

**Variance Application:** VAR 25-1045

**LUHO Hearing Date:** August 25, 2025

**Case Reviewer:** Jared Follin



**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Shumaker, Loop & Kendrick

**Zoning:**

CN

**Address/Location:** 4040 West Waters Avenue, Tampa; Folio: #27125.0020

**Request Summary:**

The applicant is requesting a variance to the minimum lot area regulations for a property zoned CN.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.N	Minimum lot area is the minimum square footage required for a lot by this Code. Except where permitted in certain agricultural districts by Section 6.01.01, the minimum area shall not include submerged lands, conservation areas or preservation areas.	Allow submerged lands, conservation areas or preservation areas to be counted towards minimum lot size.	Conservation area to count towards the minimum lot size.

**Findings:**

1. Subject property was split from folio #27125.0000 by deed without subdivision approval through Development Services in 1997.
2. The subject property contains a telecommunications tower, which received permits in 1997. No changes are proposed to the tower at this time.
3. The subject property is under subdivision review, project ID 6961, to memorialize the subdivision.
4. The subject parcel is comprised of a total of 7,841 square feet, meeting the overall minimum lot size required in the CN zoning district.

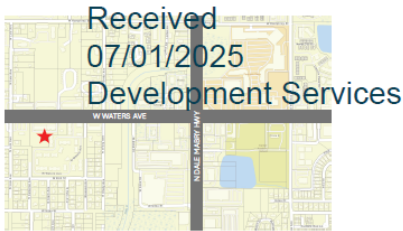
**Zoning Administrator Sign Off:**

Colleen Marshall  
Tue Aug 12 2025 12:54:37

**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.

## SURVEY/SITE PLAN



# VARIANCE SITE PLAN

4040 W WATERS AVE, UNIT 1/2, TAMPA

Folio No. 027125-0020

## Variance Request(s):

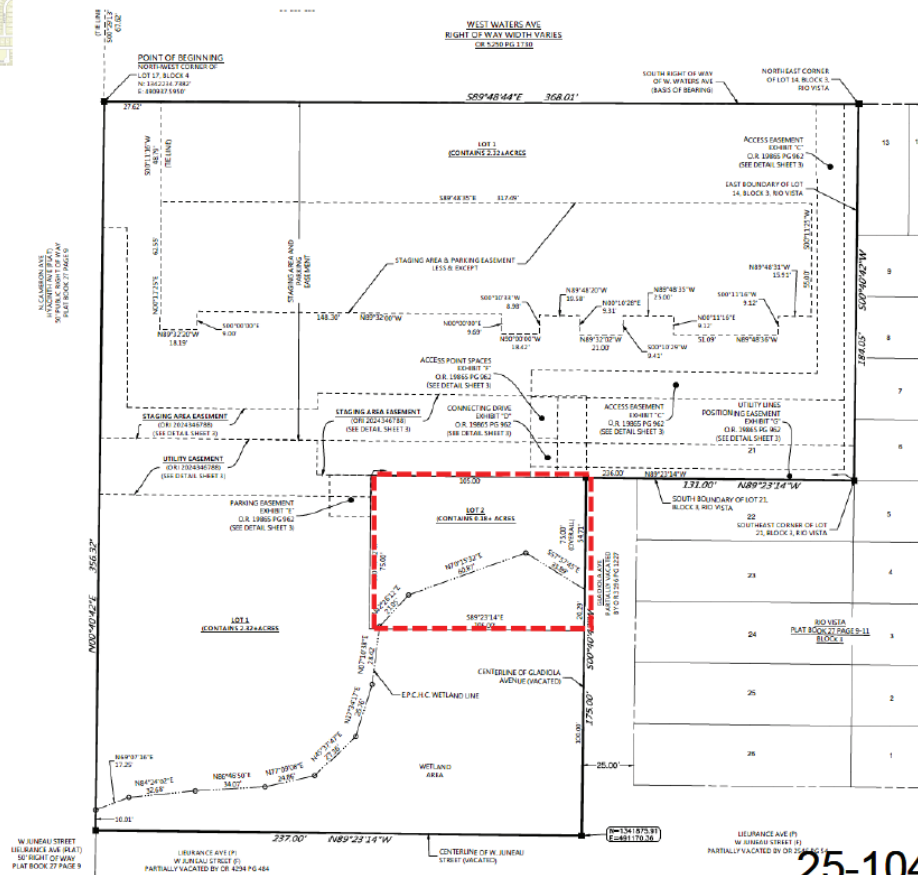
1. Variance to Sec. 6.01.03.N to permit a CN parcel to include less than 7,000 SF of upland property.

## DATA TABLE

Folio: 027125-0020

Zoning: CN

FLUE: R-12



25-1045



## 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.

This application requests a variance under Section 6.01.03-N of the Hillsborough County Land Development Code. The subject parcel is zoned CN, which requires a minimum lot size of 7,000 sq.ft. The subject parcel is comprised of 7,841 sq.ft. However, a portion of the subject parcel is wetland area. As a result, the upland lot acreage does not exceed 7,000 sq.ft. This application requests a variance to include wetland area to satisfy the minimum lot requirement of 7,000 sq.ft.

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

Sec. 6.01.03-N

## 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): Project ID# 6961
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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## 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 subject property is located to the rear of a strip mall complex and is only accessible via the rear parking lot of the adjacent strip mall. An easement permits the owner of the property to access the subject parcel, which is not accessible by the general public. A fence encloses the entire upland portion of the subject parcel.

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.

Literal application of the Land Development Code would deprive the property owner reasonable use of commercially zoned property. Without a variance, the subject property would be rendered unusable.

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

The variance, if permitted, would have minimal affect on surrounding property owners, and would merely ratify the status quo.

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 is the intent of the Land Development Code to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County. The Comprehensive Plan expressly recognizes the right of property owners to use, maintain, develop, and improve their property. Without the issuance of the requested variance, the subject property will be rendered useless, depriving the property owner of their right to use, develop, and improve their property.

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 property was originally one parcel (Folio 027125.0000) comprised of approximately 2.69 acres. Under prior ownership, Folio 027125-0000 and the subject property were subdivided without County approval, resulting in the current lot lines. The current hardship is not a result of illegal conduct or the actions of the current property owner.

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 granting of the variance will remove the undue burden placed on the current property owners and ratify the status quo. The requested variance is not a result of any ongoing code enforcement violation or other regulatory violation.

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Record and Return to:  
Source Documents and Information, Inc.  
404 S. MLK, Jr. / Greenwood Avenue  
Clearwater, FL 33756

28564942

This Instrument Prepared By:  
Francisco J. Gonzalez, Esq.  
Francisco J. Gonzalez, P.A.  
12230 Forest Hill Blvd., Suite 216  
Wellington, FL 33414

Property Appraiser's Parcel  
Identification (Folio) Number(s):

Grantee TIN: 65-1003006

**SPECIAL WARRANTY DEED**

*THIS SPECIAL WARRANTY DEED*, is made this 31 day of August, 2005, by National Data & Communications, Inc., a Florida corporation, n/k/a TAMPA TOWERS, INC., a Florida corporation ("Grantor"), to SBA PROPERTIES, INC., a Florida corporation ("Grantee"), the mailing address of which is 5900 Broken Sound Parkway NW, Boca Raton, Florida 33487.

**WITNESSETH:**

**GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, grants, bargains and sells to Grantee, its heirs and assigns forever, all of that certain real property, situate in Hillsborough County, Florida, as more particularly described on the attached Exhibit "A".

**TOGETHER WITH** all hereditaments, appurtenances and improvements on the real property and all right, title an interest of Grantor, if any, in and to any and all riparian and littoral rights, any filled and bulkheaded land, accretions and all streets, roads, highways, easements, accesses and right-of-way appurtenant thereto, and all right, title and interest of Grantor in and to any and all covenants, restrictions and agreements benefiting the real property (collectively, "Property").

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** does hereby covenant with Grantee that, at the time of delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

FL1296-A

**EXHIBIT "A"****LEGAL DESCRIPTION**

The East 75 feet of Lots 4 and 5, together with the North 15 feet of the East 75 feet of Lot 3, all being in Block 4, RIO VISTA, according to the map or plat thereof as recorded in Plat Book 27, Pages 9 through 11, inclusive, of the Public Records of Hillsborough County, Florida, also, together with the West 25 feet of the vacated right-of-way, (Clark Ave, (F), Gladiola Ave., (P)), lying East of and contiguous to the aforementioned lots in Block 4, Rio Vista according to the map or plat thereof as recorded in Plat Book 27, pages 9 through 11, inclusive of the Public Records of Hillsborough County, Florida.

Together with the following easement for ingress and egress:

From the Point of Beginning, said point of beginning being the Southwest corner of the North 15.00 feet of the East 75 feet of Lot 3, Block 4, Rio Vista, according to the map or plat thereof as recorded in Plat Book 27, Pages 9 through 11, inclusive, of the Public Records of Hillsborough County, Florida; thence run S 00 degrees, 12 minutes, 49 seconds W 80.25 feet; thence run N 89 degrees, 33 minutes, 21 seconds, W, 136.63 feet to a point on the Easterly right-of-way of Cameron Avenue; thence along said Easterly right-of-way S 00 degrees, 22 minutes, 26 seconds, W, 20.00 feet; thence run S 89 degrees, 33 minutes, 21 seconds, E, 156.68 feet; thence N 00 degrees, 12 minutes, 49 seconds, W, 100.19 feet to a point on the Southerly boundary of the North 15.00 feet of the East 75.00 feet of aforementioned Lot 3; thence run along said Southerly boundary N 89 degrees, 24 minutes, 54 seconds, W, 20.00 feet to the point of beginning. The bearings for this description are rotated to the Westerly boundary line of said Lot 3, said bearing being S 00 degrees, 12 minutes, 49 seconds, W.

The West five (5) feet of the East 80 feet of Lots 4 and 5, together with the North 15 feet of the West five (5) feet of the East 80 feet of Lot 3, all being in Block 4, RIO VISTA, according to the map or plat thereof as recorded in Plat Book 27, pages 9 thru 11, inclusive, of the Public Records of Hillsborough County, Florida, also, together with the West 25 feet of the vacated right-of-way, (Clark Ave., (F), Gladiola Ave., (P)), lying East of and contiguous to the aforementioned lots in Block 4, Rio Vista, according to the map or plat thereof as recorded in Plat Book 27, Pages 9 through 11, inclusive, of the Public Records of Hillsborough County, Florida.



**IN WITNESS WHEREOF**, Grantor has executed these presents on the day and the year first above written.

Signed, sealed and delivered  
in the presence of:

**Tampa Towers, Inc.**

[Signature]  
[Signature of Witness]

By: [Signature]  
Name: **Thomas P. Hunt**  
Its: **Senior Vice President**

Tressa Sutton  
[Printed Name of Witness]

[Signature]  
[Signature of Witness]  
Heidi Bromley  
[Printed Name of Witness]

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on this 31 day of August, 2005 by Thomas P. Hunt, as Senior Vice-President of Tampa Towers, Inc., on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_, as identification and who did/did not take an oath, and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes set forth herein.

[Signature]  
Print Name:  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_



**BEST IMAGES AVAILABLE**

**PREPARED BY/RETURN TO:**

Mary K. Cumming  
American Home Title of Land O' Lakes, Inc.  
2047 Osprey Lane Suite A  
Lutz, Florida 33549  
FILE NO.: LOL030795

**INSTR # 2004121262**

**O BK 13693 PG 0092**

**Pgs 0092 - 94: (3pgs)**

RECORDED 04/02/2004 02:51:46 PM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 11,410.00  
DEPUTY CLERK P Beckham

**WARRANTY DEED**

THIS INDENTURE, made this 26th day of March, 2004 between:

**William Martinez, a married man, and Waters West Plaza, Inc., a Florida Corporation**

Grantor, whose mailing address is: 19310 Holly Lane, Lutz, Florida 33548 AND

**May S&P, LLC, a Florida Limited Liability Company**

Grantee, whose mailing address is: 5102 Lady Rose Court, Lutz, Florida 33549 and whose social security/tax identification number is 01A

Wherever used herein the terms "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 said grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sells and transfers unto the said grantee, his heirs and assigns forever, all that certain parcel of land lying and being in the County of HILLSBOROUGH and State of FLORIDA, more particularly described as follows:

Folio No.: 027125.0000

**SEE ATTACHED EXHIBIT "A" PARCELS 1 AND 2 MADE A PART HERETO.**

**This is not the constitutional homestead of the grantor, William Martinez, he resides at 19310 Holly Lane, Lutz, Florida 33548.**

**Subject to a mortgage given by West Waters Plaza, Inc., in favor of GMAC Commerical Mortgage Corporation, dated 6-26-98, recorded 7-6-98 in Official Records Book 9118, Page 1047, assigned in Official Record Book 9455, Page 1381 on 7-10-98, Public Records of Hillsborough County, Florida, which has an unpaid principal balance remaining in the amount of \$940088.96, which grantee herein assumes and agrees to pay.**

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said grantor covenants with the said grantee that he is lawfully seized of the; said land in fee simple; that he has good right and lawful authority to sell and convey said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2003. Subject to restrictions, reservations, covenants, and easements of record, and, applicable governmental regulations.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS:

Name: Neil S. Schell, Jr.

William Martinez

Waters West Plaza, Inc., A Florida Corporation

Name: Mary K. Cumming

By: William Martinez, Sr. Pres

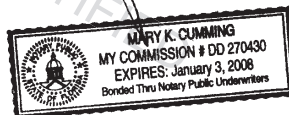
**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 26th day of March, 2004 by William Martinez, Sr., as President of Waters West Plaza, Inc., a Florida Corporation, on behalf of the corporation, and William Martinez, as an individual. He is personally known to me or has produced DRIVERS' LICENSE as identification and who did take an oath.

**WITNESS** my signature and official seal at Tampa in the County of Hillsborough and State of Florida, the day and year last aforesaid.

My Commission Expires:

Mary K. Cumming  
NOTARY PUBLIC State of Florida



**EXHIBIT "A"**

PARCEL 1

Lots 14 through 21, inclusive in Block 3 and Lots 6 through 21, inclusive, in Block 4, of RIO VISTA SUBDIVISION, according to the map or plat thereof as shown on Plat Book 27, Page 9, of the Public Records of Hillsborough County, Florida, together with that part of Clark Avenue, formerly known and shown as Gladiola Avenue on hereinafter mentioned plat, lying between Blocks 3 and 4 of RIO VISTA SUBDIVISION, according to the plat thereof recorded in Plat Book 27, on Page 9, and abutting Lots 17 through 21, inclusive in Block 3 on the West and abutting Lots 6 through 10, inclusive in Block 4 on the East, Less that part of Lots 10 through 17, inclusive in Block 4 and Lots 14 through 17, inclusive in Block 3 taken by Order of Taking recorded in Official Records Book 5250, Page 1730 and less and except existing right-of-way for Waters Avenue, all lying and being in Hillsborough County, Florida.

**EXHIBIT "A"**

PARCEL 2

Lots 1, 2 and 3, less the North 15 feet of the East 80 feet of Lot 3; the West 25 feet of Lots 4 and 5; Lots 6 through 26 inclusive, Block 4, together with the West 25 feet of closed N. Clark Avenue f/k/a Gladiola Avenue abutting Lots 1 through 3 and 6 through 9, inclusive on East and North 25 feet of closed W Juneau Street abutting Lot 1 and 26 on South, Block 4, Lots 14 to 21, inclusive and the East 25 feet of closed N. Clark Avenue f/k/a Gladiola Avenue abutting Lots 17 to 21, inclusive on West, Block 3, Less the North 22 feet, MOL for Waters Avenue abutting Blocks 3 and 4 and Less the West 5 feet of the East 80 feet of Lots 4 and 5, Block 4, RIO VISTA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 27, Page 9, Public Records of Hillsborough County, Florida.





**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-1045 Intake Date: 07/01/2025  
Hearing(s) and type: Date: 08/25/2025 Type: LUHO Receipt Number: 495665  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: 4040 W. Waters Ave., Unit 1/2 City/State/Zip: Tampa, FL 33614  
TWN-RN-SEC: 28-28-18-E Folio(s): 27125.0020 : CN Future Land Use: R-12 Property Size: 7,841 sf

### Property Owner Information

Name: SBA Properties, Inc. Daytime Phone 800-487-7483  
Address: 8051 Congress Ave, Ste 100 City/State/Zip: Boca Raton, FL 33847  
Email: amasuda@sbsite.com Fax Number 561-322-2852

### Applicant Information

Name: Shumaker, Loop & Kendrick Daytime Phone 813-229-7600  
Address: 101 E. Kennedy Blvd. Suite 2800 City/State/Zip: Tampa, FL 33602  
Email: sbeuge@shumaker.com; mnewton@shumaker.com; ywasser@shumaker.com Fax Number 813-229-1660

### 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.

Signature of the Applicant

Matthew Newton

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)

Ed Roach

Type or print name



# 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: \_\_\_\_\_ Phone: \_\_\_\_\_

Representative's Email: \_\_\_\_\_

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
1	<input type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input 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.
3	<input type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="https://www.sunbiz.org">Sunbiz.org</a> .
4	<input type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

**Additional application-specific requirements are listed in Part B.**





## Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

### Part B: Project Information

#### Additional Submittal Requirements for a Variance

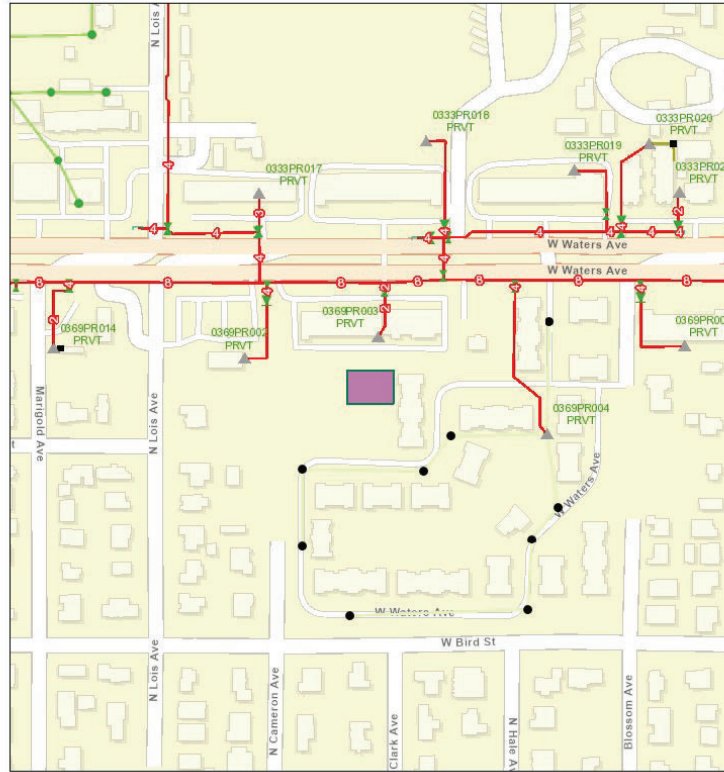
- 1 ☐ Project Description/Written Statement of the Variance Request
- 2 ☐ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☐ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)



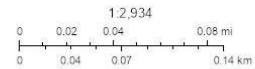
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:A	
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011804 Block: 1009
Census Data	Tract: 011804 Block: 1010
Future Landuse	R-12
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 27125.0020



July 3, 2025



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

Hillsborough County Florida

**Folio:** 27125.0020  
**PIN:** U-28-28-18-16R-000004-00004.0  
**Sba Properties Inc**  
**Mailing Address:**  
 8051 Congress Ave Ste 100  
 null  
 Boca Raton, FL 33487-1311  
**Site Address:**  
 4040 W Waters Ave 1/2  
 Tampa, FL 33614  
**SEC-TWN-RNG:** 28-28-18  
**Acreage:** 0.18  
**Market Value:** \$130,310.00  
**Landuse Code:** 9100 UTILITY, R/W

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.