



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 23-0140	
<b>LUHO HEARING DATE:</b> March 27, 2023	<b>CASE REVIEWER:</b> Israel Monsanto

**REQUEST:** The applicant is requesting multiple variances from the requirements found in Land Development Code (LDC) Part 3.23.00, Wimauma Downtown (WD) Overlay District, a newly adopted overlay district. The site consists of two parcels identified with folio numbers 79064.0000 and 79064.1000, located between Hillsborough St. and 7<sup>th</sup> St, in Wimauma, and is 0.54 acres in size approximately. The parcels are zoned RSC-6 (Residential Single Family Conventional) and are within subdistrict D (Downtown Residential) of the overlay. The site is currently vacant and will be accessed from the north. The applicant (Hillsborough County) intends to develop the site with a wastewater pump station to serve the Wimauma Area 1 septic-to-sewer and low-pressure conversion project.

Per LDC Article XII - Definitions, a pumping station is defined under a Public Service Facility. LDC Section 3.23.06.F - *Civic Uses* of the Wimauma Downtown OD states that Government/Public Service facilities shall be considered civic uses and therefore, are subject to the standards of the Civic Lot Type development. This type of lot requires minimum building frontages and maximum building setbacks. Based on the submitted site plan, the proposed pumping station would not meet these requirements. Additionally, the project would not meet parking placement standards, as well as site connectivity regulations of the overlay. In order to accommodate the site design, variances from the WD overlay regulations are needed. The variances requested are as follows:

**VARIANCE(S):**

SUMMARY OF VARIANCES	REQUIREMENTS	VARIANCE	RESULT	APPLICABLE LDC SECTION
Variance to minimum and maximum building frontage per Lot Type	Civic Building Lots shall have a minimum lot frontage of 70 and a maximum of 100%	To eliminate the requirement of the minimum lot frontage.	The project would not have a minimum frontage of 70%.	3.23.06.A Table 5-2 Building Frontage
Variance to minimum and maximum building frontage per Lot Type	Civic Building Lots shall have a maximum building front setback of 20 feet.	To increase the maximum building front setback by 50 feet.	The building would be placed at a maximum of 70 feet from the front parcel line.	3.23.06.A Table 5-2 Front Setbacks
Variance to Parking area location.	Parking in Civic Lot Types shall occur to the rear and/or side of the primary building. Parking between the primary building and front setback shall not be permitted.	To allow parking between the primary building and front setback.	Parking area would not be located at the rear and/or side of the primary building. Parking areas would be between the primary building and front setback.	3.23.06.C.1.a Garages and Parking Location
Variance to the connectivity requirement	Provide parking, service drives, and alleys to allow for future connections to adjacent parcels; and Direct pedestrian access in the form of pedestrian entrances, sidewalks, crosswalks, and other walkways from public sidewalks to building entrances and between parcels shall be provided.	To not require the connectivity to adjacent parcels to allow for future connections and to not require direct pedestrian access to the building entrances and between parcels	The project would not provide for future connections to adjacent parcels and would not provide direct pedestrian access to the proposed building or between parcels.	3.23.10.C Connectivity

**FINDINGS:**

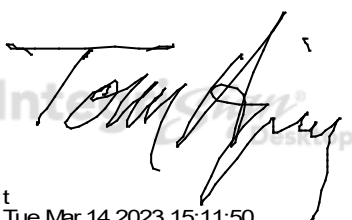
Article XII - Definitions, Public Service Facility: The use of land, buildings, or structures by a public utility, railroad, or governmental agency, including water treatment plants or pumping stations, electrical substations, telephone exchanges, and other similar public

service structures, but not including land, buildings, or structures devoted solely to the storage and maintenance of equipment and materials. Land Development Code Part 3.23.00, Wimauma Downtown (WD) Overlay District, has been in effect since in October 2021. The intent of the regulations is to improve and encourage the vitality and development of Wimauma's center and Main Street along State Road 674, and establish a mixed use, walkable, and pedestrian friendly downtown district with small town character.

**DISCLAIMER:**

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

**ADMINISTRATOR'S SIGN-OFF**

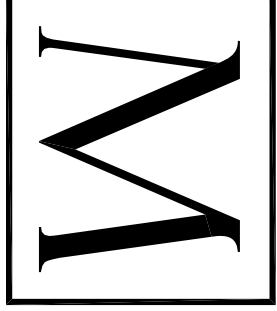


Tom Gray

<sup>t</sup>  
Tue Mar 14 2023 15:11:50

**Attachments: Application**  
**Site Plan**  
**Petitioner's Written Statement**  
**Current Deed**

NO.	DATE	REVISION DESCRIPTION	BY



**MORRIS ENGINEERING AND CONSULTING, LLC**  
Civil Engineering and Land Development Consulting  
6977 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 C.A.S.380 941-444-0444 www.morrisengineering.com

DATE	1/16/23
PROJECT	WIMAUMA LIFT STATION
DRAWING	WIM.SP
DRAWN	KJA
CHECKED	ELT

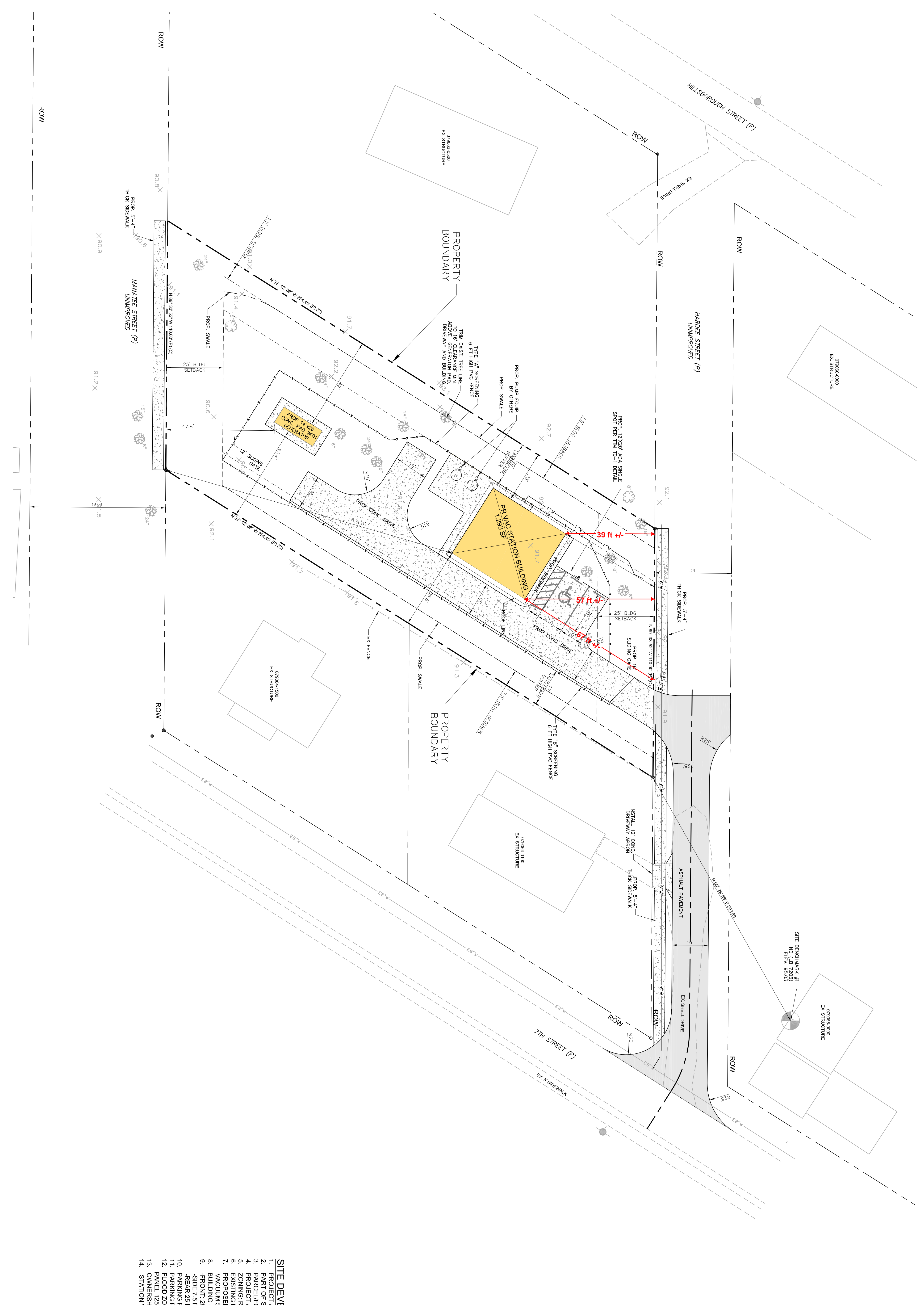
**SITE PLAN**  
**WIMAUMA VACUUM PUMP STATION**  
HILLSBOROUGH COUNTY, FLORIDA



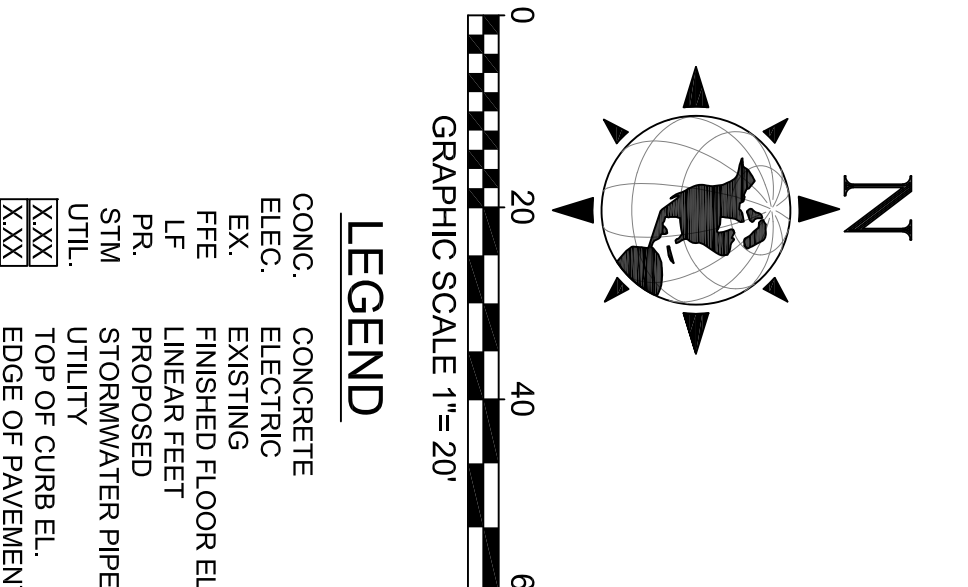
PUBLIC UTILITIES  
925 E. TWIGGS STREET  
TAMPA, FLORIDA 33602

CIP NO.	C10296
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SCALE	1"=20'	DATUM	NAD 83
SEC.-TSP.-RNG.	09/325/20E	SHEET	05
OF			09
			ERN L. TIMMO FL LICENSE NO.89073



- SITE DEVELOPMENT NOTES**
1. PROJECT ADDRESS BETWEEN HILLSBOROUGH AND 7TH ST.
  2. PART OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 20 EAST
  3. PARCEL/LOT ID# 79684-0000 & 079304-1000
  4. PARCEL/LOT ID# 231012-0000 & 231013-0000
  5. ZONING/RSPCD: RESIDENTIAL SINGLE-FAMILY 4
  6. EXISTING LAND USE: VACANT
  7. PROPOSED LAND USE: HILLSBOROUGH COUNTY VACUUM SEWER SYSTEM PUMP STATION
  8. BUILDING SETBACKS:
    - FRONT: 25 FT
    - SIDE: 7.5 FT
    - REAR: 25 FT
  9. PARKING REQUIRED: 2 INCLUDING 1 HC SPOT
  10. FLOOD ZONE: SUBJECT PROPERTY LIES IN ZONE "X" PER FIRM COMMUNITY PANEL 12511500132E MAP REVISED 11/04/2016
  11. OWNERSHIP: HILLSBOROUGH COUNTY PUD.
  12. STATION WILL SERVE xx ERCS



0 20 40 60  
GRAPHIC SCALE 1"=20'

**LEGEND**

- CONC. CONCRETE
- ELEC. ELECTRIC
- EX. EXISTING
- FIN. FINISHED FLOOR ELEVATION
- PR. PROPOSED
- STM. STORMWATER PIPE
- UTIL. UTILITY
- TOP OF CURB EL.
- EDGE OF PAVEMENT EL.
- PR CONCRETE

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## 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.

We are requesting a variance for a proposed wastewater vacuum pump station to serve the Wimauma Area 1 septic-to-sewer and low-pressure conversion project. The proposed vacuum pump station site is located in the newly established Wimauma Downtown Overlay District. This application is to seek an exemption from the Overlay District requirements. We propose developing the vacuum pump station in accordance with the zoning of the parcels instead of the Overlay District requirements. The Overlay District sections classify a wastewater pump station as a Civic Building. To develop a building within this classification, the building must meet the specific lot and structure requirements of 70% minimum building frontage and 20 foot maximum front yard setback. Typically, for a wastewater pump station we try to minimize the building footprint and set the building back far from public view to provide maximum buffering. The Overlay District requirements directly conflict with this goal by requiring both an unnecessarily large oversized pump station building and located no more than 20 feet from the road. We seek an exemption from all of the requirements of the Wimauma Downtown Overlay District in order to install a vacuum pump station with the smallest minimum impact (rather than the largest impact) to the surrounding residents. We also need to secure the station since public access will not be allowed. We are requesting to develop the 2 adjacent parcels in accordance with the zoning

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

Part 3.23.00 - Wimauma Downtown Overlay District (includes Sections 3.23.01 through 3.23.15)

### 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" 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?

The difficulties are unique to the Overlay District. If the proposed vacuum pump station was located outside of the Overlay District, it would not be problematic. The specific lot/building requirements for a pump station within the District results in an extremely oversized and expensive building located close to the road. The vacuum pump station would be massive and unsightly compared to a typical one which is small and hidden. In addition the Overlay District

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.

In the same zoning district (RSC-4), anywhere outside of the Wimauma Downtown Overlay District, we would not be required to develop a vacuum pump station to the requirements of a "civic building" lot as described in the Overlay District. The specific regulations are not necessary for a vacuum pump station building and should not apply. The result is a massive building (at least 2x larger than necessary) that does not support the "small town character" intended by the

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 allowance of the variance would greatly benefit the adjacent residential properties. By allowing the variance, we can minimize the building footprint and maximize the buffers surrounding the vacuum pump station. The overlay district requirements would enact a significantly larger pump station building which is not necessary for the project. We want to minimize the building size and impact and hide the pump station from public view as much as

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).

It would appear there is currently no consideration for essential services/public service facilities within the Overlay District. A vacuum pump station is classified as a "civic building" in this section, which requires the building to be placed close to the road and based on the percentage of building width to lot width which results in a unnecessarily large building which is not hidden from public view. We think a small hidden pump station further from the road better upholds the intent

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 project is part of the County's goals to eliminate septic tanks and the costly existing sewer infrastructure. A new wastewater vacuum pump station must be built to service the project area. By classifying a pump station as a civic building, a new pump station anywhere within the Wimauma Downtown Overlay District is subject to development requirements which are typically not required for pumping stations

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.

This variance benefits the public by reducing the size of the vacuum pump station, placing it further from public view, supports the County goal to eliminate septic tanks, and provides a building which supports the small town character of the area as opposed to a massive unattractive pump station building, located closer to the road which still cannot be accessed by the public. If the variance is not granted, the result will be a delay in the project and eventually a

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**Tax Deed File No.:** 1998-182  
**Folio No.:** 079064.0000

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## CORRECTED TAX DEED

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**State of Florida**  
**County Of Hillsborough**

Know all men by these presents that whereas:

The Board of County Commissioners of Hillsborough County made application for a tax deed on Tax Certificate #8982 issued on the 25<sup>th</sup> day of May, 1989:


The County deposited with the Tax Collector all applicable costs and fees.


The Clerk advertised on the 12<sup>th</sup> day of October, 1991 by publishing notice in the Free Press

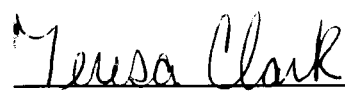
There were no bidders at the public sale of 18<sup>th</sup> day of November, 1991. The Clerk entered the land on a list entitled "Lands Available for Taxes" and for seven years from the day the land was offered for public sale no one purchased the land from the Clerk for the minimum bid as determined in Section 197.502, Florida Statutes (1991).

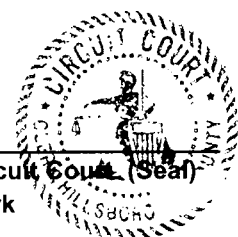
NOW, THEREFORE, on November 18th, 1998, pursuant to Section 197.502, Florida Statutes(1991), the lands situated in the County and State aforesaid and described below are escheated to the Board of County Commissioners of Hillsborough County free of all tax certificates and liens against the property.

Lots 6 and 7 Block B in **LAKE VIEW** as per map or plat thereof, recorded in Plat Book 27, Page 21 of the Public Records of Hillsborough County, Florida, all lying and being in Section 9. Township 32 South, Range 20 East.

  
\_\_\_\_\_  
Carolina Muniz, Deputy Clerk

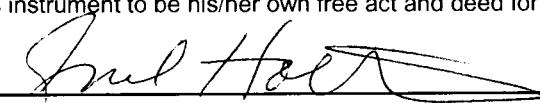
  
\_\_\_\_\_  
Adrian Salas, Deputy Clerk

  
\_\_\_\_\_  
Cindy Stuart, Clerk of the Circuit Court (Seal)  
By: Teresa Clark, Deputy Clerk



**State of Florida**  
**County Of Hillsborough**

On the 4<sup>th</sup> day of April, 2022, before me a notary public personally appeared Teresa Clark, Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

  
\_\_\_\_\_  
Notary Public

Witness my hand and office seal date aforesaid.  
This deed is being re-recorded to correct the legal description. The original deed is recorded in OR BK 9336 PAGE 1646



TAX DEED NO 98-157  
PROPERTY ID NO 79064 1000

# TAX DEED

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Know all men by these presents that whereas  
The Board of County Commissioners of Hillsborough County made application  
for a tax deed on Tax Certificate #8984 issued on May 25, 1989,

The County deposited with the Tax Collector all applicable costs and fees,

The Clerk advertised on September 27, 1991, by publishing notice in the  
La Gaceta

(See Attached Exhibit "A")

There were no bidders at the public sale of November 4, 1991. The Clerk entered the land on a list entitled "Lands Available for Taxes" and for seven years from the day the land was offered for public sale no one purchased the land from the Clerk for the minimum bid as determined in Section 197 502, Florida Statutes (1991)

NOW, THEREFORE, on November 4, 1998 pursuant to Section 197 502, Florida Statutes (1991), the lands situated in the County and State aforesaid and described below are escheated to the Board of County Commissioners of Hillsborough County free of all tax certificates and liens against the property

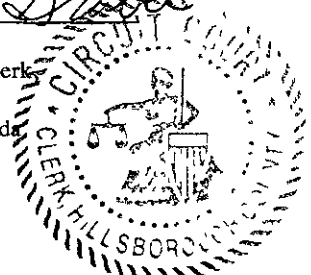
Lots 11 and 12 Block B in LAKE VIEW as per map or plat thereof, recorded in Plat Book 27,  
Page 21 of the Public Records of Hillsborough County, Florida, all lying and being in Section 9,  
Township 32 South, Range 20 East

Witnesses

Estelle Russellburg  
Estelle Russellburg, Deputy Clerk

Douglas R Bakke  
Douglas R Bakke, Deputy Clerk

By Beverly Gruber  
Clerk of the Circuit Court  
Beverly Gruber, Deputy Clerk  
Director, Circuit Civil  
Hillsborough County, Florida



STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

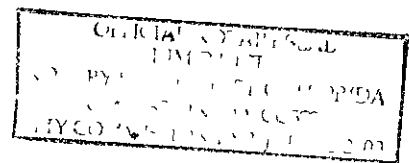
On November 4, 1998, before me a Notary Public personally appeared Beverly Gruber, Deputy Clerk, Director, Circuit Civil, Clerk of the Circuit Court in and for the State and this County personally known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. She did not take an oath.

Witness my hand official seal date aforesaid

Kim P Dietz  
Kim P Dietz, Notary Public

Rev 7-12-93

RETURN TO TAX DEED DEPT ✓



INSTR # 98329414  
OR BK 09317 PG 0763  
RECORDED 11/04/98 08:40 AM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DEPUTY CLERK F fecer  
**FOR OFFICIAL USE ONLY**

# Publisher's Affidavit

## LA GACETA

PUBLISHED WEEKLY  
Tampa, Hillsborough County, Florida

State Of Florida  
County Of Hillsborough, ss.

Before the undersigned authority personally appeared

Roland Manteiga

who on oath says he is Publisher of La Gaceta, a weekly newspaper published at Tampa, in Hillsborough County, Florida, that the attached copy of advertisement,

being a Application For Tax Deed

in the matter of Cert. No. 8984 Yr. 1989 Sale Item #33

in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of September 27,

October 4, 11, 18, 1991

Affiant further says that the said La Gaceta is a newspaper published at Tampa, in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each week and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Roland Manteiga

Sworn to and subscribed before me, this 18th day  
of October, A.D. 1991

Louise C. Schmechel



LOUISE C. SCHMECHEL  
MY COMMISSION EXPIRES  
September 7, 1995  
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "A"

(SEAL)

NOTICE OF APPOINTMENT  
FOR THE SALE OF REAL ESTATE  
NOTICE IS HEREBY GIVEN, that  
THE HILLSBOROUGH COUNTY DEPT. OF PUBLIC  
WORKS, acting as the trustee of the  
Hillsborough County Tax Deed Trust, has  
been appointed to sell the real estate  
described in the following certificate of  
sale, to the highest bidder on the day  
of the sale, to wit: September 27,  
October 4, 11, 18, 1991  
at Tampa, Hillsborough County, Florida  
The real estate described in the  
certificate of sale is located in  
Hillsborough County, Florida, and  
is subject to the provisions of the  
Florida Statutes, Chapter 218, and  
the Hillsborough County Ordinance,  
No. 98-001, which shall be read and  
interpreted according to the provisions  
of the Florida Statutes, Chapter 218,  
and the Hillsborough County Ordinance,  
No. 98-001.

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**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

		<b>Official Use Only</b>		
Application No:	<u>23-0140</u>	Intake Date:	<u>02-02-23</u>	
Hearing(s) and type:	Date: <u>3/27/2023</u>	Type:	<u>LUHO</u>	Receipt Number: <u>N/A</u>
	Date: _____	Type: _____	Intake Staff Signature: <u>Clare Odell</u>	

### Property Information

Address: 0 BETWEEN HILLSBOROUGH ST & 7TH ST City/State/Zip: Wimauma, FL 33598

TWN-RN-SEC: 32-20-09 Folio(s): 79064.0000 & 79064.1000 Zoning: RSC-4 Future Land Use: R-4 Property Size: 0.55-ac

### Property Owner Information

Name: Hillsborough County Daytime Phone 813-209-3074

Address: 925 E. Twiggs Street City/State/Zip: Tampa, FL 33602

Email: IranipourG@HillsboroughCounty.org Fax Number \_\_\_\_\_

### Applicant Information

Name: Tom Mamott, P.E., Division Director Daytime Phone (813) 209-3061

Address: 925 E. Twiggs Street City/State/Zip: Tampa, FL 33602

Email: MamottT@hillsboroughcounty.org Fax Number \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ 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.**

Digitally signed by Thomas A. Mamott  
DN: cn=Thomas A. Mamott, o=Thomas A. Mamott, ou=US United States Hillsborough County, email=IranipourG@HillsboroughCounty.org  
Reason: I am approving this document  
Location:  
Date: 2023.02.01 15:19:05.00

Thomas A. Mamott

\_\_\_\_\_  
Signature of the Applicant

**Thomas A. Mamott**

\_\_\_\_\_  
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.**

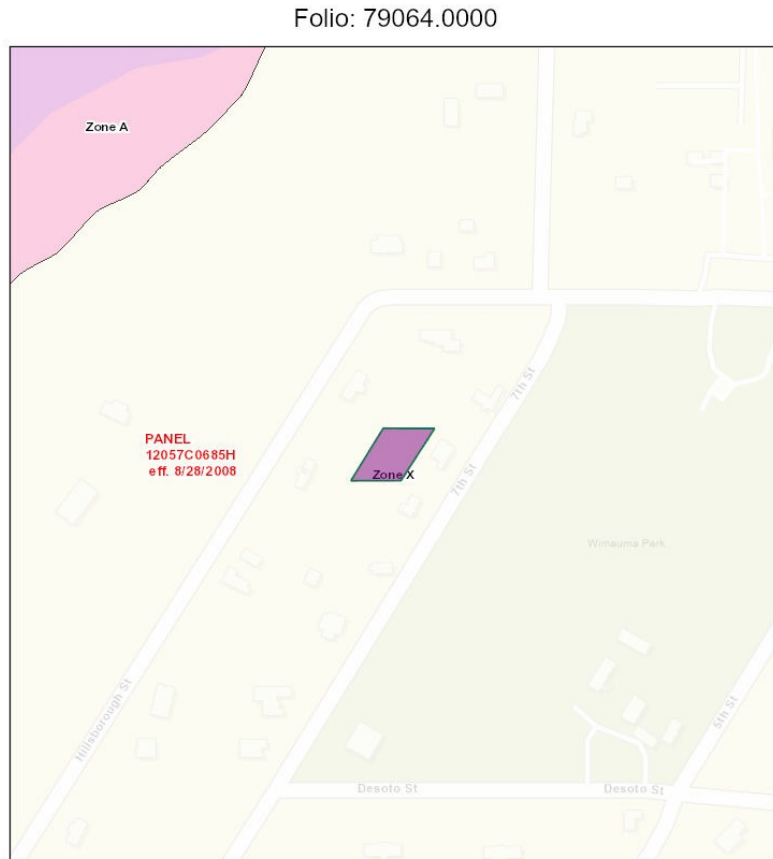
\_\_\_\_\_  
Signature of the Owner(s) – (All parties on the deed must sign)

\_\_\_\_\_  
Type or print name

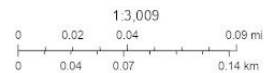


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0685H
FIRM Panel	12057C0685H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120685C
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013914 Block: 2005
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Wimauma Downtown Subdistrict D – Downtown Residential
Competitive Sites	NO
Redevelopment Area	NO



February 2, 2023



egs. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio: 79064.0000**  
**PIN: U-09-32-20-2XI-B00000-00006.0**  
**HILLSBOROUGH COUNTY**  
**Mailing Address:**  
 REAL ESTATE DEPT  
 PO BOX 1110  
 TAMPA, FL 33601-1110  
**Site Address:**  
 0 BETWEEN HILLSBOROUGH ST & 7TH ST  
 WIMAUMA, FL 33598  
**SEC-TWN-RNG: 09-32-20**  
**Acreeage: 0.287806**  
**Market Value: \$20,736.00**  
**Landuse Code: 8600 GOVERNMENT**

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:

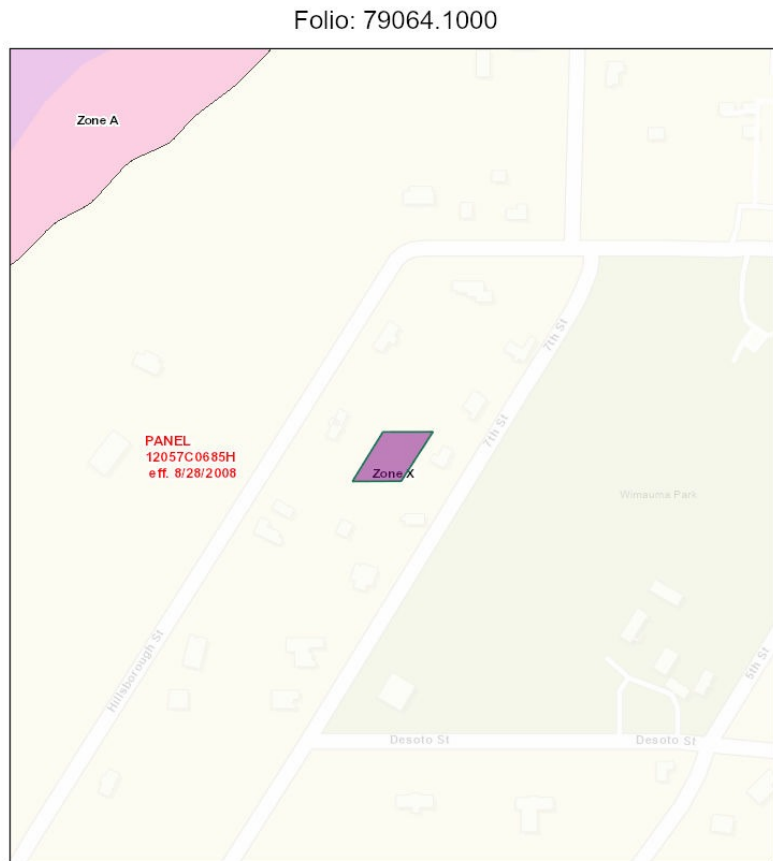
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



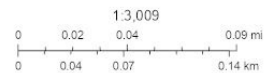


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0685H
FIRM Panel	12057C0685H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120685C
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013914 Block: 2005
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Wimauma Downtown Subdistrict D – Downtown Residential
Competitive Sites	NO
Redevelopment Area	NO



February 2, 2023



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Hillsborough County Florida

**Folio: 79064.1000**  
**PIN: U-09-32-20-2XI-B00000-00011.0**  
**HILLSBOROUGH COUNTY**  
**Mailing Address:**  
 REAL ESTATE DEPT  
 PO BOX 1110  
 TAMPA, FL 33601-1110  
**Site Address:**  
 0 BETWEEN HILLSBOROUGH ST & 7TH ST  
 WIMAUMA, FL 33598  
**SEC-TWN-RNG: 09-32-20**  
**Acreage: 0.26388499**  
**Market Value: \$20,736.00**  
**Landuse Code: 8600 GOVERNMENT**

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