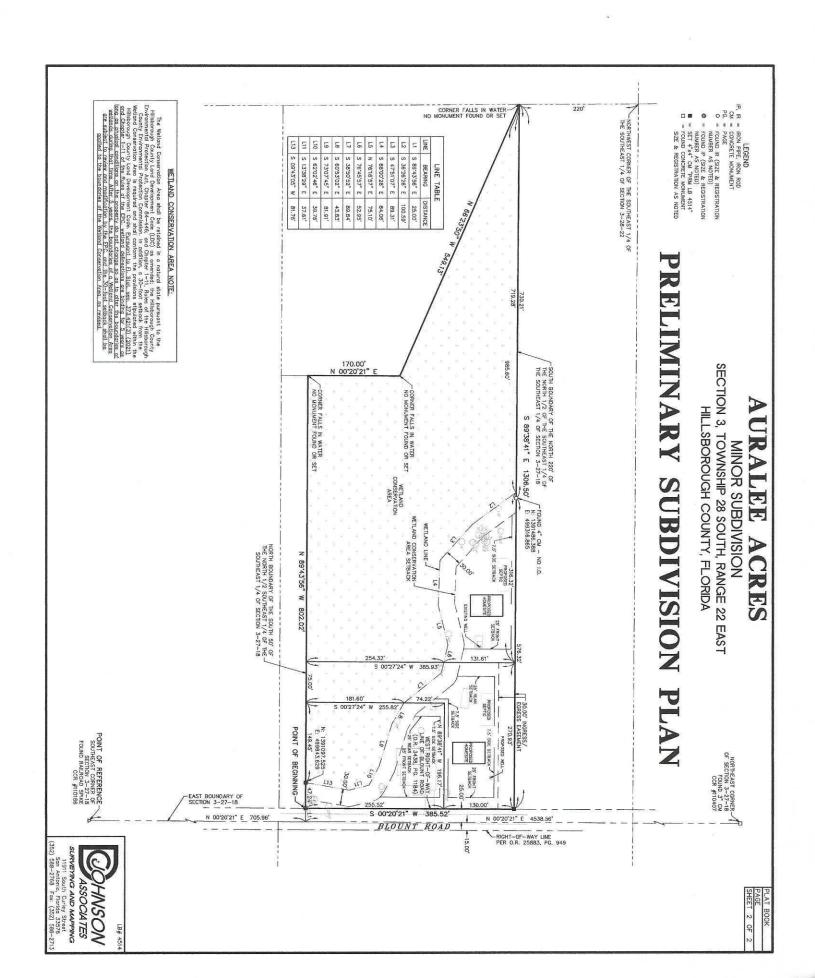
## SURVEYOR'S CERTIFICATION

I, the underligned surveyor, hereby certify that this platted Subdivision is a correct representation of the Inad being subdivided; that this plat was prepared under my direction and supervision; that this plat compiles with all the requirements of Chapter 177, Part I, Floridas Sakuties, and the Hillsborough County Land Development Code; that permanent reference monuments (PRA), were set on

Signed and Sealed this day of

Daniel C. Johnson
 Florida Frofasional Surreyor and Mapper No. 3653
 D.C. Johnson & Associates, Inc.
 Florida Licensed Business No. 4514
 Ti911 S. Curley St., San Antonio, FL 33576





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O CH ASPHALT THE LIMITS OF WETLANDS AND OTHER SURFACE THIS SURVEY APPEARS TO ACCURATELY DEPICT EXPIRATION DATE: WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C. BY EPC STAFF SIGNATURE SOUTH 437.5" M.O.L. (D)
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FOUND RAILROAD SPIKE
CCR #110186 NORTHEAST CORNER-OF SECTION 3-27-18 FOUND 3" CM CCR #110407 BLOUNT ROAD N 00'20'21 BOUNDARY SURVEY ASSOCIATES
SURVEYING AND MAPPING
Licenet Bushnes Inc. 4514
1191 S. Curley Street
Son Altonia, Fl. 33575
Phone (332) 559–2758
Emil: survey8dojshnen.com Kristi Mackey AURALEE ACRES DATE OF FIELD SURVEY: 9/26/2022

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Application No:	-
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#### **Project Description (Variance Request)**

	Su Development Services
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.
	My Mother (Auralee Trautman/Kinsey/Buckingham) owned property since early 1950's. I recently inherited it and would like to subdivide into three lots for my children to build on in the future. There is an existing house with septic & well. My original pre-submittal proposal (8/23/2022) was to subdivide into five lots. However, I have reduced my proposal to a total of three lots. See attached plat proposal for (Auralee Acres) where each lot would have just under one acre of upland.
	Lot 1 (existing home) is .622 acres of upland or 27,079.980 sq ft, including wetland is 1.153 acres Lot 2 (proposed site) is .863 acres of upland or 37,587.719 sq ft, including wetland is 1.253 acres Lot 3 (proposed site) is .815 acres of upland or 35,512.357 sq ft, including wetland is 5.962 acres
	Variance One: Reduce the lot size under one acre of upland for use of septic tank within a wellhead protection area.
	Variance Two: Allow 30 ft easement to count towards the minimum lot size for lot 2. This easement from Blount Road will provide access to the back lot 3. Note: 15 ft of the easement would be paved in the future.
2.	A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
	1st Variance - reduce lot size under one acre for spetic tank within wellhead protection area, code LDC Sec 6.01.06.4
	2nd Variance - allow 30 ft easement to count towards min lot size, code LDC Sec 6.02.01
	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): Pre-submital application and meeting held on Aug 23rd 2022
3.	Is this a request for a wetland setback variance? No
	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 ` 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 Reclaimed Water - Service Application Conditional Approval - Reservation of Canacity" prior to your public hearing

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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?

Property has been in my family for 70 years. Last year I inherited the property and bought my sister out. I have spent thousands of dollars trying to keep it in the family. My intention is to subdivide this into three lots so that my children can build future homes. My youngest child is living in existing home and I'd like my other two children to be able to build future homes on property. However, If this isn't approved then I would be forced to sell property where I grew up.

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.

My property includes a wellhead protection area which requires one acre of upland for septic. However, my existing neighbors adjacent to the wetland area have built on less than one acre. On the south end, Steve Gahagan has .5 acre of upland, Brian Lipinski has .75 acre. On the East side John Nix has .4 acre, Mike Rink has .4 acre. Maria Ortiz on N. side is on .5 acre. All three lots I'm proposing would be larger than surrounding neighbors but under a full acre each.

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.

By approving the two variances and allowing this property to be subdivided into three lots for two future homes will in no way interfere with the existing homes on all three sides of property and wellhead area. It would be in line with existing homes adjacent to property. The attached wetland delineation has the proper setbacks on all sides. Currently gathering letters from neighbors as back up.

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).

I do meet the RSC-4 and Septic requirement but not the wellhead protection area. I have the EPC's approval of the wetland delineation and setback area included in package. My application is a reasonable request to create three lots very similar to those on either side of my property and wellhead area.

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.

This request does not result from illegal act or sell-imposed hardship.

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

I inherited the property and would like to create 3 lots which will be in line with the surrounding lots and homes adjacent to mine. The taxes jumped to \$14k and I've spent thousands of dollars on engineers, surveys and site plans, all to try and keep it in my family and give to my children. If the variances are not approved, then I would be forced to sell the entire property. Financially I can't maintain the full property without the ability to build additional homes for my children.

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Instrument #: 2021361288, Pg 1 of 3, 7/19/2021 3:52:05 PM DOC TAX PD(F.S. 201.02) \$0.00, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: O Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Prepared by and Return to:

D. MICHAEL LINS, ESQUIRE LINS LAW GROUP 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618

Property Appraiser's Folio Number: 012652-0000

#### **QUITCLAIM DEED**

This Quitclaim Deed is executed this 25th day of June, 2021 by ASHLEY JUREE GRACEY f/k/a/ ASHLEY JUREE CARVER, a married woman, whose post office address is 17603 Clover Creek Place, Lutz, FL 33549-5569, hereinafter called the "Grantor", to Kristi Buckingham Mackey, whose post office address is 19258 Blount Rd., Lutz, FL 33558, 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; and the use of the singular shall include the plural and vice-versa; the use of any gender shall include all genders.).

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, hereby quitclaims to the Grantee all of Grantor's right, title and interest in and to that certain land situate in Hillsborough County, Florida, to wit:

#### See Exhibit A attached (hereinafter the "Property")

Grantor represents and warrants to Grantee that the Property is not the Grantor's homestead. Grantor and her spouse currently reside together at 17603 Clover Creek Place, Lutz, FL 33549-5569 and they have no minor children.

This conveyance is made subject to real estate taxes for 2021 and thereafter and to all covenants, reservations, restrictions, declarations, easements, encumbrances, and other matters of record.

Preparer's Notice: Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No independent verification or opinion of title has been made and neither D. Michael Lins nor Lins Law Group, P.A. shall have any liability for the status of title to the Property or for the accuracy of such information.

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

Signed, sealed and delivered in our presence:

Grantor:

D. Michael Lins

ASHLEY JUREE GRACEY f/k/a/

ASHLEY JUREE CARVER

J. Michael Lins

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was sworn to, subscribed and acknowledged before me by way of personal presence this 25th day of June, 2021, by ASHLEY JUREE GRACEY f/k/a/ASHLEY JUREE CARVER, who is personally known to me.

CARRENE D. COHALLA Notary Public, State of Florida My commission expires:

CARRENE D. COHALLA
Commission # GG 927790
Expires October 30, 2023
Bonded Thru Tray Fain Insurance 800-385-7019

#### Exhibit A

The North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East, Hillsborough County, Florida; EXCEPTING THEREFROM the following: The South 50 feet of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East, less the West 500 feet thereof, and also a portion of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East described as follows: Beginning at the SW corner of the North 1/2 of the SE 1/4 of the SE 1/4 of said Section 3, Township 27 South, Range 18 East, run thence East along the South boundary of the said North 1/2 of the SE 1/4 of the SE 1/4 of said section, a distance of 500 feet, thence run North parallel to the East boundary of the North 1/2 of the SE 1/4 of the SE 1/4 of said Section 3, a distance of 220 feet, thence run Northwesterly in a straight line to a point on the West boundary of said SE 1/4 of the SE 1/4 of said Section 3, that is 220 feet South of the NW corner of said SE 1/4 of the SE 1/4 of said Section 3, thence run South on said West boundary a distance of 437.5 feet, more or less, to the point of beginning. (See Warranty Deed - Auralee M. Kinsey to Herbert W. Kinsey, filed for record in Hillsborough County Clerk of Circuit Court Book 571, Page 767, dated 8-11-60). ALSO EXCEPTING therefrom the following: The North 220 feet of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East, lying and being in Hillsborough County, Florida, less rightof-way for road. (See Warranty Deed - Auralee W. Kinsey to Ralph W. Trautman and Hazel Trautman, filed for record in Hillsborough County Clerk of Circuit Court Book 674, Page 510, dated 2-8-61.) LESS AND EXCEPT road right of way.

Instrument #: 2021361258, Pg 1 of 3, 7/19/2021 3:44:18 PM DOC TAX PD(F.S. 201.02) \$0.00, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: O Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Prepared by and Return to:

D. MICHAEL LINS, ESQUIRE LINS LAW GROUP 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618

Property Appraiser's Parcel ID Number:

#### TRUSTEE'S DEED

This Trustee's Deed is executed this 25th day of June, 2021, Kristi Buckingham Mackey, as successor Trustee of the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29, 2015, whose post office address is 19258 Blount Rd., Lutz, FL 33558, hereinafter called the "Grantor", to Kristi Buckingham Mackey, whose post office address is 19258 Blount Rd., Lutz, FL 33558, hereinafter collectively 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; and the use of the singular shall include the plural and vice-versa; the use of any gender shall include all genders.)

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey, grant, remise, release and quit-claim unto the Grantee, with full power and authority to protect, conserve, and to sell or otherwise to manage and dispose of the Property (as identified below), all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough County, Florida, to wit:

#### See Exhibit A attached hereto (hereinafter the "Property")

and Grantor does hereby fully warrant the title the Property and will defend the same against the lawful claims of all persons whatsoever.

This conveyance is made subject to real estate taxes for 2021 and thereafter and to all covenants, reservations, restrictions, declarations, easements, encumbrances, and other matters of record.

In connection with this instrument, Grantor acknowledges and affirms:

- (1) That Auralee Mae Buckingham previously established the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29, 2015;
- (2) That Auralee Mae Buckingham is now deceased;

- (3) That the above-described Property was the homestead of Auralee Mae Buckingham at the time of her death;
- (3) That at the time of her death, Auralee Mae Buckingham was not married and she had no minor or dependent children;
- (4) That Kristi Buckingham Mackey is now the successor Trustee of the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29, 2015;
- (5) That the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29, 2015 is currently in full force and effect; and
- (6) That Kristi Buckingham Mackey, as successor Trustee of the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29, 2015 has full power and authority to execute and deliver this Deed.

NOTE TO DOCUMENT STAMP EXAMINERS: This conveyance is from Grantor's Trust to Kristi Buckingham Mackey as beneficiary of the Trust. Therefore, minimum documentary stamps are due and payable.

Preparer's Notice: Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No independent verification or opinion of title has been made and neither D. Michael Lins nor Lins Law Group, P.A. shall have any liability for the status of title to the Property or for the accuracy of such information.

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

Signed, sealed and delivered in our presence:

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Grantor:

Kristi Buckingham Mackey, as successor Trustee of the AURALEE MAE BUCKINGHAM

of the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29, 2015

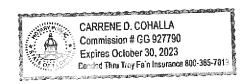
J. Michael Lins

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was sworn to, subscribed and acknowledged before me by way of personal presence this 25th day of June, 2021, by Kristi Buckingham Mackey, as successor Trustee of the AURALEE MAE BUCKINGHAM LIVING TRUST DATED JUNE 29,

2015, who is personally known to me.

CARRENE D. COHALLA
Notary Public, State of Florida
My commission expires:



#### Exhibit A

The North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East, Hillsborough County, Florida; EXCEPTING THEREFROM the following: The South 50 feet of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East, less the West 500 feet thereof, and also a portion of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East described as follows: Beginning at the SW corner of the North 1/2 of the SE 1/4 of the SE 1/4 of said Section 3, Township 27 South, Range 18 East, run thence East along the South boundary of the said North 1/2 of the SE 1/4 of the SE 1/4 of said section, a distance of 500 feet, thence run North parallel to the East boundary of the North 1/2 of the SE 1/4 of the SE 1/4 of said Section 3, a distance of 220 feet, thence run Northwesterly in a straight line to a point on the West boundary of said SE 1/4 of the SE 1/4 of said Section 3, that is 220 feet South of the NW corner of said SE 1/4 of the SE 1/4 of said Section 3, thence run South on said West boundary a distance of 437.5 feet, more or less, to the point of beginning. (See Warranty Deed - Auralee M. Kinsey to Herbert W. Kinsey, filed for record in Hillsborough County Clerk of Circuit Court Book 571, Page 767, dated 8-11-60). ALSO EXCEPTING therefrom the following: The North 220 feet of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 3, Township 27 South, Range 18 East, lying and being in Hillsborough County, Florida, less rightof-way for road. (See Warranty Deed - Auralee W. Kinsey to Ralph W. Trautman and Hazel Trautman, filed for record in Hillsborough County Clerk of Circuit Court Book 674, Page 510, dated 2-8-61.) LESS AND EXCEPT road right of way.



Type or print name

# Property/Applicant/Owner Information Form

Application No:23-0037  Hearing(s) and type: Date:  Date:	Official Use Only  Type:  Type:	
19216 Blount Road	Property Information	
Address: 19216 Blount Road  TWN-RN-SEC: 28-22E-3 Folio(s): 12652-0000		Sub-divide 8.64 acres Property Size:
Pr	operty Owner Informat	tion
Name: Kristi B. Mackey		Daytime Phone
Address: 19258 Blount Road	City/State/Zip	Lutz FL 33558
mackey.kristi28@yah		Fax Number <b>n/a</b>
	Applicant Information	ì
Name: Kristi B. Mackey		Daytime Phone
19258 Blount Road		
mackey.kristi28@yah		
Applicant's R	epresentative (if differe	nt than above)
<sub>Name:</sub> n/a		Daytime Phone
Address:	City/State/Zip	•
Email:	-	Fax Number
I hereby swear or affirm that all the informat provided in the submitted application packet and accurate, to the best of my knowledge, a authorize the representative listed above to act on my behalf on this application.  Signature of the Applicant	is true and recond petition the current Signature	y authorize the processing of this application ognize that the final action taken on this is shall be binding to the property as well as to rent and any future owners.  State Balaks
Kristi B. Mackey		Kristi B. Mackey

Type or print name



#### PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

	ı	
Jurisdiction	Unincorporated County	
Zoning Category	Residential	
INFL	i	
Zoning	RSC-4	
Description	Residential - Single-Family Conventional	
Flood Zone:AE	BFE = 63.1 ft	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD	
FIRM Panel	0061H	
FIRM Panel	12057C0061H	
Suffix	Н	
Effective Date	Thu Aug 28 2008	
Pre 2008 Flood Zone	Α	
Pre 2008 Flood Zone	Х	
Pre 2008 Firm Panel	1201120065D	
County Wide Planning Area	Lutz	
Community Base Planning Area	Lutz	
Census Data	Tract: 011510 Block: 1005	
Census Data	Tract: 011510 Block: 1002	
Future Landuse	R-2	
Mobility Assessment District	Rural	
Mobility Benefit District	1	
Fire Impact Fee	Northwest	
Parks/Schools Impact Fee	NORTHWEST	
ROW/Transportation Impact Fee	ZONE 1	
Wind Borne Debris Area	Outside 140 MPH Area	
Wind Borne Debris Area	140 MPH Area	
Competitive Sites	NO	
Redevelopment Area	NO	



Folio: 12652.0000 PIN: U-03-27-18-ZZZ-000000-47870.0 KRISTI BUCKINGHAM MACKEY Mailing Address: 19258 BLOUNT RD LUTZ, FL 33558-4950 Site Address: 19216 BLOUNT RD LUTZ, FI 33558 SEC-TWN-RNG: 03-27-18

Acreage: 8.29364967 Market Value: \$731,183.00 Landuse Code: 0100 SINGLE FAMILY

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