

Variance Application: VAR 25-1414
LUHO Hearing Date: November 17, 2025
Case Reviewer: Chris Grandlienard, AICP



**Hillsborough
County Florida**

Development Services Department

Applicant: Todd Pressman, Pressman & Assoc. Inc. **Zoning:** CG
Location: 17324 North 41 Highway Lutz; Folio: 15377.0000

Request Summary:

The applicant is requesting multiple landscape buffer variances to accommodate the existing site layout and building placement, which were impacted by prior FDOT right-of-way taking and longstanding nonconforming conditions.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.06.04.C.	If an off-street vehicular use area is not fully screened from an adjacent right-of-way by a building or structure, an eight-foot-wide landscaped buffer must be installed between the area and the right-of-way, unless stricter requirements in sections 6.06.06 or 6.06.06 C apply.	8 feet	0-foot landscape buffer to north property line along Dennison Road.
6.06.04.E.	A six-foot-wide landscaped buffer is required between an off-street vehicular use area and any non-road-facing property boundary, unless stricter standards in sections 6.06.06 or 6.06.06 C apply, or if the adjacent property already provides the necessary buffer and screening.	6 feet	0-foot landscape buffer to west property line.

Findings:	A legal nonconforming status was approved for this parcel in 2024, DNC 24-0414, for a 3,022-square-foot commercial building at 17324 US Hwy 41, Lutz, FL, due to a 1994 FDOT Order of Taking that reduced the front yard setback to the east to 0.70 feet, confirming the structure existed in its current layout since 1988.
------------------	---

Zoning Administrator Sign Off:

Colleen Marshall
Mon Nov 3 2025 14:12:11

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.

FOLIO NO. 15345.1250
 USE: STORE RETAIL
 Zoning: CG

PROP. 5' PEDESTRIAN CROSSWALK
 Centerline of 20' Asphalt Pavement
 DENNISON ROAD
 Public R/W

PROP. ADA RAMP PER TTM 2.9.7 & FDOT INDEX 304 WITH RED TRUNCATED DOMES (4"x4") BOTH SIDES OF DRIVEWAY
 PROP. LANDSCAPE ISLAND
 BENCHMARK #1: PK Nail & Disc = 60.76 (NAVD 88)
 EXIST. BUFFER LANDSCAPE BUFFER
 EX. CONCRETE PVT
 4" YELLOW STRIPE OVER EXIST CONCRETE NO PARKING AREA
 Centerline of 10'± Asphalt Pavement
 BENCHMARK #2: PK Nail & Disc = 60.76 (NAVD 88)
 Centerline of 23' Asphalt Pavement

PROP. STOP SIGN
 24" STOP BAR
 4" DBL YELLOW PROP. 24" WHITE STOP BAR
 INSTALL HEYBALES AT INLETS
 Conc. Curb Inlet
 Top = 60.26
 Bottom = 55.41
 PROP. 8' LANDSCAPE BUFFER
 PROP. 5' WIDE-4" THICK SIDEWALK PER TTM 2.9.5
 PROP. ADA PARKING SPACE PER TD-1
 PROP. LANDSCAPE ISLAND
 PROP. 6' PEDESTRIAN CROSSWALK
 PROP. STOP SIGN
 24" STOP BAR
 4" DBL YELLOW PROP. 24" WHITE STOP BAR
 DO NOT ENTER SIGN

EX. BLDG - 4 BAYS
 FF. EL. = 62.34 (NAVD 88)
 EX. CONC. PARKING & DRIVE
 EX. CONC. PARKING
 EX. CONC. PARKING & DRIVE
 BUILDING ADDITION
 FF. EL. = 62.25 (NAVD 88)
 CONC. WALK
 BRICK
 COVERED AREA
 CONC. SIDEWALK
 2' CONC. TYPE "F" CURB
 5' CONC. SIDEWALK
 2' CONC. TYPE "F" CURB
 6' CONC. UPRIGHT CURB
 EXIST. CONC. PARKING
 4" DBL YELLOW PROP. 24" WHITE STOP BAR
 DO NOT ENTER SIGN

FOLIO NO. 015375-0000
 USE: FITNESS CENTER
 Zoning: CG

HOLLAND LANE
 PUBLIC R/W

N US HIGHWAY 41
 Public R/W

EX. FIRE HYDRANT
 SEE FIRE HYDRANT FLOW TEST REPORT. SEE SHEET C-602
 FIRE MARSHAL NOTES:
 1. PROP. BUILDING IS TYPE II-B UNPROTECTED
 2. FIRE FLOW REQUIREMENT PER NFPA-1, CHAPTER 18.4, TABLE 18.4.5.2.1, IS 1,500 GPM FOR TWO HOURS
 SOLID WASTE NOTE:
 SOLID WASTE SERVICES WILL BE PROVIDED BY ROLL UP CAN AND CURB SIDE PICK UP

NORTH
 SCALE: 1" = 10'

SHEET NO. 1
 OF 1

SHORT PROPERTIES LLC
 PREPARED BY: GHAFARI
 DATE: 10/15/2024
 17324 US HWY 41, LUTZ, FL 33549
 VARIANCE SITE PLAN



Additional / Revised Information Sheet

Office Use Only

Application Number: 25-1414

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 25-1414 Applicant's Name: Pressman

Reviewing Planner's Name: Grandlienard Date: 10.28.25

Application Type:

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

Current Hearing Date (if applicable): 11/17/25

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

10.28.25

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 25-1414

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☐ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☒	Revised Application Form** (no land amount changes)
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☒	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☒	Other Documents (please describe): added a variance for review

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

Application No: _____

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.

Allow a 0' buffer along the west property line where a 6' buffer is required

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

6.06.04

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



Additional / Revised Information Sheet

Office Use Only

Application Number: 25-1414

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 25-1414 Applicant's Name: Pressman

Reviewing Planner's Name: Grandlienard Date: 10.28.25

Application Type:

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

Current Hearing Date (if applicable): 11/17/25

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

10.28.25

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 25-1414

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☐ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☒	Revised Application Form** (no land amount changes)
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☒	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☒	Other Documents (please describe): added a variance for review

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



Variance 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 site is constrained along with a property taking in 2001 with the widening of HWY 41, OR Book 11107, Page 1200. Approximately 1/2 of the area along the west property line would meet the 6' buffer requirement. The site is small and, again, constrained by the allowable commercial use that handles and manages a lot of vehicles and vehicular movements.

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.

1/2 of the buffer would be provided & improved and recognizing the constraint of the site illuminates how this site should be enjoyed as other properties do and would cause difficulty of vehicular movements.

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.

1/2 of the buffer would be provided and that area would be improved.

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*).

This will ensure safe and secure vehicular movements on the property of a property that can contain a CG zoning use and busy vehicular movements.

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.

While an addition onto the building has been made, and that might appear to be a triggering self created hardship, the hardship is the required buffer areas mandated by code that constraints and reduces the area for vehicular movements of an existing and operating site.

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.

It is clear that substantial justice will be gained by ensuring safe and responsible vehicular movements and the result will be a public benefit of the site working safely.

File No.: 19-0764

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Sheri Hitz
Courtland Title Services, Inc.
51 South Main Avenue Suite 319
Clearwater, Florida 33765
Parcel Identification (Folio) Number: 015377-0000
Consideration \$450,000.00

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of January, 2020 by Lesha Pfautz, a married person, whose post office address is: 9630 Wood Dale Lane, Land O Lakes, FL 34639, and William R. Dumas, a married person, whose post office address is: 22439 Crow Nest Court, Lutz, FL 33549, herein called the grantors, to Short Properties, LLC, a Florida and Limited Liability Company, whose post office address is 5317 Park Boulevard N., Pinellas Park, FL 33549, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HILLSBOROUGH County, State of Florida, viz.:

Being at a point 151.14 feet East of the Northwest corner of the South 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 27 South, Range 18 East, Hillsborough County, Florida, Run thence South 8 degrees 23' East, 164.07 feet; thence North 87 degrees 08' East, 186.2 feet to the Westerly right-of-way line of U.S. Highway No. 41; thence North 8 degrees 23' West along said Right-of-way 155.0 feet; thence West 186.0 feet to the Point of Beginning, Less the North 25 feet thereof in use as County Road, and Less additional right of way identified as Parcel 132 taken by State of Florida Department of Transportation by Order of Taking recorded in Official Records Book 11107, Page 1200, Hillsborough County, Florida.

Commonly known as: 17324 N. 41 Highway, Lutz, FL 33549

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

The property herein conveyed is commercial property.

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

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

File No.: 19-0764

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

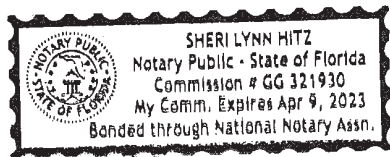
Signed, sealed and delivered in the presence of:

Mary Manning
Mary Manning
Sheri Hitz
Sheri Hitz

Lesha Pfautz
Lesha Pfautz
William R. Dumas
William R. Dumas

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of X physical presence or NA online notarization this 29th day of January, 2020 by Lesha Pfautz and William R. Dumas, who are personally known to me or have produced DL as identification.



Sheri Hitz
Printed Name:
Notary Public
My Commission Expires:



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1414

Intake Date: 09/15/2025

Hearing(s) and type: Date: 11/17/2025

Type: LUHO

Receipt Number: 518480

Date: _____

Type: _____

Intake Staff Signature: _____

Julie Boatright

Property Information

Address: 17324 N. 41 Hwy. City/State/Zip: Lutz, FL

TWN-RN-SEC: 27/18/24 Folio(s): 15377.0000 Zoning: CG Future Land Use: NMU4 Property Size: .47

Property Owner Information

Name: Short Properties, LLC Daytime Phone: (727) 810-1772

Address: 17324 N Us Highway 41 City/State/Zip: Lutz, FL 33549

Email: thoglund72@outlook.com Fax Number: _____

Applicant Information

Name: PRESSMAN TODD, Pressman & Assoc. Inc. Daytime Phone: (727) 804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st petersburg, fl 33701

Email: Todd@Pressmaninc.com Fax Number: _____

Applicant's Representative (if different than above)

Name: PRESSMAN TODD, Pressman & Assoc., Inc Daytime Phone: 727-804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: St. Petersburg, FL 33701

Email: Todd@Pressmaninc.com Fax Number: (727) 804-1760

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.

Todd Pressman

Signature of the Applicant

PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name

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

Todd Pressman

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

PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 25-1414

Intake Date: 09/15/2025

Hearing(s) and type: Date: 11/17/2025

Type: LUHO

Receipt Number: 518480

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: PRESSMAN TODD

Phone: (727) 804-1760

Representative's Email: Todd@Pressmaninc.com

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

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

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	☒	☐ <u>Property/Applicant/Owner Information Form</u>
2	☒	☐ <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	☒	☐ <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	☒	☐ <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☒	☐ <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☒	☐ <u>Copy of Current Recorded Deed(s)</u>
7	☒	☐ <u>Close Proximity Property Owners List</u>
8	☒	☐ <u>Legal Description</u> for the subject site
9	☐	☒ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☒ <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

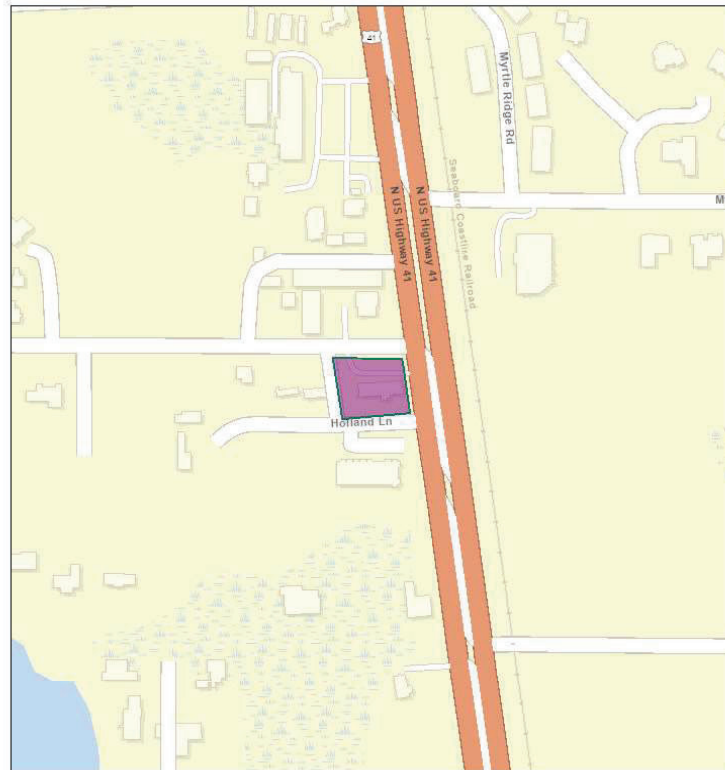
Additional Submittal Requirements for a Variance

- 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)

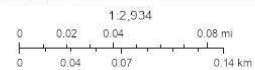


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 15377.0000



September 15, 2025



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

Hillsborough County Florida

Folio: 15377.0000
PIN: U-24-27-18-ZZZ-000000-63440.0
Short Properties Llc
Mailing Address:
 17324 N Us Highway 41
 null
 Lutz, FL 33549-4569
Site Address:
 17324 N 41 Hwy
 Lutz, FL 33548
SEC-TWN-RNG: 24-27-18
Acreage: 0.47
Market Value: \$517,900.00
Landuse Code: 2753 COMM./OFFICE

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.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

[
Charles M. Short
17324 N US Hwy. 41
Lutz, FL 33549

NONCONFORMING STRUCTURE REVIEW

DNC 24-0414

Folio Number: 15377.0000

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

1.0 REQUEST

- 1.1 A determination of legal nonconforming structure status for a 3,022-square-foot, building on property located at 17324 US Hwy 41 Lutz, FL 33549. The parcel is identified as **Folio Number 15377.0000** and is zoned CG (Commercial General).

2.0 DETERMINATION

- 2.1 Legal nonconforming structure status is **APPROVED** for the 3,022-square-foot, building; specifically:
- i. A front yard setback of 0.70 feet from the east property line is certified as legally nonconforming.
 - ii. The legal nonconforming structure shall be subject to the requirements of LDC Section 11.03.04.

Israel Monsanto, Executive Planner
Community Development Division
Development Services Department

5/7/24

Date

In accordance with Land Development Code Section 11.01.03, nonconformity determinations may be appealed to the Land Use Hearing Officer within thirty (30) calendar days of the date of this decision. Questions related to this determination should be directed to Chris Grandlienard at (813) 276-8372 or grandlienardc@hillsboroughcounty.org.

ATTACHMENTS:

1. Survey and Site Plan Submitted by Applicant, received February 7, 2024
2. Neighbor's Affidavit
3. 1989 Hillsborough County property card
4. Current (2023) Hillsborough County property card
5. Current Property Deed, recorded February 19, 2020
6. Order of Taking, recorded February 23, 1994
7. 1991 Hillsborough County Aerial Map

FINDINGS

1. The subject parcel is zoned CG (Commercial - General) and has a 3,022-square-foot, commercial building according to the survey submitted by the applicant on February 7, 2024. (Attachment 1) The parcel fronts North US Highway 41 to the east and Dennison Road to the north; therefore, the parcel is a corner lot with two front yards and two side yards.
2. Per LDC Section 6.01.01, for CG districts, required minimum setbacks for principal structures are as follows: front yard, 30 feet; and side yard, per buffer requirements.
3. The survey submitted by the applicant shows the commercial building is setback 0.70 feet from the northeast corner (front) property line and 55 feet from the north (front) property line. (Attachment 1)
4. All other setbacks of the principal structure and accessory structures meet minimum required yard widths. (Attachment 1)
5. Per LDC Section 11.03.04.B.1, structures existing prior to July 26, 1989, shall be deemed pre-existing and may be certified as legally nonconforming by the Administrator.
6. According to an informed individual's affidavit, Frank Sufka, the commercial building has been in its current layout since it was built (1988). US Highway 41 was widened 20 years ago. (Attachment 2)
7. The building was constructed in 1988 according to the 2023 Hillsborough County property card. (Attachment 4) The building footprint shown on a 1989 Hillsborough County Property Appraiser's property card (Attachment 3) matches the building footprint shown on a 2023 Hillsborough County Property Appraiser's property card (Attachment 4) and the structure layout shown in the 2023 survey submitted by the applicant (Attachment 1). The overall length of the commercial building has not changed (100 ft).
8. The parcel's legal description shown in the current deed Inst. #: 2020057165 (Attachment 5) states the legal description with "Less additional right of way identified as Parcel 132 taken by State of Florida Department of Transportation by Order of Taking recorded in Official Records Book 11107, Page 1200, Hillsborough County, Florida." The Order of Taking from 1994, Book 11107 PG 1200 (Attachment 6) confirms the taking of 4,688 square feet of the subject parcel for use by the Florida Department of Transportation for widening of US Highway 41.
9. A 1991 Hillsborough County Aerial (earliest found for the area) shows that the building most likely met the 30-foot front yard requirement along US Highway 41 prior to the Order of Taking. (Attachment 7)

SUMMARY

1. Per LDC Section 11.03.04.B, structures existing prior to July 26, 1989, shall be deemed pre-existing and may be certified as legally nonconforming by the Administrator. The evidence submitted by the applicant and found by staff demonstrates that the commercial building structure layout and placement have existed on the subject property from 1988 to today with its current setbacks from the east (front) property line.
2. An Order of Taking from 1994, confirms the taking of 4,688 square feet of the subject parcel for use by the Florida Department of Transportation for widening of US Highway 41 causing the nonconformity. This is further evident by a 1991 Aerial Map which shows that the structure was likely meeting the front yard setback requirement.
3. The property's record cards indicate that the commercial building's footprint has not changed in respect to the eastern side. The building layout and location have been maintained since prior to July 26, 1989 with respect to its eastern side.
4. Based on these findings, staff finds the commercial building may be certified as a **legally nonconforming structure**.
5. No other determination of non-conformity for any other structure on the parcel has been requested as part of this review.

]

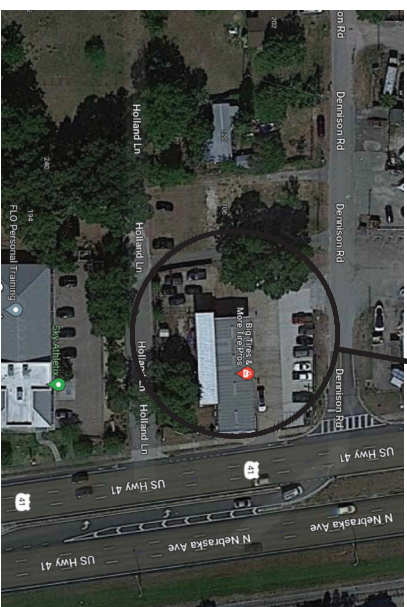
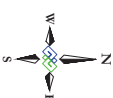
PARCEL DATA TABLE

Project Name	Big Tires & More Tire Pros
Address	17324 US Hwy 41, Lutz FL 33549
Folio No.	015377-0000
Parcel Number	U-24-27-18-222-0-0000-63440.0
Proposed Building	800 SF
Site Area	0.4648 Acre
Flood zone	Flood Zone: X 1205/C0205H

Scope of Work: To construct a one story storage building over existing parking lot to service the current warehouse building. There is a **ZERO** net increase of impervious surfaces proposed on site.

		Existing Conditions	Proposed Conditions (Total)
Zoned District		CG - Commercial - General	
Future Land Use		NMM-4	
Parking Spaces	14 Existing Spaces	1/1,000 per SF = 4 Spaces Required	
Maximum Height	Existing	13 Spaces Provided	20 ft
Building Gross Floor Area	3,022		3,822
Building Envelope Area	3,022		3,822
BLD Coverage	15%		19%
FAR	0.15		0.19
Impervious Surface Area	15,026		13,519
Front	Existing		
Side	Existing		
Setback	Existing		
Side	Existing		See Plans

Being at a point 151.14 feet East of the Northwest corner of the South 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 27 South, Range 18 East, Hillsborough County, Florida, Run thence South 8 degrees 23' East, 164.07 feet; thence North 87 degrees 08' East, 166.23 feet to the Westerly right-of-way line of U.S. Highway No. 41; thence North 8 degrees 23' West along said Right-of-way 155.00 feet; thence West 186.00 feet to the Point of Beginning. Less the North 25 feet thereof in use as County Road, and Less additional right of way identified as Parcel 132 taken by State of Florida Department of Transportation by Order of Taking recorded in Official Records Book 11107, Page 1200, Hillsborough County, Florida.

[illegible]

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROJECT NAME:
BIG TIRES & MORE TIRE PROS

PROJECT LOCATION:
17324 US HWY 41, LUTZ, FL 33549

SHEET NAME:
COVER SHEET

PREPARED FOR: SHORT PROPERTIES LLC

PREPARED BY:  GHAFARI

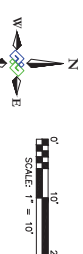
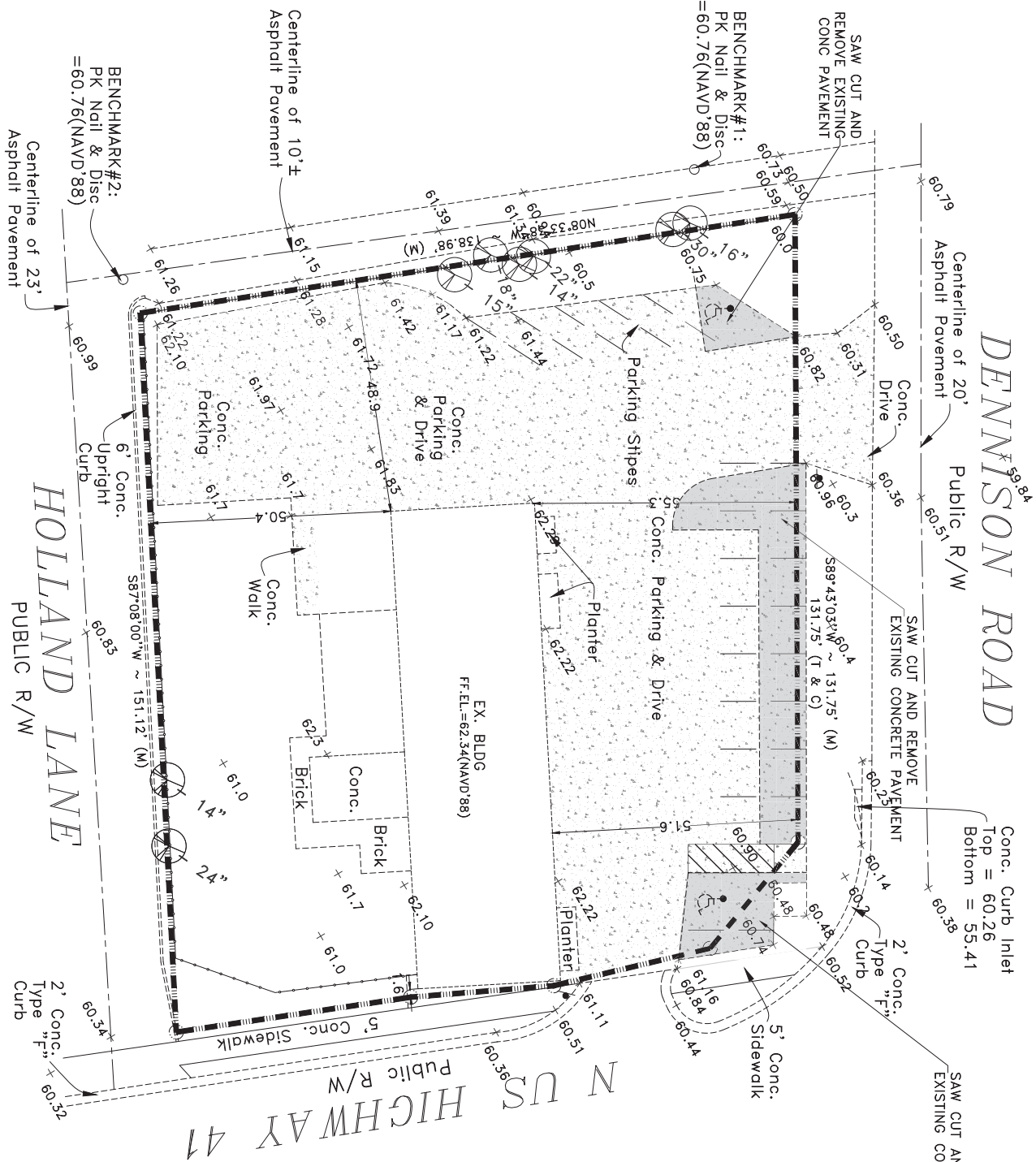
 CERTIFICATE OF AUTHORIZATION NO. 0000000000

ENGINEERING CONSULTING ONE PROJECT AT A TIME™

2166 W. Tampa
Tampa, FL 33606
WWW.GHAFARI.COM

SCALE	SHEET SIZE
	D
SHEET	
G-000	
OF	

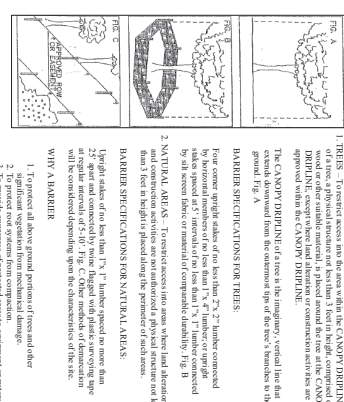
Attachment #1



PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

PROTECTIVE BARRIERS are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities are planned or anticipated. The barrier must remain in place until the completion of construction activities. A PROTECTIVE BARRIER must remain in place until the completion of construction activities. The barrier must remain in place until the completion of construction activities.

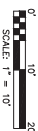


LAND ALTERATION / TREE PRESERVATION

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLANT SOIL, DEPOSIT DEBRIS, OR ANY KIND WITHIN THE BOUNDARY OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

ALL REMAINING UNDEVELOPED AREAS SHALL BE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE (LDC) AND THE PROVISIONS OF THE AMERICAN NATIONAL STANDARD (ANSI) Z59.1-2009.

REVIEW NO. DATE DESCRIPTION BY	
PROJECT NAME: BIG TIRES & MORE TIRE PROS	
PROJECT LOCATION: 17324 US HWY 41, LUTZ, FL 33549	
SHEET NAME: EXISTING & DEMOLITION PLAN	
PREPARED FOR: SHORT PROPERTIES LLC	
PREPARED BY: GHAFARI	
ENGINEERING CONSULTING ONE PROJECT AT A TIME	
2166 W. Bruce Blvd. Ste. 200 Tampa, FL 33622 WWW.GHAFARI.NET 813-935-1200	
SCALE: 1" = 10'	SHEET SIZE: C-100



PROJECT NAME:
BIG TIRES & MORE TIRE PROS

PROJECT LOCATION:
17324 US HWY 41, LUTZ, FL 33549

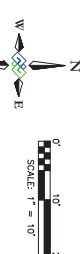
SHEET NAME:
PROPOSED SITE PLAN

PREPARED BY:  **GHAFARI**
ENGINEERING CIVILIZATION ONE PROJECT AT A TIME



Folio No. 15375-0000
USE: STORE RETAIL
Zoning: CG

Conc. Curb Inlet
Top = 60.26
Bottom = 55.41

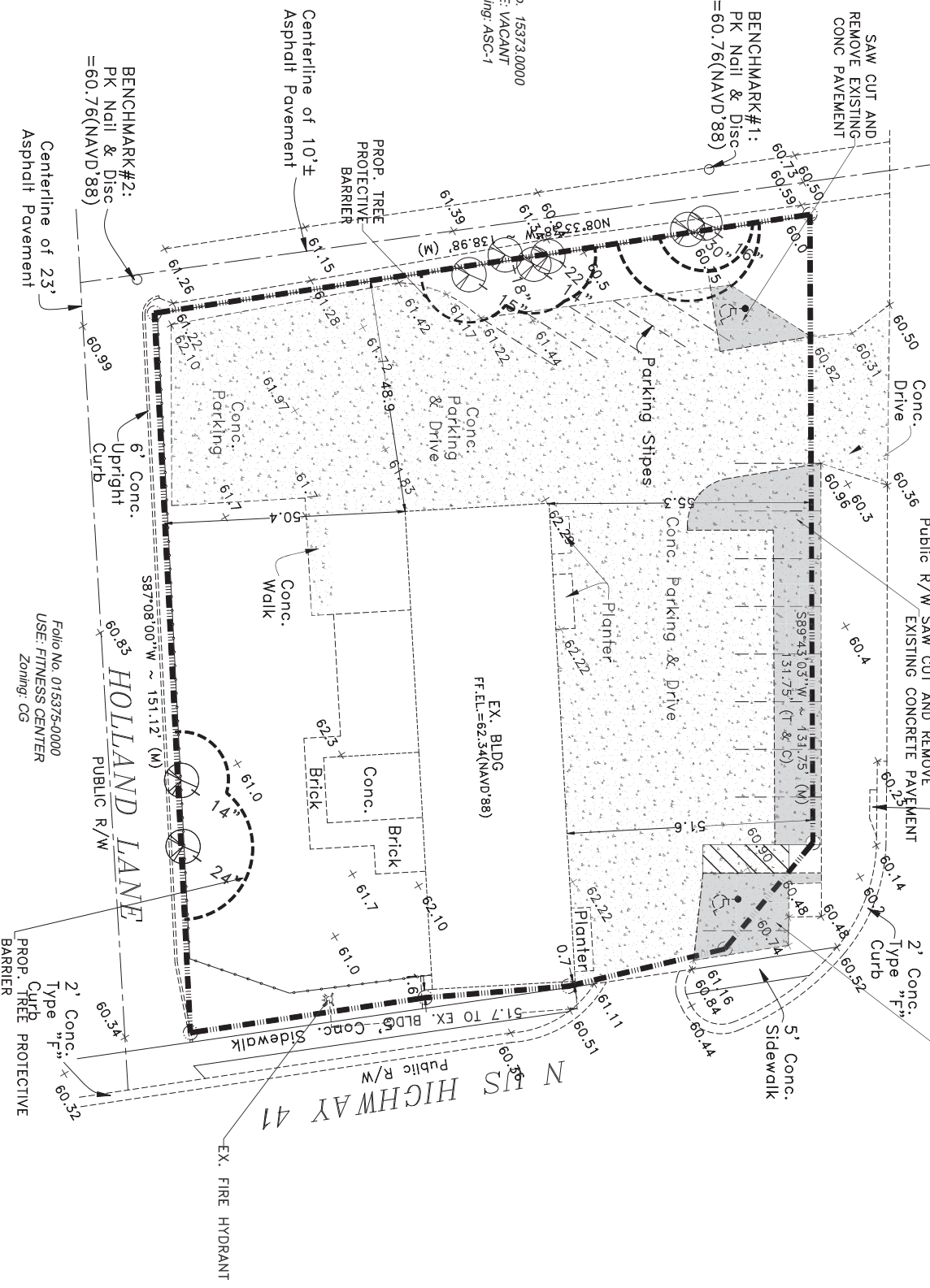


Centerline of 20' Asphalt Pavement
DENNISON ROAD
Public R/W SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT
SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT

BENCHMARK #1:
PK Nail & Disc
= 60.76 (NAVD'88)

Folio No. 15373-0000
USE: VACANT
Zoning: ASC-1

BENCHMARK #2:
PK Nail & Disc
= 60.76 (NAVD'88)



Folio No. 015375-0000
USE: FITNESS CENTER
Zoning: CG

PREPARED FOR: SHORT PROPERTIES LLC		PROJECT NAME: BIG TIRES & MORE TIRE PROS	
PREPARED BY: GHAFARI		PROJECT LOCATION: 17324 US HWY 41, LUTZ, FL 33549	
ENGINEERING CONSULTANT ONE PROJECT AT A TIME™		SHEET NAME: EXISTING & DEMOLITION PLAN	
SCALE: 1" = 10'	SHEET: C-010	NO.	DATE
REVIEW		DESCRIPTION	
BY		NO.	



**Hillsborough
County Florida**
Development Services

Other Informed Party's Affidavit for Legal Nonconformity

I, the undersigned, do hereby state that I am a (Please check one):

- ☒ a past or present adjacent property owner, or
 _____ a former owner of the parcel on which the nonconformity exists, or
 _____ another informed individual (please explain below)

and I further state that I have knowledge that the nonconformity as described below has existed on the site in question since _____. I further state that to the best of my knowledge the nonconformity has existed continuously and has not ceased for more than ninety (90) consecutive calendar days nor for more than one hundred eighty (180) calendar days within any one-year period since the nonconformity was originated.

Details of Nonconformity

My neighbor's property has always had the same location to US 41. 20 years ago, the highway was widened.

Signature of Other Informed Party

FRANK J. SUFKA

Printed or Typed Name of Other Informed Party

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 January, 2024, by
(year)

Frank Sufka

(name of person acknowledging)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____

Signature of Notary taking acknowledgment)

Type or Print Name of Notary Public

AMY MARIE TALLENT

MY COMMISSION # HH 019030

EXPIRES: November 7, 2024

Bonded Thru Notary Public Underwriters

Commission number

DNC

5 of 5

02/2023

24-0414



DUMAS TIRES INC.

Specializing in
Computer Alignment
Brakes • Shocks
New and Used Tires

17324 Hwy. 41 N.
Lutz, FL 33549

(813) 949-8095



Attachment #3

ASF M

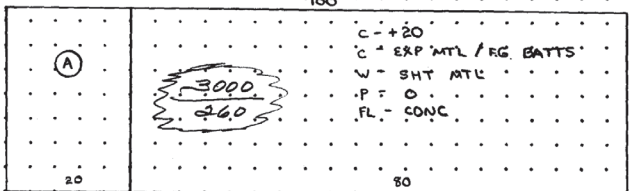
FOLIO NO. 15377. 0000

OWNER

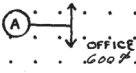
ADDRESS

ADDRESS OF PROPERTY 17324 N. 41

BUILDING DIAGRAM



UNF. STORAGE



6. J. HUFF 249 BUILDING COMPUTATION

No.	SIZE	SQ. FT.	HT.	CU. FT.	No.	SIZE	SQ. FT.	HT.	CU. FT.
1	ASF M 3000/260	11,54	X	SFG 1	2	ASF M 3000/260	11,54	X	SFG 1
2	FRAME	X	X	X	3	FRAME	X	X	X
3	INT. WALL F.N. (1.16 X 8.00)	X	X	X	4	INT. WALL F.N. (1.16 X 8.00)	X	X	X
4	FLOOR V.T. (1.15 X 6.00)	X	X	X	5	FLOOR V.T. (1.15 X 6.00)	X	X	X
5	W.R.C.	X	X	X	6	W.R.C.	X	X	X
6	FL. (4.46 X 4.45) X 400	X	X	X	7	FL. (4.46 X 4.45) X 400	X	X	X
7	PLRG	X	X	X	8	PLRG	X	X	X
8	CHRS (7.0 X 1.5) X 700	X	X	X	9	CHRS (7.0 X 1.5) X 700	X	X	X
TOTAL									
Grand Value									
2.27									
ASF M 2.80									

Cl. By Date 3/13/89 TLO

REAL PROPERTY RECORD
HILLSBOROUGH COUNTY TAX ASSESSOR

GRADE	KEY: 1-EXPENSIVE; 2-GOOD; 3-AVERAGE; 4-CHEAP	ASF M	Correct. Cents	Flat Charges
1 2 3 4				
A. EXTERIOR	B. Type Building: Cottage Bungalow 2-Story Dwelling			
ARCHITECTURE	Duplex Dwlg. Bungalow Apt. Store & Apt. Store			
GENERAL PLAN	Dept. Store. Store & Office Hotel Hospital Office Bldg.			
LANDSCAPING	Theatre Church Factory Shop or Storage Warehouse			
EXPOSURE	Pub. Bldg. Pub. Garage School Club Bank Fil. Sta.			
	C. Construction: Height: 20 Stories 1 Stores Rooms			
	Apts. Baths F.P. Semi-F.P. Ordinary Frame			
	Brick Steel Concrete Metal Stone Veneer			
D. BASIC EXTERIOR CONSTRUCTION				
FOUNDATION	Material: Concrete Concrete-block Brick Stone Piers			
	Excavation: % of Area % of Depth			
WALLS	Type: Wood Frame Steel Frame Concrete Frame Solid Masonry			
	Face Material: Com. Brick F. Brick T. C. Sidg. Shgs. Stucco			
	Painted Concrete Concrete Block Stone Metal Furred			
	Bearing Wall ft. Curtain Wall ft. Party Wall ft. Division Wall ft.			
WINDOW SASH	Wood Metal Plain Casement Glass Plain Plate Leaded			
EXTERIOR TRIM	Style: Plain Ornamental			
ROOF	Material: Wood Tile Stone Terra Cotta Glass Marble			
	Type: Gable Hip Gambrel Monitor Saw Tooth Flat			
	Material: Shingles Wood Compo. Concl. Gypm. Slate Tile			
	SHT MTL Asbtos. Tin Copper Built-up Rolled			
	Dormers Finished Rooms in Attic			
E. BASIC INTERIOR CONSTRUCTION				
BASEMENT	Finish: Open Plastered Wall Ceiling No. Finished Rooms			
	Floors: Wood Cement Earth Built-in Garage, No. Cars			
HEATING	System: Steam Hot Water Hot Air Vapor Stove Concl. Rad.			
	Plants: Stoker Gas Oil Burner Temperature Control			
FLOORS	Type: Rinf. Concr. Steel & Concr. Steel & Tile Steel & Wood Jstd. M.T.			
	Materials: Pine Oak Concl. Tile Marble Terrazzo Composition			
INTERIOR FINISH	Material: Pine Oak Concl. Tile Marble Terrazzo Composition			
	Fireplaces: No. Colonial Stone Brick Ash Pit			
PARTITIONS	Material: W. L. M. L. Plst. Bd. Shipap Gyps. Tile Hollow Tile			
	Finish: Papered Craftex Canvassed Travertine Ceiled			
ELECTRIC SYSTEM	Type: Conduit B. X. Knob and Tube			
	Fixtures: Modern Old Suitable to Type			
PLUMBING	Baths Showers Toilets Lavatories Laundry Trays			
	Urinal Sinks Slop Sinks Sewer Water Gas			
	Tile Floors Tile Walls x 5 Fxts.			
F. EQUIPMENT AND ACCESSORY SCHEDULE				
	Heat Pump			
	Air Condition			
	7 QHD 10 X 10 B/RAL			
	TOTAL			
H. DEPRECIATION				
1. BASE RATE	96,000	%		
2. Date Built	1988	Occupied		
3. Date Remodeled				
4. CONDITION, EXTERIOR				
5. Excellent Good Normal Fair Poor				
CONDITION INTERIOR				
Excellent Good Normal Fair Poor				
For Condition	6.0 WUSE = 8.1	%	CONC : 7,000	100% 10500
For Obsolescence		%		
TOTAL DEPRECIATION RATE		%		
GSFM 3000	2.80		67200	99700

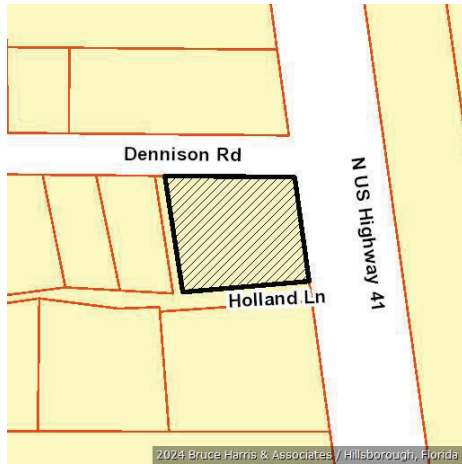
RALARD TAMPA



Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 015377-0000



Owner Information

Owner Name	SHORT PROPERTIES LLC
Mailing Address	17324 N HIGHWAY 41 LUTZ, FL 33549-4569
Site Address	17324 N 41 HWY, LUTZ
PIN	U-24-27-18-ZZZ-000000-63440.0
Folio	015377-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	2753 AUTO REPAIR C
Plat Book/Page	/
Neighborhood	215008.00 Crenshaw Lake Rd Area
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$521,070	\$521,070	\$0	\$521,070
Public Schools	\$521,070	\$521,070	\$0	\$521,070
Municipal	\$521,070	\$521,070	\$0	\$521,070
Other Districts	\$521,070	\$521,070	\$0	\$521,070

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2020057165	01	2020	WD	Qualified	Improved	\$450,000
	2020057164	01	2020	PR	Unqualified	Improved	\$100
22114 / 0941	2013333984	08	2013	QC	Unqualified	Improved	\$100
22048 / 0104	2013292456	07	2013	PR	Unqualified	Improved	\$100
7786 / 1727	95131759	06	1995	WD	Unqualified	Improved	\$17,900
5941 / 1471	90069736	04	1990	WD	Unqualified	Improved	\$125,000
4988 / 1948	86278678	12	1986	QC	Unqualified	Vacant	\$100

Attachment #4

Building Information

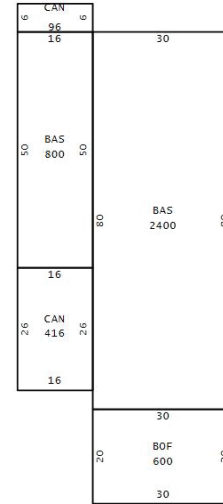
Building 1

Type 65 | AUTO SERVICE/REPAIR GARAGE

Year Built 1988

Building 1 Construction Details

Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	12	Metal
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	20.00	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	2,400	2,400	\$161,626
BAS	800	800	\$53,875
BOF	600	600	\$64,650
CAN	416		\$8,418
CAN	96		\$1,953
Totals	4,312	3,800	\$290,522

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0060	CONCRETE PAVEMENT	1	1988	0	0	8,586.00	\$25,196
0260	FENCE CL6	1	1992	0	0	138.00	\$1,311
0280	FENCE WOOD	1	2001	0	0	182.00	\$728
0651	SHED NOT PERMANENTLY AFFIXED	1	2020	0	0	2.00	\$0

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COF2	Comm Class 6	CG	0.0	0.0	SF SQUARE FEET	24,644.00	\$203,313

Legal Description

TRACT BEG 151.4 FT E OF NW COR OF S 1/2 OF SE 1/4 OF NW 1/4 AND RUN S 8 DEG 23 MIN E 164.07 FT N 87 DEG 08 MIN E 186.2 FT TO WLY R/W LINE N 8 DEG 23 MIN W ALONG R/W 155 FT AND W 186 FT TO BEG LESS N 25 FT FOR RD & LESS ADD'L R/W BEG AT SW COR OF SD TR THN S 87 DEG 37 MIN 58 SEC W 35.16 FT N 07 DEG 51 MIN 15 SEC W 49.80 FT N 04 DEG W 29.98 FT N 11 DEG 15 SEC W 33.75 FT N 51 DEG 26 MIN 58 SEC W 28.95 FT E 55.54 FT & S 07 DEG 51 MIN 15 SEC E 129.74 FT TO POB

Instrument #: 2020057165, Pg 1 of 2, 2/19/2020 6:17:16 PM DOC TAX PD(F.S. 201.02) \$3150.00, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: CBOYKINS Pat Frank, Clerk of the Circuit Court Hillsborough County

File No.: 19-0764

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Sheri Hitz
Courtland Title Services, Inc.
51 South Main Avenue Suite 319
Clearwater, Florida 33765
Parcel Identification (Folio) Number: 015377-0000
Consideration \$450,000.00

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of January, 2020 by Lesha Pfautz, a married person, whose post office address is: 9630 Wood Dale Lane, Land O Lakes, FL 34639, and William R. Dumas, a married person, whose post office address is: 22439 Crow Nest Court, Lutz, FL 33549, herein called the grantors, to Short Properties, LLC, a Florida and Limited Liability Company, whose post office address is 5317 Park Boulevard N., Pinellas Park, FL 33549, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HILLSBOROUGH County, State of Florida, viz.:

Being at a point 151.14 feet East of the Northwest corner of the South 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 27 South, Range 18 East, Hillsborough County, Florida, Run thence South 8 degrees 23' East, 164.07 feet; thence North 87 degrees 08' East, 186.2 feet to the Westerly right-of-way line of U.S. Highway No. 41; thence North 8 degrees 23' West along said Right-of-way 155.0 feet; thence West 186.0 feet to the Point of Beginning, Less the North 25 feet thereof in use as County Road, and Less additional right of way identified as Parcel 132 taken by State of Florida Department of Transportation by Order of Taking recorded in Official Records Book 11107, Page 1200, Hillsborough County, Florida.

Commonly known as: 17324 N. 41 Highway, Lutz, FL 33549

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

The property herein conveyed is commercial property.

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

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Instrument #: 2020057165, Pg 2 of 2

File No.: 19-0764

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

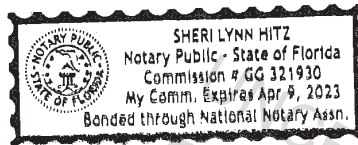
Mary Manning
Mary Manning
Sheri Hitz
Sheri Hitz

Lesha Pfautz
Lesha Pfautz

William R. Dumas
William R. Dumas

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of X physical presence or NA online notarization this 29th day of January, 2020 by Lesha Pfautz and William R. Dumas, who are personally known to me or have produced DL as identification.



Sheri Hitz
Printed Name:
Notary Public
My Commission Expires:

INSTR # 2001317262

OR BK 11107 PG 1200

RECORDED 10/02/2001 11:35 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DEPUTY CLERK Y Roche

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA
IN AND FOR THE COUNTY OF HILLSBOROUGH

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

CASE NO :93-8826

DIVISION NO:P

PARCEL(S) :132

FRANK A. GAUDENS, ET AL.,

Defendants.

ORDER OF TAKING

THIS CAUSE coming on to be heard by the Court, it appearing that proper notice was first given to all the defendants, and to all persons having or claiming any equity, lien, title, or other interest in or to the real property described in the Petition, that the Petitioner would apply to this Court on the 22nd day of February, 1994, for an Order of Taking, and the Court otherwise being fully advised in the premises, upon consideration, it is, therefore,

ORDERED AND ADJUDGED:

1. That the Court has jurisdiction of the subject matter and of the parties to this cause.
2. That the pleadings in this cause are sufficient, and the Petitioner is properly exercising its delegated authority.
3. That the Estimate of Value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal.
4. That upon the payment of the deposit hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described herein (legal description on page 2 of this order) shall vest in the petitioner.

OR BK 11107 PG 1201

SECTION 10040-2527 STATE ROAD 45 HILLSBOROUGH COUNTY DESCRIPTION

PARCEL 132

FEE SIMPLE RIGHT-OF-WAY

A parcel of land lying within the SE 1/4 of the NW 1/4 of Section 24, Township 27 South, Range 18 East, Hillsborough County, Florida and being a part of the following described land:

"Beginning at a point 151.4 feet East of the Northwest corner of the South 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 27 South, Range 18 East, Hillsborough County, Florida. Run thence South 8°23' East 164.07 feet; thence North 87°08' East 186.2 feet to the Westerly Right-of-way line of U.S. Highway No. 41; thence North 8°23' West along said Right-of-way 155.0 feet; thence West 186.0 feet to Point of Beginning. LESS the North 25 feet thereof in use as County Road."

Said parcel being described as follows:

Commence at the Southwest corner (3"x3" concrete monument) of the SE 1/4 of the NW 1/4 of Section 24, Township 27 South, Range 18 East; thence South 89°32'15" East, along the Southerly boundary of the SE 1/4 of the NW 1/4 of said Section 24, a distance of 507.46 feet to a point on the baseline of survey of S.R. 45 (U.S.41) as now established; thence North 07°51'15" West, along said baseline of survey, a distance of 519.24 feet; thence South 87°37'58" West, a distance of 40.18 feet to a point on the existing westerly right-of-way line of said S.R.45, as now established, said point also being on the Northerly boundary of Holland Lane and the POINT OF BEGINNING; thence continue South 87°37'58" West, along the Northerly boundary of Holland Lane, a distance of 35.16 feet; thence North 07°51'15" West, a distance of 49.80 feet; thence North 04°01'43" West, a distance of 29.98 feet; thence North 11°15'05" West, a distance of 33.75 feet; thence North 51°26'58" West, a distance of 28.95 feet to a point on the Southerly right-of-way line of Dennison Drive, as now established; thence South 89°35'06" East, along said Southerly right-of-way line, a distance of 55.54 feet to a point on said Westerly right-of-way line of S.R.45; thence South 07°51'15" East, a distance of 129.74 feet, to the POINT OF BEGINNING;

Containing 4,688 square feet, more or less.

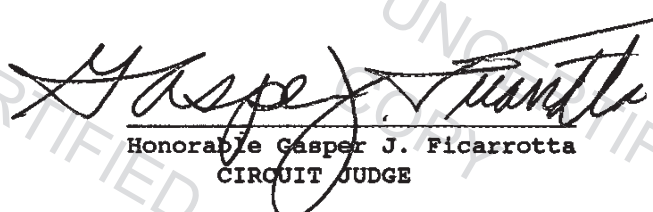
OR BK 11107 PG 1202

5. That the deposit of money will secure the persons lawfully entitled to the compensation which will be ultimately determined by final judgment of this Court.

6. That the sum of money to be deposited in the Registry of the Court within twenty (20) days of the entry of this Order shall be in the amount of FIFTY-SIX THOUSAND EIGHT HUNDRED dollars (\$56,800.00).

7. That on deposit as set forth above and without further notice or Order of this Court the Petitioner shall be entitled to possession of the property described in the Petition.

& That there will be no testimony or verdict by Petitioner for less than \$56,800 as set out in Sawyer's Appraisal report Ed.
DONE AND ORDERED THIS 22nd day of February, 1994 in the State of Florida, County of Hillsborough.


Honorable Gasper J. Ficarrotta
CIRCUIT JUDGE

OR BK 11107 PG 1203

PARCEL 132/704 SERVICE LIST

ADOLPH A. SPOKAS, JR.

SERVE: Jon E. Tileston, Esq., as attorney
Moran, Tileston, Simon & Jones
4012 Gunn Highway, Suite 175
Tampa, FL 33624

ROY D. DUMAS, A/K/A DEWITT DUMAS

SERVE: Jon E. Tileston, Esq., as attorney
Moran, Tileston, Simon & Jones
4012 Gunn Highway, Suite 175
Tampa, FL 33624

ROY L. DUMAS

SERVE: Jon E. Tileston, Esq., as attorney
Moran, Tileston, Simon & Jones
4012 Gunn Highway, Suite 175
Tampa, FL 33624

JIMMY A. JORDAN

SERVE: Jimmy A. Jordan
Last known address
209 Duque Road
Lutz, FL

NATIONSBANK OF FLORIDA, N.A., AS SUCCESSOR BY MERGER WITH NCNB
NATIONAL BANK OF FLORIDA, F/K/A PAN AMERICAN BANK OF TAMPA, N.A.

SERVE: R. Eugene Taylor, as President
400 N. Ashley Street, Suite 1500
Tampa, FL 33602

STATE OF FLORIDA

SERVE: Hillsborough County Office of the Public Defender
JulieAnn M. Holt, as Public Defender
Courthouse Annex North Tower
801 E. Twiggs Street, 5th Floor
Tampa, FL 33602

MONTGOMERY WARD & CO., INCORPORATED, AN ILLINOIS CORPORATION

SERVE: Prentice-Hall Corporation System, Inc., as registered
agent
110 N. Magnolia Street
Tallahassee, FL 32301

OR BK 11107 PG 1204

PARCEL 132/704 SERVICE LIST, CONTINUED

UNITED STATES OF AMERICA

SERVE: Douglas N. Frazier, as U.S. attorney
500 Zack Street
Tampa, FL 33602

FORD MOTOR CREDIT COMPANY, A DELAWARE CORPORATION

SERVE: C.T. Corporation System
1200 S. Pine Island Road
Plantation, FL 33324

HILLSBOROUGH COUNTY

SERVE: Hillsborough County Board of County Commissioners
Emeline C. Acton, Esq., as attorney
Hillsborough County Attorney's Office
725 E. Kennedy Blvd., 3rd Floor
Tampa, FL 33602

DUMAS TIRES, INC., A FLORIDA CORPORATION

SERVE: Jon E. Tileston, Esq., as attorney
Moran, Tileston, Simon & Jones
4012 Gunn Highway, Suite 175
Tampa, FL 33624

RON ALDERMAN

Property Appraiser Hillsborough County
SERVE: Ron Alderman
Hillsborough County Courthouse
419 Pierce Street, Room 288
Tampa, FL 33602

MELVIN B. SMITH

Tax Collector Hillsborough County
SERVE: Doug Gardner, Assistant County Attorney
601 E. Kennedy Blvd. #1400
Tampa, FL 33602

Attachment #7

1991 HC Aerial

